

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 26 MAY 2016
REPORT OF THE DIRECTOR (GOVERNANCE)

6/2015/2388/FULL

BROOK FARM, CUFFLEY, POTTERS BAR, EN6 4EX

CHANGE OF USE OF LAND FOR HOLDING UP TO AND INCLUDING 15 WEDDING RECEPTIONS DURING THE MONTHS FROM 1 MARCH TO 30 SEPTEMBER EACH YEAR, WITH CAMPING FOR A MAXIMUM OF 50 WEDDING GUESTS TO TAKE PLACE ON THE SAME DATE THAT A WEDDING RECEPTION TAKES PLACE

APPLICANT: Ms L Widdowson

(Northaw and Cuffley)

1 Site Description

- 1.1 Brook Farm occupies approximately 182 hectares of land that lies within the Green Belt to the east of Cuffley. The land in this area is strongly undulating with a mixture of open farmland and wooded areas. Cuffley Brook runs north-south along the western boundary of the farmland. Parts of the farm lie within flood zones 2 and 3. Public footpaths situated on higher land provide access to the countryside providing views across Brook Farm.
- 1.2 The farm is an agricultural holding. Dairy and beef farming previously operated at the site but this use has been replaced by arable farming, together with the provision of facilities for a range of leisure activities, including game and clay pigeon shooting, hiring of land for events, and leasing of farm buildings for storage to several separate companies.
- 1.3 Cuffley Hill, which is a busy B classified road linking Cheshunt and Cuffley, bisects Brook Farm. The farmhouse and a number of large barns lie on the northern side of the highway, and open grassland and fields of crops on the southern side. An unmade track on the southern side of the highway provides access through a gateway into the farm off Cuffley Hill. The track leads south until it terminates at a turning head to the south of a lake which is surrounded by mature trees with a relatively level area of open grassland adjacent. It is this area of land where marquees have been periodically erected and events such as wedding receptions have taken place occasionally since 2011. This area of land is subject to the proposed change of use.
- 1.4 The event area is approximately 4.6 hectares and comprises grassland, lake, Cuffley Brook, farm track and turning head. The site area straddles the boundary between Welwyn Hatfield Borough Council and the Borough of Broxbourne with just 0.21 hectares falling within Welwyn Hatfield Borough Council.

2 The Proposal

- 2.1 Full planning permission is sought for change of use of land for holding up to and including 15 wedding receptions during the months from 1 March to 30 September each year, with camping for a maximum of 50 wedding guests to take place on the same date that a wedding reception takes place.
- 2.2 The event area would provide for the erection of temporary marquees, ancillary catering tents and portable toilets, with vehicle parking to the east side of the track adjacent to the lake. The site is located within a natural amphitheatre style setting with higher ground consisting of farmland and woodlands surrounding it. To the south west of the lake is an area proposed for ancillary camping, part of which would lie within Welwyn Hatfield Borough Council. Although the majority of the land to which this application relates falls outside of Welwyn Hatfield Borough Council, Planning Practice Guidance advises that *“Where a site which is the subject of a planning application straddles one or more local planning authority boundaries, the applicant must submit identical applications to each local planning authority.”*
- 2.3 Planning permission was granted by the Borough of Broxbourne on the 31 March 2016 subject to planning conditions. A copy of the Decision Notice is attached at Appendix 1.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because Northaw and Cuffley Parish Council objected to the proposal.

4 Relevant Planning History

Borough of Broxbourne

- 4.1 07/15/1136/F - Change of use of land for holding 15 wedding receptions during the months from 1 March to 30 September each year, with camping for a maximum of 50 wedding guests to take place on the same date that a wedding reception takes place (Approved by the Borough of Broxbourne on the 31 March 2016)
- 4.2 7/14/0294/F - Change of use of land for holding 25 wedding receptions was approved by the Borough of Broxbourne in 2015 under a conditional planning consent for holding no more than 15 weddings on weekends between 1 March and 30 September over a maximum of 75 days for a temporary period between 1 March 2015 and 29 February 2016. This was to allow the Council the opportunity to review the situation.

5 Planning Policy

- 5.1 National Planning Policy Framework 2012 (NPPF). The chapters of particular relevance for this application are 3 (Supporting a prosperous rural economy), 9 (Protecting Green Belt land) and 11 (Conserving and enhancing the natural environment).
- 5.2 Welwyn Hatfield District Plan 2005

5.3 Supplementary Planning Guidance, Parking Standards, January 2004 and Interim Policy for Car Parking Standards and Garage Sizes 2014.

6 :Site Designation

6.1 The site lies within the Metropolitan Green Belt as designated in the Welwyn Hatfield District Plan 2005.

7 Representations Received

7.1 One representation in support of the proposal was received from a resident of Goffs Oak. 36 objections have been received from residents of Cuffley and Goffs Oak as well as Northaw & Cuffley Residents Association and Campaign to Protect Rural England (CPRE) and Save Northaw and Cuffley Green Belt (SCANGB). Their comments may be summarised as:

- Inappropriate development in the Green Belt;
- Sets precedent for change of permanent use of Green Belt land;
- Noise disturbance to local residents;
- Antisocial behaviour would put a strain on the local police resources ;
- Condition set on temporary permission has not been adhered to and music has been heard from long distance from the venue;
- Light pollution;
- Prevents local residents enjoying the peace and tranquillity of their own gardens through the entire summer months;
- Detrimental to tranquillity of countryside;
- Disturbance extends over several days due to the need to erect and take down structures and equipment;
- The site is visible from the Hertfordshire Way footpath and the Hertford North Rail Service Detrimental to wildlife and no surveys carried out;
- Increased traffic generation along Cuffley Hill;
- No economic benefit to local businesses.

7.2 Northaw and Cuffley Residents Association: In reviewing this application for a camp site in Cuffley, residents request that you take into account the information recently supplied, in response to an FOI Request (ref FOI 3660), by Broxbourne Borough Council. Noise complaints about Brook Farm were received by Broxbourne Borough Council with respect to 20/06/2015, 27/06/2015, 08/08/2015, 15/08/2015 and 17/08/2015. In giving planning approvals to Brook Farm, Broxbourne Council has consistently chosen to ignore the noise nuisance experienced by residents over the past two years. We are not aware that this information has been disclosed to Welwyn Hatfield Borough Council. A camp site would only exacerbate existing problems. As Chair of the Residents Association, some members have copied me in to their noise complaints to Broxbourne Borough Council. If necessary I can provide details of various roads where some complaints arose, in both Cuffley and Goffs Oak. We trust that Welwyn Hatfield Borough Council will wish to protect residents from further nuisance and refuse this application.

8 Consultations Received

8.1 **Environment Agency:** No objection as long as the LPA is satisfied the proposal complies with 'Flood Risk Standing Advice (FRSA) and subject to an informative in relation to any proposed works within 8 metres of Cuffley Brook.

- 8.2 **Welwyn Hatfield Borough Council Environmental Health:** No objection subject to suggested conditions agreed with Broxbourne Borough Council.
- 8.3 **Hertfordshire County Council Transport Programmes and Strategy:** No objection subject to suggested conditions to better define vehicular access to the site and for on-site vehicular areas to be accessible, surfaced and marked to prevent parking of vehicles on the highway.
- 8.4 **Hertfordshire Fire and Rescue Service:** No objection. Planning obligations sought towards the provision of fire hydrants.
- 8.5 **Hertfordshire County Council Ecology:** No objection. Three informatives are suggested in respect of protected species, bird breeding season and external lighting.
- 8.6 **Borough of Broxbourne Council:** No objections to the proposal including camping, but would suggest that the conditions of both applications are aligned in the interest of clarity for local residents and to avoid confusion and conflict should there be a need to take enforcement action in the future.

9 Town / Parish Council Representations

9.1 Northaw and Cuffley Parish Council has objected to the proposal as follows:

9.2 15 January 2016

The most important attribute of a Green Belt is its openness and the fundamental aim of policy for Green Belts is to keep land included within them permanently open. The meaning of openness is without development. Very special circumstances for the proposed change of use of the Green Belt have not been demonstrated by the applicant. The 2014 planning approval or a trial operating period in 2015 was conditional upon no audible sound at surrounding properties. Although the Council required the applicant to totally eliminate noise-disturbance to local resident's records will show that during 2015 complaints about late night noise were received from residents in both Cuffley and Goffs Oak. Implications for wildlife from the imposition of noise, lights and vibration. Apparently no bat or badger surveys have been conducted. Car parking to extend over two days. In 2015 the wedding events all took place between June and September. Consequently the entertainments' site was almost in constant use at the height of the summer. Planning creep. After only one year of trial approval the applicant now proposes to extend the operation by opening a camp site for 50. Overnight camping by revellers will inevitably lead to more noise. There is the potential for late night noise from music from parked cars. Any camp site needs washing and shower facilities i.e. further development inevitable. Safety measures will require lights all night further light pollution. Site in full view of the Hertfordshire Way footpath which is valued by many for recreational purpose, and hoping to enjoy the beauty of unspoilt Green Belt countryside. Site also in view from the Hertford North Rail Service The current application does not show benefits to local businesses apart from Brook Farm. Budget hotel rooms are available locally.

9.3 19 January 2016

Northaw & Cuffley Parish Council strongly OBJECT to this application. Broxbourne Council granted Brook Farm approval in 2014 to run wedding events in 2015, in the Green Belt, on a trial basis for one year. Subsequently CPRE (Hertfordshire) wrote in December 2014 to request clarification of Broxbourne Council's interpretation of Green Belt policies. Both national and local policies

make it clear that The most important attribute of a Green Belt is it's openness and that the fundamental aim of policy for Green Belts is to keep land included within them permanently open. Broxbourne Council's approval, which granted use of the Green Belt for 5 days out of seven each week for each event sets an unfortunate precedent. Each event has required the installation of marquees/tipis/yurts, toilets, generators etc and parking for catering vehicles and 250 visitors, thus detracting from the openness of the Green Belt. Now the addition of tents for 50 is proposed on land within the Welwyn Hatfield boundary. The camp site would be completely visible from the Hertfordshire Way which encircles the site. Many residents from both Cuffley and Goffs Oak have objected to Broxbourne about this use of the Green Belt for wedding events and the ensuing late night noise nuisance. Brook Farm failed to consistently achieve the planning condition for no audible sound at neighbouring properties. The proposal for an overnight camp site occupied by revellers can only exacerbate the problems already experienced. We consider that the principle of restricting development in the Green Belt should be upheld in full, particularly where very special circumstances have not been demonstrated.

10 Analysis

10.1 The main planning issues to be considered are:

- 1. Whether the proposal is inappropriate development within the Green Belt and the effect of the proposal on the openness of the Green Belt (Local Plan Policies GBSP1, RA16 and the NPPF)**
- 2. Impact on the residential amenity of neighbouring occupiers (Local Plan Policies D1, R19, SDG & NPPF)**
- 3. Access, impact on the highway network and parking provision (Local Plan Policies RA16, M2, M14 & NPPF)**
- 4. Other material planning considerations**
 - i) Protected Species (R11 & NPPF)**
 - ii) Flood Risk (NPPF)**

1. Whether the proposal is inappropriate development within the Green Belt and the effect of the proposal on the openness of the Green Belt

10.2 The site is located within the Metropolitan Green Belt. The proposed use is, by definition, inappropriate development within the Green Belt as it does not benefit from any of the exemptions set out in the National Planning Policy Framework (NPPF).

10.3 Paragraph 87 of the NPPF accepts that planning permission may be given for inappropriate development in the Green Belt, but only where there are very special circumstances. Paragraph 88 of the NPPF advises that very special circumstances will not exist unless the potential harm to the Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

10.4 Within the application submission, the Applicant identifies a series of matters which they consider provide their case for very special circumstances to the justify permitting the development. The Applicant refers to matters including:

- The need for the wedding events to take place to financially support the continued agricultural enterprise at Brook Farm;

- Benefits to the local economy arising from the use of local business for ancillary goods/services (taxis, cafés, florists, caterers, photographers etc); and
 - The social benefit of the provision of this type of wedding venue.
- 10.5 In appraising the applicant's case for very special circumstances, it is first necessary to determine the extent of harm arising from the proposed development. The proposed use, in addition to being inappropriate in the Green Belt by definition, also has an impact on the openness of the Green Belt. This harm arises in particular from the erection of marquees, tents, portable toilets, catering facilities and car parking.
- 10.6 It should be noted that the large majority of the event area lies within the Borough of Broxbourne, including the area for the erection of marquees, portable toilets, catering facilities and car parking. In this case it is a material consideration that, on 31 March 2016, the Borough of Broxbourne granted planning permission for the proposed development. In consideration of the impact on openness it is noted that the open appearance of the site remains for over half the number of weekends during 1 March to 30 September and the associated temporary structures are only visible for a temporary period with the site returned to its original open appearance in between wedding events.
- 10.7 In relation to land within the administrative control of Welwyn Hatfield Borough Council, the camping for a maximum of 50 wedding guests could be further restricted to the night of the wedding and would be conditioned to not extend beyond the land identified on drawing number 26334/050 Rev A.
- 10.8 No additional facilities would be provided other than the tents for sleeping in – campers would utilise the toilet facilities already on site for the wedding event and as camping would only be permitted for one night, no additional showering/washing facilities are proposed. Subject to the imposition of the suggested planning conditions, it is not considered that the addition of tents for up to 50 wedding guests would detract significantly further from the openness of the Green Belt, over and above the permissions granted by the Borough of Broxbourne.
- 10.9 The applicant has raised three main grounds which they consider contribute towards their very special circumstances. These will be considered in turn.

Supporting the farming enterprise

- 10.10 Brook Farm's accounts between the years ending April 2009 to April 2015 show that income from the arable farming and shoots fluctuate greatly year on year. As a result some years have resulted in an overall loss for example: 2014 (-£1,391) and 2015 (-£22,989). The profit or loss can be attributed to the fluctuation in returns from crops and in an inconsistency in income from shooting events. 'Very special circumstances' may be appropriate if there is a substantial economic need. The applicant has demonstrated that there is a need for income derived from other ventures to support the farming enterprise. Although the revenue from wedding events would not be sufficient to fully support the farming business it does provide an income stream to help alleviate losses from the farming business.

10.11 Paragraph 28 of the NPPF supports the development and diversification of agricultural and other land-based rural businesses and rural tourism and leisure developments that benefit businesses in rural areas, and which respect the character of the countryside. The proposal complies with Saved Policy RA15, which requires that rural diversification should contribute to the viability of the farm and must be compatible with continued farming operations. The continued use of 4.6 hectares of farmland for 15 wedding events and the proposed associated camping from 1 March to 30 September would represent a small change in terms of the total area of the farm which is 213 hectares and would not prevent, or dominate the agricultural use. For these reasons, significant weight can be applied to this consideration in relation to the Applicant's case for very special circumstances.

Economic benefit

10.12 Information submitted with the application indicates that the economic benefits to other businesses within the locality may only be limited, as many wedding couples prefer to use business from outside the immediate locality. However, there is a wider benefit and some limited weight can therefore also be applied to this as contributing towards the case for very special circumstances.

Social benefit

10.13 The facility delivers a social function by providing an attractive alternative venue for wedding events. Although only limited weight can be applied to this, it is considered that it does contribute towards the overall case for very special circumstances.

Conclusion on Green Belt and very special circumstances

10.14 Taking all matters into consideration, although the development is inappropriate within the Green Belt, the case for 'very special circumstances' is sufficient to justify permitting the development, subject to the imposition of conditions regarding the number, duration and scale of wedding events.

2. Impact on the residential amenity of neighbouring occupiers

10.15 The NPPF makes reference to the Government's Noise Policy Statement for England that applies to all forms of noise. The basis of the strategy is to promote good health and good quality of life through effective management of noise within the Government's Policy on sustainable development. The noise policy in effect follows the Environmental Noise Directive 2002/49/EC which seeks to protect people from the adverse effects of noise. Available health based guidelines have also been published by the World Health Organisation on Night Noise Guidelines for Europe. Saved Policy D1 and the Supplementary Design Guidance aim to preserve neighbour amenity. Saved Policy R19 deals specifically with noise and vibration pollution and states that proposals will be refused if the development is likely to generate unacceptable noise or vibration for other land users.

10.16 In assessing the environmental impacts of the proposal it is clear that a balance has to be made between ensuring that residents are adequately protected from noise, whilst at the same time not placing unreasonable restrictions on business.

10.17 A total of 36 objections have been received from local residents relating to the use of the site for weddings. Many of these relate to disturbance from music heard within the vicinity of the venue. However, 15 wedding events were held in 2015 and Welwyn Hatfield Borough Council's Environmental Health team have confirmed that no complaints have been received. The Borough of Broxbourne

has confirmed that since the previous temporary consent was granted, Environmental Health have carried out unannounced monitoring throughout 6 of the 15 wedding events held last year and confirm that music could not be heard at the various receptor sites visited during monitoring.

- 10.18 The site marked for entertainment is within the Borough of Broxbourne and approximately 500m away from the nearest residential properties in Cuffley. Environmental Health have advised that this degree of separation should provide a significant amount of noise reduction through distance attenuation, although this is dependent on weather conditions such as wind direction and temperature. It is understood that the prevailing wind is in a northerly direction which may have up to a 10dB impact on reducing the noise potentially experienced in Cuffley.
- 10.19 Further information supplied by the applicant shows that a noise limiter will be used at all events, with the sound system being removed at the end of each event. Environmental Health are satisfied that the equipment that has been used to date, and could be required for continued use at future events, is successful in limiting noise from the venue.
- 10.20 Members are advised that the grant of planning permission would not prejudice the Council's Environmental Health team from pursuing action under the Environmental Protection Act 1990, should there be a failure in the management of noise levels which results in statutory nuisance.
- 10.21 Turning to the camping area within the Welwyn Hatfield Boundary, Environmental Health have commented that given the limited number of guest and the controls in place, it is highly unlikely that camping at this level will cause a loss of amenity at the closest residential properties. Once again, the distance attenuation involved makes the propagation of noise from voices unlikely to cause any significant harm to the amenity of neighbouring occupiers. On balance, it is considered that the proposal complies with saved Policies D1 and R19 and the NPPF.

3. Access, impact on the highway network and parking provision

- 10.22 Cuffley Hill is not regarded as a 'rural road' and the vehicles visiting the site enter and exit via an existing farm gateway and travel along an internal farm track. Hertfordshire County Council Transport Programmes and Strategy has assessed this proposal in light of a Transport Statement and trip survey submitted with the 2014 application. No objection was raised then, or now, subject to suggested improvements being made to better define the site entrance and for on-site vehicular areas to be surfaced and marked to the Local Planning Authority's approval. However, it should be noted that the site entrance and parking area lie outside the boundary of Welwyn Hatfield Borough Councils and will therefore be subject to approval from the Borough of Broxbourne.
- 10.23 In terms of Council parking standards, the site is large and there is ample space to park more than the 80 cars estimated to attend the wedding events as detailed in the Transport Statement without creating any overflow parking on the highway.
- 10.24 The proposal would, therefore, not adversely affect pedestrian or vehicle safety in the vicinity and would be in accordance with the Local Plan Policies and the NPPF in this regard.

4. Other Material Planning Considerations

i) Ecology and Protected Species

- 10.25 The presence of protected species is a material consideration, in accordance with the NPPF (paragraphs 118-119), Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2010 (and amended 2012) as well as Circular 06/05. Furthermore, Policy R11 requires developments to contribute positively to biodiversity.
- 10.26 The application site does not have any protected trees or hedgerows and, although the site may attract wildlife, there are not any records of protected or endangered species being present in the vicinity. Hertfordshire Ecology were consulted and did not object to the proposal. Three informatives are suggested in respect of protected species, bird breeding season and external lighting.

ii) Flood Risk

- 10.27 No objections have been raised with regard to flood risk and the proposed development has been found to be acceptable in accordance with the NPPF and with Flood Risk Standing Advice. Furthermore, the applicant has confirmed that no proposed structure within 8 metres of Cuffley Brook.

11 Conclusion

- 11.1 The impacts of the proposal have been considered in terms of the impact on the Green Belt, neighbour amenity, access, highway capacity, parking provision. Other material considerations have also been considered. Subject to the imposition of relevant conditions, the proposal is considered acceptable in terms of the above and is not contrary to the aims and objectives of saved policies of the Welwyn Hatfield District Plan 2005, Supplementary Parking Guidance, the Interim Policy for Car Parking and the relevant chapters of the NPPF.
- 11.2 Although the application is for a permanent use of the site for wedding events, the Borough of Broxbourne considered it appropriate for the Local Planning Authority to be able to continue to review and monitor the use of the site given the fluctuations in the finances of the farm business, the Green Belt location and the potential noise disturbance. On this basis, temporary planning permission was granted for a period of five years expiring on 28 February 2021.

12 Recommendation

- 12.1 It is recommended that planning permission be approved subject to the following conditions:
1. C.30.1 – The development/works shall not be started and completed other than in accordance with the approved plans and details: 26334/002 Rev D & 26334/003 Rev D received and dated 06 January 2016 and 26334/050 Rev A received and dated 18 April 2016.

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

2. That this permission shall be for a limited period expiring on 28 February 2021 and that the use hereby permitted shall be discontinued on or before that date.

REASON: To enable the Local Planning Authority to review the situation in the light of the circumstances then pertaining. In particular, in relation to noise, Green Belt impacts, position of Brook Farms finances.

3. This permission allows guests of wedding events to only use the site for camping between 1 March and 30 September and at no other time.

REASON: To ensure the development is carried out as permitted and to limit the impact in the Green Belt in accordance with the principals of the National Planning Policy Framework.

4. The area for camping associated with the wedding events at Brook Farm shall be limited to the hatched area as shown on drawing number 26334/050 Rev A.

REASON: To ensure the development is carried out as permitted and to limit the impact in the Green Belt in accordance with the principals of the National Planning Policy Framework.

5. The camping shall be for a maximum of 50 wedding guests and occur only on the night of a wedding event and at no other time.

REASON: To ensure the development is carried out as permitted and to limit the impact in the Green Belt in accordance with the principals of the National Planning Policy Framework.

6. This permission shall enure for the benefit of J I Thomas & Son only whilst owners of Brook Farm and shall not enure for the benefit of the land.

REASON: In granting this permission the Local Planning Authority has had regard to the very special circumstances of the applicant.

7. The development hereby permitted shall cease and structures, equipment and materials brought on to the land for the purpose of such uses shall be removed within one month of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-

- (i) Within one month of the date of this decision a manned measured noise survey must be carried out and a report of the findings submitted to and approved in writing by the Local Planning Authority. The noise survey must include reference to measured background noise level at the nearest sensitive receptor within Welwyn Hatfield Borough Council's boundary as agreed by the Local Planning Authority. Measurement parameters must include LA90 and LAeq.
- (ii) Within three months of the date of this decision the above noise survey shall have been approved by the Local Planning Authority, or if the Local Planning Authority refuses to approve the schemes, or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made, by the Secretary of State.
- (iii) If an appeal is made pursuant to (ii) above, that appeal shall have been finally determined and the details schemes shall have been approved by the Secretary of State.

- (iv) A noise limiter shall be in operation at the venue and set to a level that ensures noise from amplified music from the venue does not exceed the background noise level at the above agreed nearest sensitive receptors. The noise limiter must be serviced and calibrated in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained at all times.

REASON: To protect the amenities of occupiers of neighbouring properties in accordance with Saved Policies D1 and R19 of the Welwyn Hatfield District Plan 2005 and the principals of the National Planning Policy Framework.

- 8. The development hereby permitted shall cease and structures, equipment and materials brought on to the land for the purpose of such uses shall be removed within one month of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-

- (i) Within one month of the date of this decision details of all temporary lighting, including design, level of luminance and position shall be submitted to the Local Planning Authority for approval in writing.
- (ii) Within three months of the date of this decision the above lighting details shall have been approved by the Local Planning Authority, or if the Local Planning Authority refuses to approve the schemes, or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made, by the Secretary of State.
- (iii) If an appeal is made pursuant to (ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Secretary of State.
- (iv) The lighting shall be installed at each subsequent wedding event in accordance with the approved details.

REASON: To protect the amenities of the occupiers of neighbouring properties and the locality and to limit the impact in the Green Belt in accordance with the principals of the National Planning Policy Framework.

- 9. The use of fireworks or laser light displays and the lighting of bonfires is prohibited at all times.

REASON: To protect the amenities of the occupiers of neighbouring properties and the locality in accordance with saved Policies D1 and R19 of the Welwyn Hatfield District Plan 2005 and the principals of the National Planning Policy Framework.

Positive and proactive statement

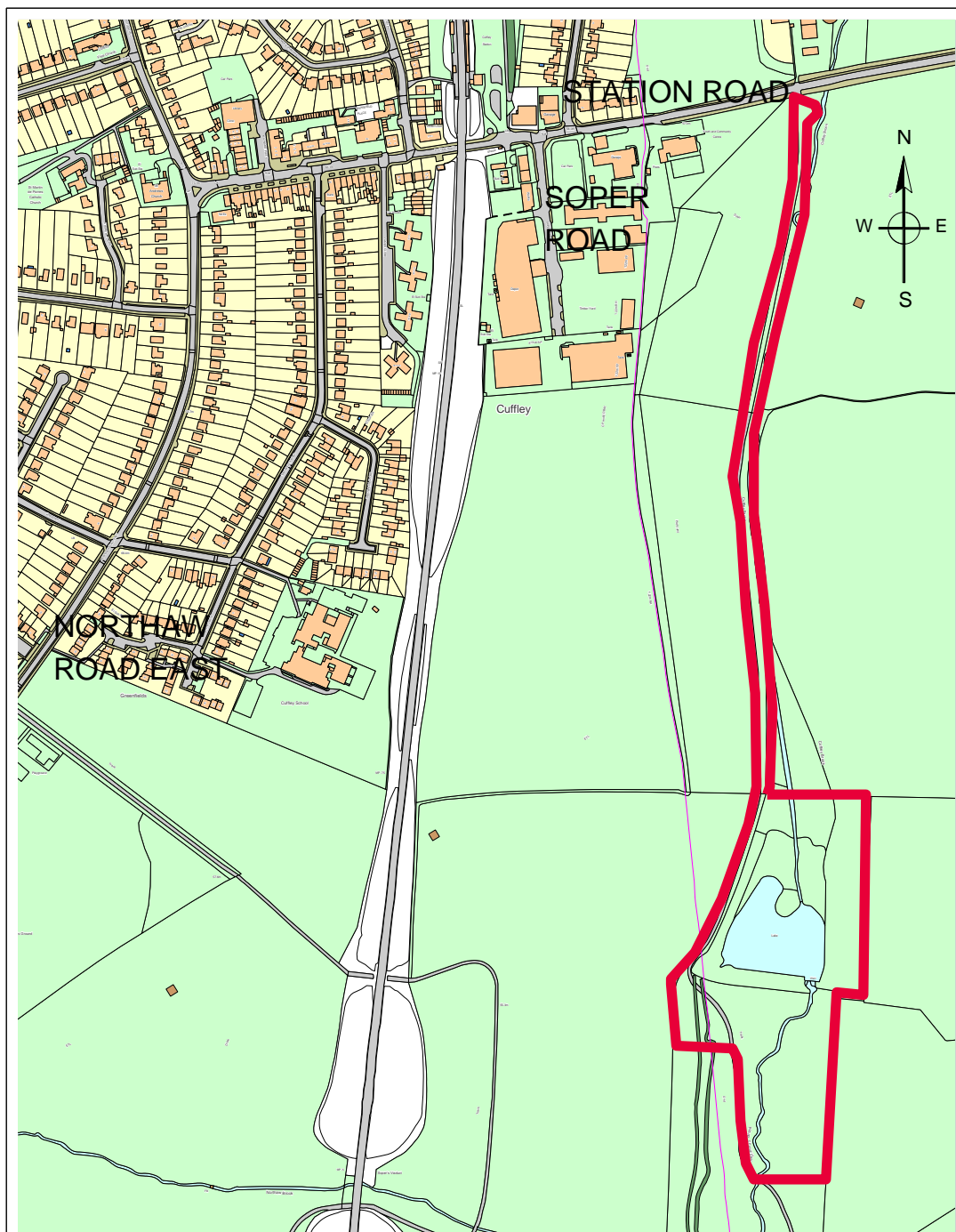
The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Councils website or inspected at these offices).


Informatives

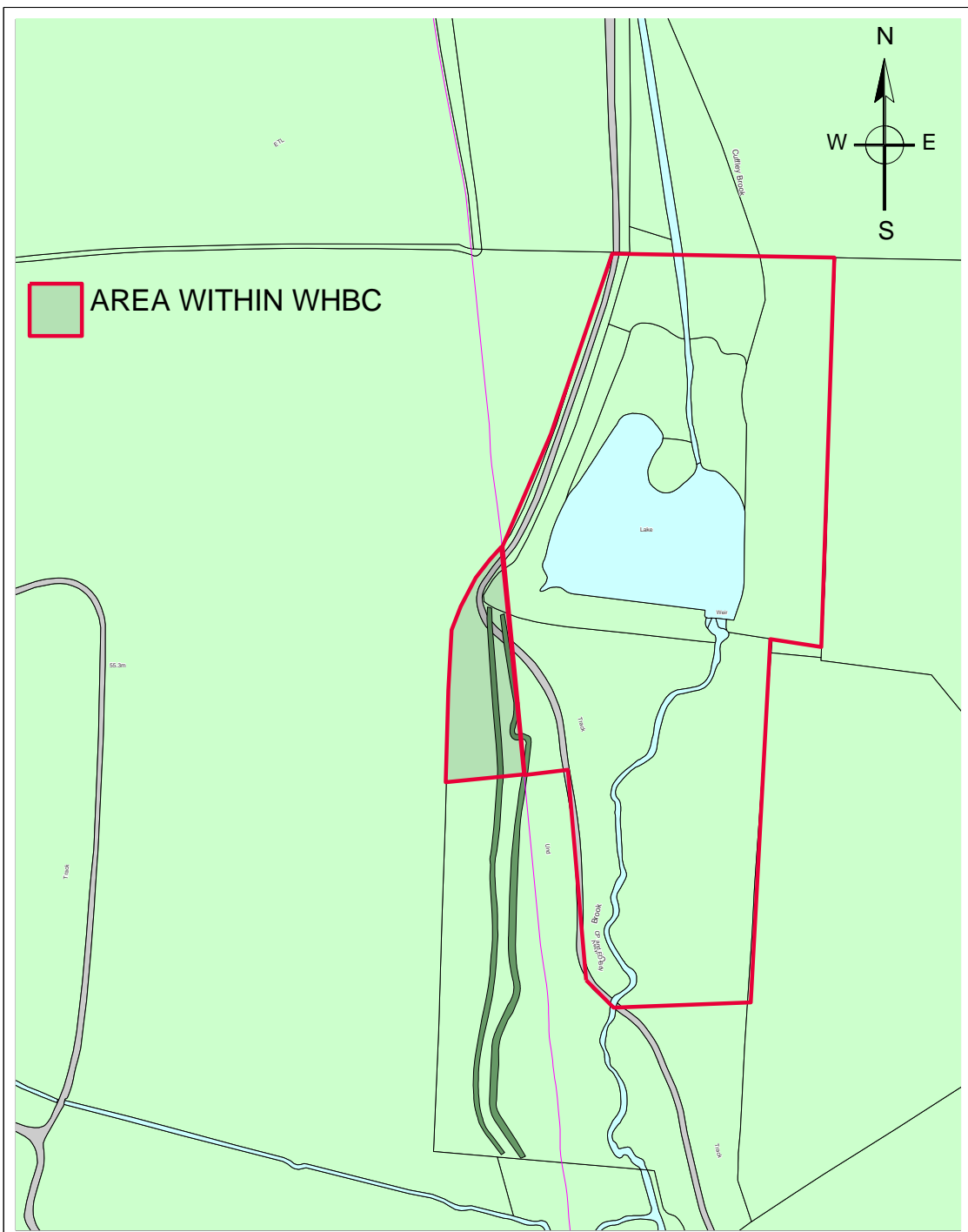
1. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
2. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
3. Road deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by Telephoning 0300 1234047.
4. Protected species: It is an offence to take or disturb the breeding or resting location of protected species, which include: all Bats, Badger, Otter, Hazel dormouse, Water vole, Reptiles (Common lizard, Slow-worm, Grass snake), Great crested newt, wild birds and Roman snail. Precautionary measures should be taken to avoid harm where appropriate. If protected species, or evidence of them, is discovered during the course of any development, works should stop immediately and advice sought as to how to proceed from Natural England: 0300 060 3900 or an appropriately qualified and experienced Ecologist.
5. Bird breeding season: The removal of trees & shrubs should be avoided during the bird breeding season (March to September inclusive) to protect breeding birds, their nests, eggs and young. If this is not possible then a search of the area should be made by a suitably experienced Ecologist and if active nests are found, then clearance must be delayed until the last chick has fledged.
6. External Lighting: Any external lighting scheme should be designed to minimise light spill, in particular directing light away from the boundary vegetation to ensure dark corridors remain for use by wildlife as well as directing lighting away from potential roost / nesting sites.


Mark Peacock, (Strategy and Development)

Date: 10.05.2016



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: Brook Farm, Cuffley		Scale: DNS
	Project: DMC Meeting		Date: 2016
	Drawing Number: 6/2015/2388/FULL		Drawn: Andrew Windscheffel
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