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Sent: 29 October 2010 16:43
To: Planning
Subject: Welwyn Hatfield Council Online Planning - Comment

PLANNING
DEPARTMENT
- 1 NOV 2010
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Application Number: N6/2010/2055/MA
Name: MCIAT ACIOB
Address: 125 Daniells
Welwyn Garden City AL7 1QT
Comment Type: Object

Comment: 1.The proposal is contrary to the Council's stated planning objection as set out in the District Plan.
2.The principle buildings on the site are protected by the Listed Status of the Silos, being buildings within the curtilage of a Listed Building and are therefore similarly protected. There is no specific application, as far as I can see, for consent to demolish these building (The Production Hall et al) 3. The exit for heavy vehicles onto Bridge Road and into the Town Centre is contrary to good highway management.
4. The effective reduction of the access to the pedestrian footbridge effectively reduces the 'link' to the existing Town Centre even from it's current usage.
5. The proposed routing of heavy goods vehicles across the only green open space is ill considered and a potential hazard such as would negate it's use as a public space.
6. The scale of the buildings is inappropriate for, specifically, the site and generally for the Town.
7. The proposed parking provisions with 3 hours free parking are clearly aimed at undermining, by diversion, the viability of the Town Centre Shopping facilities.
8. The proposals threaten the viability of a number of local shopping centres.
9. The 'sweeteners,, by way of the provision of amenities are not part of the applicants scheme in that they would be built and operated by others, yet to be identified and not supported by any viable business plan.
10. The site is, effectively, an island that has limited connection to the existing Town Centre and is thus in competition not support.
11. There is no demonstrated need for more retail shopping space, specifically that of a major operator within the Town Centre.
12. All of the facilities forming this application are a duplication of those available within a 10 minute drive and several bus routes.
12. There was an application by Sainsbury PLC a number of years ago for a major retail unit in Bessemer Road some 150m from this site that was rejected both by the Council and on appeal That sets a precedent for this application