

Clare Howe

From: Matthew McCann
Sent: 25 November 2020 18:22
To: Clare Howe
Subject: RE: YMCA- 90 peartree lane

Hi Clare,

Yes fine for it to change to comment

Yours Sincerely,

Matthew McCann
Parking Services Team Leader
Welwyn Hatfield Borough Council
Telephone: 01707 357000
E-mail: parking@welhat.gov.uk

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From: Clare Howe <c.howe@welhat.gov.uk>
Sent: 25 November 2020 17:00
To: Matthew McCann <m.mccann@welhat.gov.uk>
Subject: RE: YMCA- 90 peartree lane

Hi Matthew,

Thank you for responding and expanding further regarding Vikki's response. For clarity, are therefore satisfied with the car parking provision and happy for the objection from Car Parking to be changed to a comment?

Kind regards,

Clare Howe BA (Hons) MSc, RTPI Licentiate
Principal Major Development Officer
Welwyn Hatfield Borough Council
Tel: 01707 357364
Email: c.howe@welhat.gov.uk

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From: Matthew McCann
Sent: 24 November 2020 15:30
To: Clare Howe <c.howe@welhat.gov.uk>
Subject: RE: YMCA- 90 peartree lane

Hi Clare,

I've just spotted this, not sure if Vikki responded to you before she left or not....

In terms of the comments, I suspect Vikki was highlighting the fact that there is only 29 spaces within the car park, however, I agree there seems to be sufficient parking provided elsewhere (and as long as building services agree as I believe it is a WHBC owned road?)

As an air of caution however, there was a set of bedsits approved a few years back at 7 Wellfield Road, Hatfield designed for low income residents, with only a very small car park for approx 7 vehicles on the basis that most residents would not have vehicles – since then the properties are being leased out at full market rate and we are facing requests to provide on street parking as they had nowhere else to park....

As and when we consult the Peartree ward we wouldn't make these properties eligible to buy permits or vouchers for any nearby roads that may vote in favour of a resident permit scheme.

Kind Regards,

Matthew McCann
Parking Services Team Leader
Room S30, The Campus
Ext. 2304
Email: m.mccann@welhat.gov.uk

#OneTeam



From: Clare Howe <c.howe@welhat.gov.uk>
Sent: 08 October 2020 16:04
To: Vikki Hatfield <v.hatfield@welhat.gov.uk>
Subject: FW: YMCA- 90 peartree lane

Hi Vikki,

I note you had objection to the car parking for the YMCA scheme. The developer has provided additional information below to address your comments.

Once you have had the opportunity to review the information can you please let me know your thoughts.

Thanks,

Clare

From: Scott, Hannah (GL Hearn) [<mailto:Hannah.Scott@glhearn.com>]
Sent: 06 October 2020 12:05
To: Clare Howe <c.howe@welhat.gov.uk>
Cc: Maxwell, David (GL Hearn) <David.Maxwell@glhearn.com>
Subject: YMCA- 90 peartree lane

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Hi Clare,

The parking objection comments states that we have 29 parking spaces for the residential units. This is incorrect we have 39 spaces allocated for the residential units. The allocation for residential/ hostel is indicated in the DAS. See attached snippet of Pg 34.

Hostel

All 100 rooms are intended to be single occupancy, see below intended breakdown:

Floor	Studios	En-suite	Accessible
GF	6	3	2
1	29	0	0
2	30	0	0
3	30	0	0
	95	3	2

Total 100

The Transport Statement assesses the level of provision based on utilisation and current occupancy levels to justify the provision of 28 spaces (the current hostel has 125 rooms, and the carpark utilisation is low).

Residential

Due to the reduction in residential heights recently, the configuration of 1bed and 2 bed flats have been revised (see attached drawing 8057_P120B_Block Plan, as submitted recently), the overall requirement is still same. See below breakdown:

1 Bed: **22** flats (at 0.75 spaces per flat, parking required is 17 spaces)

2 Bed: **21** flats (at 1 space per flat, parking required is 21 spaces)

Therefore, total parking required, **38 spaces**

Total proposed provision is **39 spaces** (including 1 accessible space)

Hope this clarifies, please let us know if you require any further information.

Kind regards,

Hannah Scott
Planning Graduate

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