



WELWYN HATFIELD COUNCIL

Council Offices Welwyn Garden City Herts AL8 6AE
Telephone Welwyn Garden (01707) 357000

DECISION NOTICE

Ref N° N6/0048/99/FP

TOWN AND COUNTRY PLANNING ACT 1990

Extension to existing building

at: 17 Broadwater Road, Welwyn Garden City

To:

Brent Smith Associates,
Aspen, Newlands Lane, Hitchin, Herts SG4 9BB

For:

Supertyres (Welwyn) Ltd,
17 Broadwater Road, Welwyn Garden City, Herts

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 22nd January 1999 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

REASON

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall only be carried out in accordance with a landscaping scheme which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall show:-
 - (1) which existing trees, shrubs and hedges are to be retained or removed.
 - (2) what new planting is proposed, together with details of the species, size and method of planting.
 - (3) what measures are to be taken to protect both new and existing landscaping during and after development.



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The scheme approved shall be implemented and completed in all respects by not later than the planting season following completion of the development, and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON

To enhance the visual appearance of the development.

3. Before any construction works commence on site, full details or samples of the materials to be used in the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the external appearance of the development is not detrimental to the character of the locality.

4. The parking, turning and loading space shown on the plan hereby approved shall be provided and marked out prior to the occupation of any buildings on the site, and shall be retained and kept available for those purposes thereafter.

REASON

To ensure that adequate parking facilities are available within the site and that there is no detriment to the safety of the adjoining highways.

5. Notwithstanding any details shown on the submitted plans, full details of the proposed fencing shall be submitted to and approved in writing prior to the commencement of any work on site.

REASON



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In the interest of the visual amenity of the area.

6. Prior to the commencement of any work on site, details of the means of defining the boundary between the property and the public highway shall be submitted to and approved in writing by the Local Planning Authority and retained in the approved form thereafter.

REASON

In the interests of the highway safety.

Date : 15th March 1999

Signed:
Chief Planning Officer