



Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

CC Application No: 6/0705-07 (CC 558) Other ref no: 1915

Description & location of development:

**PROPOSED CHILDREN'S CENTRE
AT BIRCHWOOD NURSERY SCHOOL, BIRCHWAY, HATFIELD,
HERTFORDSHIRE**

**To: Hertfordshire Property,
County Hall, Pegs Lane, Hertford, SG13 8DN**

In pursuance of its powers under the above Act and the Orders and Regulations for the time being in force thereunder, the Council hereby PERMITS the development proposed by you in your application received 21 March 2007 including the supporting statement which accompanied the application, the Design and Access Statement, the School Travel Plan (dated November 2006 and received 21 March 2007) and the following plans numbered 1540 010 4 DRW A 00 - :

01 P2 Location & Redline Drawing, 02 P2 Existing Floor Plan, 03 P2 Proposed Floor Plan, 04 P2 Proposed Elevations, 05 P2 Sections A-A & B-B, 07 P2 Existing Elevations, 08 P2 Proposed Roof Plan, 09 P2 Constructors Access/ Compound, and 8287/A/300 Parking (received 20 April 2007)

subject to the nine conditions detailed in the attached schedule with the reasons for their imposition.

Dated: day of 2007

Signed:

DEVELOPMENT CONTROL MANAGER

Schedule of nine conditions to be attached to planning permission reference 6/0705-07 (CC0558)

PROPOSED CHILDREN'S CENTRE AT BIRCHWOOD NURSERY SCHOOL, BIRCHWAY, HATFIELD, HERTFORDSHIRE

TIME LIMIT FOR COMMENCEMENT

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

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. **Except where modified by this schedule of conditions the development hereby permitted shall be undertaken in accordance with the details on application form ref: 6/0705-07 (CC0558), the Design and Access Statement (received 21 March 2007), the School Travel Plan (dated November 2006 and received 21 March 2007) and the following plans (received 21 March 2007):**

- 1540 010 4 DRW A 00 01 P2 Location & Redline Drawing
- 1540 010 4 DRW A 00 02 P2 Existing Floor Plan
- 1540 010 4 DRW A 00 03 P2 Proposed Floor Plan
- 1540 010 4 DRW A 00 04 P2 Proposed Elevations
- 1540 010 4 DRW A 00 05 P2 Sections A-A & B-B
- 1540 010 4 DRW A 00 07 P2 Existing Elevations
- 1540 010 4 DRW A 00 08 P2 Proposed Roof Plan
- 1540 010 4 DRW A 00 09 P2 Constructors Access/Compound

and

- 8287/A/300 Parking (received 20 April 2007)

Unless otherwise approved in writing by the County Planning Authority.

Reason: To ensure that development is in accordance with approved scheme details.

Dated: day of 2007

Signed:

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PROPOSED CHILDREN'S CENTRE AT BIRCHWOOD NURSERY SCHOOL, BIRCHWAY, HATFIELD, HERTFORDSHIRE

HOURS OF OPERATION

3. **Activities within the Children's Centre building shall only take place between the hours of 8am and 6pm Monday to Friday.**

Reason: To safeguard the amenity of local residents

HOURS OF CONSTRUCTION, WORKING AND DELIVERIES

4. **There shall be no construction work on the development hereby permitted other than between the hours of 8am and 6pm on Mondays to Fridays (excluding public/bank holidays) and 9am to 1pm on Saturdays. There shall be no delivery of building materials to the site or removal of material from it before 9am, during the school lunch break or on school days within the period of half an hour of the end of the school day. There shall be no deliveries or working either outside these hours or on Sundays and public/bank holidays, without the previous written agreement of the Local Planning Authority.**

Reason: In the interest of the amenity of the local residents and of public safety, by delivery vehicles not adding to the congestion outside the site at either end of the school day.

5. **During construction on site parking shall be provided for the use of all contractors, sub-contractors, visitors and delivery vehicles engaged on or having business on the site in accordance with details to be approved in writing by the County Planning Authority before the construction of the building hereby permitted.**

Reason: To ensure that no obstruction to the public highway occurs due to on-street parking during the construction period.

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MATERIALS

6. **Samples of the materials to be used in the construction of the external surfaces of the building shall be submitted to and approved in writing by the County Planning Authority before construction of the building hereby permitted. The building shall be constructed in accordance with the approved details.**

Reason: In order to protect the character, appearance and amenity of the site and the surrounding area.

TREES AND HEDGES

7. **Unless otherwise approved by the County Planning Authority, existing trees, bushes and hedgerows shall be protected from damage, which, without prejudice to the foregoing, shall involve preventing disturbance to soil levels within the root spread of a tree or hedgerow. The means of protection shall be retained until all plant, equipment and surplus material have been removed from the site. Nothing shall be stored or placed in any protected area and the ground levels within these areas shall not be altered without the prior written agreement of the County Planning Authority.**

Reason: In order to ensure that the possibility of damage to the retained trees, shrubs and hedges is minimised in the interests of amenity.

LIGHTING

8. **No external lighting shall be erected or installed prior to details being submitted to and approved in writing by the County Planning Authority. The approved details shall be carried out in full.**

Reason: In order to protect the amenity of the occupiers of neighbouring residential property.

TRAVEL PLAN

Dated: day of 2007

Signed:

DEVELOPMENT CONTROL MANAGER

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reference 6/0705-07 (CC0558)**

**PROPOSED CHILDREN'S CENTRE AT BIRCHWOOD NURSERY
SCHOOL, BIRCHWAY, HATFIELD, HERTFORDSHIRE**

- 9. An updated School Travel Plan shall be submitted to the County Planning Authority by 1 August 2008.**

Reason: To resolve any traffic problems experienced at the school and to assist in achieving greater use of sustainable transport modes, with less reliance on the private car.

Footnote

This application has been determined having regard to the relevant policies of the Development Plan i.e.:

Hertfordshire Structure Plan Review 1991-2011 adopted April 1998

Policy 1 Sustainable Development
Policy 2 Design and Provisions of Development
Policy 13 Education and Training
Policy 22 Reduction of Travel Need and Car Usage
Policy 23 Networks and Facilities for Non-motorised Transport and Buses
Policy 25 Car parking

Welwyn Hatfield District Plan 2005 adopted 15th April 2005

Policy SD1 - Sustainable Development
Policy R1 - Maximising the Use of Previously Developed Land
Policy R3 - Energy Efficiency
Policy R7 - Protection of Ground and Surface Water
Policy R11- Biodiversity and Development
Policy R20 - Light Pollution
Policy M1 - Integrating Transport and Land Use
Policy M5 - Pedestrian Facilities
Policy M6 - Cycle Routes and Facilities
Policy M14 - Parking Standards for New Development
Policy D1 - Quality of Design
Policy D2: Character and Context
Policy D4 - Quality of the Public Realm
Policy D5 - Design For Movement
Policy D6 - Legibility
Policy D7 - Safety by Design
Policy D8 - Landscaping
Policy D9 - Access and Design for People with Disabilities
Policy D11 - Design Statements
Policy CLT 7 - Community Use of Education Facilities
Policy CLT 8 - New and Extended Education Facilities
Policy CLT 10 - Nurseries and Childcare Facilities

Waste Local Plan 1995-2005 adopted January 1999

Waste Policy 3 Waste minimisation and new developments
Waste Policy 7 Re-use of waste arising from new developments
Waste Policy 8 Use of recycled materials in new developments
Waste Policy 11 Major developments and waste recycling

Dated: day of 2007

Signed:

DEVELOPMENT CONTROL MANAGER