



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

N6/2008/1241/FP

EXTENSION TO EXISTING CAR PARK AND ALTERATIONS TO LAYOUT.

at: TESCO STORES LTD BESSEMER ROAD WELWYN GARDEN CITY

Agent Name And Address

MR ROGER WELCHMAN
DPP LLP
WEST ONE
63-67 BROHAM ROAD
BEDFORD
MK40 2FG

Applicant Name And Address

TESCO STORES LTD
BESSEMER ROAD
WELWYN GARDEN CITY
HERTS
AL7 1HB

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 21/07/2008 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details 819907/02 & 559-00-ST-01 & 559-25-GD-02 received and dated 21 July 2008 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. This permission shall not be exercised in addition to the extant planning permission (ref no N6/2007/594/FP) granted by the Local Planning Authority on 7th June 2007, but shall be an alternative to that permission. Should one of the permissions be implemented the other permission(s) shall not be implemented.

REASON: To avoid an inappropriate car parking provision in accordance with Policy M14 of the Welwyn Hatfield District Plan 2005.

Continuation ...

4. No development shall commence until a scheme for the provision of secure cycle parking (powered two wheel vehicle parking) on site has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

REASON: In order to ensure that there is adequate provision for secure cycle (powered two wheeler) accommodation within the application site, encouraging alternative modes of transport in accordance with policies M6 and M8 of the Welwyn Hatfield District Plan 2005


5. Prior to the commencement of works on site, details relating to any proposed lighting of the premises and site shall be submitted to and approved by the Local Planning Authority. Details shall include the proposed columns and lux levels within and surrounding the immediate area of the site. Any subsequently approved scheme shall be implemented in full. Steps shall be taken to minimise the effects of light pollution at all times.

REASON: To protect visual amenity at the site and to ensure adequate control over lighting levels which are suitable within the locality.

REASONS FOR APPROVAL

The proposal has been considered against Planning Policy Statement/Guidance PPS1, PPG13, East of England Plan 2008 and development plan policies GBSP2, SD1, EMP1, EMP13, M6, M8, M14, D1, D2, D5 & D9 of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

Date: 15/09/2008



Chris Conway
Chief Planning and Environmental Health Officer