



**Town and Country Planning Act 1990 (as amended)**

**DECISION NOTICE**

**CC Application No: 6/1508-07 (CC0658)**

**Description & location of development:**

**PROPOSED APPLICATION FOR CHILDREN'S CENTRE AT DE  
HAVILLAND SCHOOL, TRAVELLERS LANE, HATFIELD**

**To: Hertfordshire Property  
Hertfordshire County Council  
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 validated on 26<sup>th</sup> September 2007 including the supporting statement which accompanied the application and the drawings numbered 1540-DEHAVILLAND-DR-SP-001 Rev P7, 1540-DEHAVILLAND-DR-SP-002 Rev P4, 1540-DEHAVILLAND-DR-LO-001 Rev P5 & 1540-DEHAVILLAND-DR-EL-001 Rev P5 subject to the twelve conditions detailed in the attached schedule with the reasons for their imposition.**

**Dated: ..... day of ..... 2007 Signed: .....  
DEVELOPMENT CONTROL MANAGER**

**Schedule of twelve conditions to be attached to planning permission  
reference 6/1508-07 (CC0658)**

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**Time Limit**

- 1. The development shall begin within three years from the date of this notice.**

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

**Plans and Supporting Information**

- 2. Except where modified by this schedule of conditions the development hereby permitted shall be undertaken in accordance with the plans and supporting information unless otherwise approved in writing by the County Planning Authority.**

**Plans and sketches prepared by bwa architects titled:**

- Proposed Site Plan 1540-DEHAVILLAND-DR-SP-001 Rev P7 dated 19<sup>th</sup> September 2007;**
- Existing & Proposed Car Parking Plan 1540-DEHAVILLAND-DR-SP-002 Rev P4 dated 19<sup>th</sup> September 2007;**
- Proposed Plan 1540-DEHAVILLAND-DR-LO-001 Rev P5 dated 14<sup>th</sup> September 2007; and**
- Proposed Section and Elevations 1540-DEHAVILLAND-DR-EL-001 Rev P5 dated 14<sup>th</sup> September 2007.**

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

**Hours of Construction, Working and Deliveries**

- 3. There shall be no construction work on the development hereby permitted other than during the hours of 0800 and 1800 Mondays to Fridays (excluding public/bank holidays) and 0900 and 1300 on Saturdays. There shall be no delivery of building materials to the site or removal of material from the site before 0900, 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 building work either outside the above hours or on Sundays or**

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**public/bank holidays, without the previous written agreement of  
the County Planning Authority.**

Reason: In the interest of the amenity of the local residents, preserving  
public safety and not increasing local road congestion.

**Contractor Parking, Access and Compound Area**

- 4. Prior to commencement of the development a plan/s showing the  
location of on-site contractor parking, details of the construction  
access arrangements and the compound area shall be submitted  
to and approved by the County Planning Authority.**

**On site car parking shall be provided for the use of all contractors,  
sub-contractors, visitors and delivery vehicles engaged on or  
having business on the site.**

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

**Car Parking for the Children's Centre**

- 5. Before first occupation or use of the development the three (3)  
parking spaces, as shown on the approved Existing & Proposed  
Car Parking Plan 1540- DEHAVILLAND-DR-SP-002 Rev P4 dated  
19<sup>th</sup> September 2007, shall be provided and maintained thereafter  
for use by the Children's Centre. The spaces shall be signposted  
for use by the children's centre only.**

Reason: To ensure the development makes adequate provision for off-  
street parking and the manoeuvring of vehicles associated with its use.

**Materials**

- 6. Prior to commencement of the development details of the external  
materials and colours (including those for the buggy store and  
refuse storage area) shall be submitted to and approved by the  
County Planning Authority.**

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

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**Buggy Store and Refuse Area**

7. **Prior to commencement of the development a plan showing the buggy store and refuse area elevations and dimensions shall be submitted for the written approval of the County Planning Authority.**

Reason: In order to protect the appearance of the site.

**Travel Plan**

8. **Within six-months of the granting of this planning permission an updated Travel Plan shall be prepared in accordance with current Hertfordshire County Council criteria. The Travel Plan shall be submitted for approval to the County Planning Authority.**

**The Travel Plan which is to be implemented in full, shall set out clear objectives for maximising the proportion of people trips to the Children's Centre which are made entirely on foot, bicycle or other sustainable means of transport, and shall set targets for increasing such proportions, with provision for monitoring their achievement and for reporting the results to the County Planning Authority on an annual basis.**

**The Travel Plan is to be reviewed to take account of any travel needs that may arise from extended or community use of the site or changes in transport provision.**

Reason: To assist in achieving greater use of sustainable transport modes, with less reliance on the private car, in line with national government policies and County Council sustainable transport policies.

**Wheel/Chassis Cleaning**

9. **Measures shall be taken to ensure that vehicles leaving this site during the construction of the development shall not deposit mud or other material upon the public highway.**

Reason: In the interest of highway safety and to prevent mud and debris getting on the highway.

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**Lighting**

10. Details of any external lighting shall be submitted for the written approval of the County Planning Authority prior to commencement of work on-site.

Reason: In order to protect the amenity of surrounding residential development.

**Landscaping**

11. Prior to the commencement of development, a detailed landscaping scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include details of hard and soft landscaping. The scheme shall include details of any paving and other external structures together with planting details for the location, layout, species, density, numbers, sizes, protection measures, means of planting and maintenance. All plants that die or become damaged within 5 years of planting shall be replaced with plants of the same size and species.

Reason: In order to protect and retain existing vegetation and amenity of the local area.

**Geotechnical Site Investigation**

12. Development shall not commence until a specific geotechnical site investigation and site specific survey has been undertaken, submitted to the Local Planning Authority, and approved by them in writing. This should include a desk top study of the site followed by a site investigation. The scope of the investigation should be sufficient to identify or eliminate the presence of workings beneath the development area and may require boreholes and probeholes. The resulting risk assessment should address the risks from any workings that may affect the development and measures for mitigation and/or remediation suggested. The development shall then be implemented in accordance with the approved survey and remediation and/or mitigation methods.

Reason: To ensure that the development is suitable and that the physical constraints of the site are taken into account and remediation

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and/or mitigation methods are suitable for the site in accordance with  
Planning Policy Guidance Note 14: Development on Unstable Land.

***FOOTNOTE***

**Separation from Sewer**

**Prior to any development taking place the applicant shall contact  
Thames Water to make sure that no building works will occur within 3  
metres of any public sewers.**

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

**Welwyn Hatfield District Plan 2005**

- Policy R3 - Energy Efficiency;
- Policy M1 - Integrating Transport and Land Use;
- Policy D2 - Character and Context;
- Policy CLT 7 - Community Use of Education Facilities; and
- Policy CLT 12 - New Community Facilities.

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