

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2019/0738/FULL
Location: Nast Hyde Halt Ellenbrook Lane Hatfield
Proposal: Installation of length of railway line and set of buffers adjacent to cycle path
Officer: Mr William Myers

Recommendation: Granted

6/2019/0738/FULL

Context			
Site and application description	<p>The application site is located in what was previously Nast Hyde Halt Railway Station. The former railway that it once served is now the Alban Way cycle route, and footpath, which connects Hatfield to St Albans. Over several years volunteers have helped to restore the former station platform in a sympathetic manner so that people using the Alban Way can appreciate some of the history of the former railway line as they cycle or walk along it.</p> <p>The proposed development relates to the installation of a small section of track and set of buffers within the site.</p>		
Constraints (as defined within WHDP 2005)	<p>GB - Greenbelt - Distance: 0 LCA - Landscape Character Area (Colney Heath Farmland) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 WCCF - Watling Chase Community Forest - Distance: 0 CP - Cycle Path (National Cycle Network) - Distance: 1.19 CP - Cycle Path (Leisure Route) - Distance: 1.19 CP - Cycle Path (Cycle Facility / Route) - Distance: 1.19 CP - Cycle Path (CYCLEABLE ROW / AGREEMENTS) - Distance: 1.19 HEN - No known habitats present (medium priority for habitat creation) - Distance: 0 SAGB - Sand and Gravel Belt - Distance: 0 HHAA - Hatfield Heritage Assessment Area() - Distance: 0</p>		
Relevant planning history	None		
Consultations			
Neighbour representations	Support: 45	Object: 0	Other: 0
Publicity	<p>Site Notice Display Date: 25 April 2019 Site Notice Expiry Date: 17 May 2019</p>		
Summary of neighbour	The Council has received 44 comments in support of this application and these have been summarised below:		

responses	<ul style="list-style-type: none"> • The proposal would help to maintain part of this country's railway history and would help to educate young people about this heritage • The proposal would be visually attractive and a benefit to the area • The proposal would be beneficial to the Alban Way
Consultees and responses	<p>Hatfield Town Council – No comment</p> <p>WHBC – No objection</p> <p>WHBC Estates Team - A licence has been agreed for a section of railway track to be installed on land at Nast Hyde Halt, Alban Way. Subject to the licensee obtaining all necessary Planning permissions and consents.</p>
Relevant Policies	
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input checked="" type="checkbox"/> GBSP1 <input type="checkbox"/> GBSP2 <input type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input type="checkbox"/> Supplementary Parking Guidance <input type="checkbox"/> Interim Policy for car parking and garage sizes Others	
<u>Draft Local Plan Proposed Submission August 2016</u> SADM 11 Amenity and Layout SP 1 Delivering Sustainable Development SP 9 Place Making and High Quality Design SADM34 Development in the Green Belt	
Main Issues	
Is the Development acceptable in the Green Belt	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable): It is considered that the proposed development would not have a material impact on the openness of the Green Belt or the purposes of including land within the Green.	
Is the development within a conservation area?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the significance of the designated heritage asset be preserved or enhanced?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Comment (if applicable):	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable):	
Would the development reflect the character of the dwelling?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Comment (if applicable):	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment (if applicable):	
Would the development provide / retain sufficient parking?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Comment (if applicable):	
Conclusion	
It is considered that the proposal is in accordance with the Council District Plan 2005, Emerging Local Plan 2016, the Council's Supplementary Design Guidance and the NPPF, and should therefore be granted permission.	

DRAWING NUMBERS

1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
2471 03		Sections	28 March 2019
2471-02	B	Proposed Plans	28 March 2019
2471-01	A	Block and Location Plan	28 March 2019

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

Determined By:

Mr Mark Peacock
23 May 2019