

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 13 OCTOBER 2016
REPORT OF THE EXECUTIVE DIRECTOR

6/2016/1178/FULL

19 WOODLAND WAY, WELWYN, AL6 0RX

ERECTION OF ONE 4 BEDROOM DWELLINGHOUSE AND DEMOLITION OF
OUTBUILDINGS

APPLICANT: Mr V Ali

(Welwyn East)

1 Site Description

- 1.1 The site is located on the northern side of Woodland Way close to the junction with Copse Hill. The wider site within the applicant's ownership although not part of this application comprises a bungalow with garden to the rear. Land levels slope from the front of the property downwards to the rear.
- 1.2 The application site comprises the access road, which is also included within the concurrent application for alterations to the dwelling under reference 6/2016/1179/HOUSE and part of the garden which is situated to the rear of both 19 and 21 Woodland Way. The site is also bounded by rear gardens of dwellings on Broom Hill – 6, 6a and 8; and 28-32 Chestnut Walk.

2 The Proposal

- 2.1 The application seeks full planning permission for a dwellinghouse and access road to be provided between numbers 19 and 21 Woodland Way. The dwelling would be sited to the rear of 19 and 21 Woodland Way. It would be L-shaped, single storey with rooflights providing accommodation to 3 bedrooms within the roofspace,. The application form details that materials would be multi-grey brick, dark grey aluminium windows and grey roof tiles.
- 2.2 Parking would be provided within the site with hardsurfacing shown to be constructed of permeable materials. Existing outbuildings would be demolished as well as small areas of concrete. Three trees would also be felled.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because Welwyn Parish Council has objected to the proposal.

4 Relevant Planning History

- 4.1 Application Number: N6/2014/1827/FP

Decision: Withdrawn

Decision Date: 24 October 2014

Proposal: Erection of new dwelling

4.2 Application Number: 6/2015/2287/FULL

Decision: Withdrawn Decision Date: 15 January 2016

Proposal: Erection of one 4no bedroom dwellinghouse

4.3 Application Number: 6/2016/1179/HOUSE

Decision: Decision Date:

Proposal: Remodelling of dwellinghouse to accommodate a new driveway access to development site to the rear

5 Planning Policy

5.1 National Planning Policy Framework

5.2 Welwyn Hatfield District Plan 2005

5.3 Supplementary Design Guidance, February 2005

5.4 Supplementary Planning Guidance, Parking Standards, January 2004

5.5 Interim Policy for Car Parking Standards and Garage Sizes, August 2014

6 Site Designation

6.1 The site lies within the settlement of Welwyn as designated in the Welwyn Hatfield District Plan 2005.

7 Representations Received

7.1 The application was advertised by means of site notice and neighbour notification letters. One objection and 2 comments have been received from Woodland Way, Broom Hill and Chestnut Walk. Their comments may be summarised as:

- Concern regarding construction traffic accessing the site
- Noise impacts with the road close to the adjoining dwelling
- Request a condition preventing a window in the northern gable
- Request regular inspection of works during construction
- Broom Hill is in an appalling state of disrepair. Can it be guaranteed that all traffic associated with a build will avoid it?

8 Consultations Received

Hertfordshire County Council Transport Programmes and Strategy (HCCTPS); Welwyn Hatfield Borough Council Landscaping and Ecology Department; and Welwyn Hatfield Borough Council Environmental Health Department (EH) - no objection subject to conditions

8.1 **Hertfordshire Biological Records Centre (HBRC) – recommend an informative**

8.2 **Hertfordshire and Middlesex Wildlife Trust (HMWT) – no response**

9 Parish Council Representations

9.1 Welwyn Parish Council has objected with the following response:

“Major Objection. There are concerns that the proposed access is too narrow and would not be suitable due to its length. This would result in over development of the site and unsuitable back land development resulting in a loss of valued woodland and valuable amenity space.”

10 Analysis

10.1 The main planning issues to be considered are:

- 1. Principle of the development (GBSP1, GBSP2, R1, H1, H2, NPPF)**
- 2. Whether the scheme introduces a high quality design which incorporates the design principles of the plan and Supplementary Design Guidance (GBSP1, GBSP2, D1, D2)**
- 3. Impact on the character and context of the area (D2)**
- 4. Impact on the residential amenity of the occupiers of adjacent properties (NPPF, Policies D1 and SDG)**
- 5. Other Material Considerations**
 - (i) Highway Safety and**
 - (ii) Parking (NPPF, Policies M14 and D1 and SPG)**
 - (iii) Landscaping (D8)**
 - (iv) Contamination**
 - (v) Biodiversity (R11 and R16) and**
 - (vi) Other Matters**
 - (vii) Conditions**

1. Principle of Development

10.2 The National Planning Policy Framework (NPPF) encourages the provision of more housing within towns and other specified settlements and encourages the effective use of land by reusing that which has been previously developed. Local Plan Policy R1 requires development to take place on previously used or developed land and is consistent with the NPPF.

10.3 The site is not an allocated housing site and so is considered as a ‘windfall site’. Policy H2, therefore, applies. This policy states that all proposals for windfall housing development will be assessed against the following criteria:

- (i) The availability of previously-developed sites or buildings
- (ii) The location and accessibility of the site to services and facilities by transport modes other than the car
- (iii) The capacity of existing and potential infrastructure to absorb further development
- (iv) The ability to build new communities to support infrastructure and provide demand for services and facilities
- (v) The physical and environmental constraints on development of land.

10.4 The site is part of the rear garden of 19 Woodland Way within the settlement of Welwyn which is designated in Policy GBSP2 as a sustainable location to which development will be directed. In principle, there is no objection to the use of the

land being used for an additional residential dwelling. Further to subsection (v) the issues of the physical and environmental constraints of the site are covered in following Sections.

2. High Quality Design

- 10.5 Local Plan Policies D1 (Quality of Design) aims to ensure high quality of design. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG 2005), which requires a development to be assessed with regard to the quality of living environment it creates for future and existing occupiers.
- 10.6 The design of the dwelling is quite simple being a single storey building with rooflights to provide light to bedrooms at first floor. The bungalows on Woodland Way are also of a functional design and it is therefore reflective of these. The site has a number of trees and the design has taken account of these to minimise the loss of those of a higher amenity value.
- 10.7 Materials within the application form indicate that walls, roofs and windows would all be of varying shades of grey. However, a condition requiring samples of materials could be imposed, and is recommended, to ensure that if permission is granted that the development would sit appropriately within its setting.

3. Character and Context of the Area

- 10.8 Local Plan Policy D2 (Character and Context) aims to ensure that new development respects and relates to the character and context of the area in which it is proposed. These policies are expanded upon in the Council's Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed with regard to its bulk, scale and design and how it harmonises with the surrounding area. NPPF paragraph 64 emphasises the importance of good design in context that improves the character and quality of an area and the way it functions.
- 10.9 The area is residential in nature and the housing is a mixture of bungalows, chalet bungalows and dwellings. Land levels can be quite variable and the application site slopes downwards from Woodland Way towards houses on Chestnut Walk. The proposal has taken account of the local vernacular and land levels with the proposal of a bungalow with rooflights only proposed within the roof. Account has also been taken of existing landscaping. This compares to previous applications, although withdrawn, where the bulk, location of the dwelling and provision of windows had little regard to the site's and surrounding area's characteristics.
- 10.10 The proposed plans, in terms of the design and siting are considered comply with local and national planning policy.

4. Residential amenity and living conditions of neighbouring occupiers

- 10.11 Policies D1 and the Supplementary Design Guidance (2005) (SDG) aim to preserve neighbouring amenity. The SDG sets out the Council's guidelines with regard to residential development for the provision of adequate amenity for future occupants and the protection of neighbouring residential amenity. Guidance in Paragraph 17 of the NPPF seeks high quality design and good standards of amenity for all existing and future occupiers of neighbouring land and buildings.

- 10.12 As discussed earlier, the building has been designed to take account of its surroundings. The majority of windows would be situated within eastern elevation which looks outwards to the applications site's garden and onwards towards Broom Hill. Although this elevation's gable has a large glazed element spanning both ground and first floor, the area at first floor immediately adjoining this window is shown to be a void and would thus not cause overlooking.
- 10.13 With regards to other elevations, the impact upon dwellings within Chestnut Walk would be minor. Number 28 would be most likely to be affected but due to an outbuilding within the rear garden of this property and windows only be sited within the ground floor elevation, no overlooking would occur. Concern has been raised regarding the potential of windows being installed at first floor in the future. This would cause overlooking and it is considered reasonable for a condition to be imposed preventing installation of a window without planning permission.
- 10.14 The two properties within Copse Hill most likely to be affected are numbers 5 and 7. The sectional plan indicates that these dwellings are at a comparable level. One glazed window is proposed facing number 7 which has the potential of causing a loss of amenity. This window is to a study which would also benefit from 2 rooflights. As such it is considered both reasonable and appropriate to include a condition requiring this window to be obscured below 1.8 metres above floor level.
- 10.15 Lastly, impact upon both numbers 19 and 21 Woodland Way need to be considered. The proposed dwelling is sited so it is set away from the immediate rear garden of number 19 with only the parking provision shown to be located beyond this property's rear garden. Due to the level changes, windows would not overlook number 19. With regards to number 21, again due to the topography, overlooking from the new dwelling is unlikely. Regard also needs to be given to potential overlooking from both numbers 19 and 21. The concurrent application under consideration at number 19 shows, at ground floor, an extension which would be fully glazed. The development at basement level would not be seen due to natural ground levels being retained approximately half way down the remaining garden. There would be some overlooking, however due to the distances of between 21 and 25 metres from numbers 19 and 21 respectively, it is not considered it is such that permission should be withheld.
- 10.16 As with the application for alterations to the dwelling at number 19, consideration needs to be given to the provision of the access road which would pass bedrooms at ground floor level within both numbers 19 and 21 Woodland Way. A noise report has been provided which has been assessed by Environmental Health who are satisfied with its contents. The report provides details of existing noise levels at the boundaries and facades of both 19 and 21 Woodland Way as well as proposed. The report identifies that the proposed 2 metre high acoustic fence might not be required if internal noise levels are higher than 25 dbLAeq and 19dbLAeq to 19 and 21 Woodland Way respectively. The report 'presumes' noise levels lower than this, thus taking a conservative approach. Notwithstanding this, it is recommended that a precautionary approach is taken and a condition attached requiring the installation of the acoustic fence and its retention.

5. Other Material Considerations

(i) Highways Access

- 10.17 Policy D5 of the Welwyn Hatfield District Plan 2005 requires all new development to make provision for pedestrian, cyclist and passenger transport facilities. The Policy requires parking and traffic management provision to be included in new developments. Policy M5 requires proposals to give priority to pedestrian access in layouts through the inclusion of safe and direct routes linking to existing footpath networks and facilities. Development which would prejudice convenient and safe pedestrian movement will be refused.
- 10.18 Hertfordshire County Council Transportation and Strategy (HCCTPS) has assessed the proposal and offered the following comments. The proposal is for the removal of the existing garage attached to 19 Woodland Way and addition of a three car driveway to the proposed dwelling. The site is located in the settlement of Welwyn, 700 metres east of the main road. Woodland Way, a private road, is accessed off Great North Road/Mardley Hill via different roads, including Copse Hill and Turpins Chase. Woodland Way is an unadopted road enabling frontage access to approximately fifteen dwellings and served by roads with access from the B197. The surrounding roads provide access to a much larger residential area of approximately one hundred and forty dwellings. The B197 (Mardley Hill/Great North Road) is a 40mph road and secondary distributor road in the Hertfordshire road hierarchy. The junction with the B197 is 0.4 miles from the proposed site.
- 10.19 Whilst assessing these applications (current and 6/2016/1179/HOUSE) as individual proposals, the additional property to the rear proposes an access directly adjacent to the access for 19 Woodland Way. Usage of the access would have a negligible increase of highway use, and additional traffic will be minimal and unlikely to significantly impact on residential amenity and access within Woodland Way and the wider highway network.
- 10.20 For the proposed site on Woodland Way, Vehicle movements will be low and speeds unlikely to be significant. Given the location of the site, the proposals shall have no impact on pedestrian / vehicle inter-visibility, nor shall the proposals impact on visibility for Woodland Way. The site's vehicular interaction with Woodland Way lane would be acceptable, not prejudicing highway safety.
- 10.21 The proposed dwelling would be served by a 33.5 metre long driveway of 2.85 metres width. Whilst the driveway is longer than the 20 metres advisable reversing distance for vehicles, the site's vehicular interaction with Woodland Way lane would be acceptable, not prejudicing highway safety. No vehicle cross over would be required as the unadopted road has no footway and extends directly to the site boundary. The site is subject to existing waste collection arrangements, and as noted by the developer, the current storage location of the refuse bins is outside of safe carry limits, and they would need to be located within 25m of the highway for collection.
- 10.22 The site is 2.1 miles from the nearest train station (Knebworth), and access to the bus network is within 0.5 miles. No aspects of the design prevent the use of sustainable modes of transport such as walking or cycling.

(ii) Parking

- 10.23 The Council's Local Plan Policy M14 and the Parking Standard Supplementary Planning Guidance (SPG) use maximum standards which are not consistent with the NPPF and are, therefore, not afforded significant weight. In light of the above

the Council has produced an Interim Policy for Car Parking Standards and Garage Sizes that states that parking provision will be assessed on a case by case basis and the existing maximum standards within the SPG should be taken as guidance only.

- 10.24 The car parking demand in the SPG for a four bedroom house in Zone 4 is three parking spaces. This parking standard makes allowance for visitor parking. The proposed scheme would provide three on-site spaces, all to the side of the dwelling. This parking provision would leave adequate space within the site to enable vehicles to turn and leave the site in a forward gear.
- 10.25 Cycle parking requirements are for one long-term secure and weatherproof space. Cycle parking has not been shown, however, it is anticipated that in a garden of this size that there would be a requirement for a shed which is not shown. It is anticipated that space could be made within any shed for cycle parking.
- 10.26 The proposal is considered acceptable in accordance with Saved Policies D5, M5 and M14 of Welwyn Hatfield District Plan 2005, the Supplementary Planning Guidance Parking Standards (2004), Interim Parking Policy 2014 and Paragraph 39 of the NPPF.

Conclusion

- 10.27 The creation of an additional dwelling would not give rise to an unacceptable increase in trips on the local network, with negligible impact at the junctions of the B197, and the wider highway network. The proposal would not have any material impact on highway safety / capacity, and therefore present no objections.

(iii) Landscaping

The applicant has submitted a landscaping report which includes an Arboricultural Impact Assessment and a detailed Arboricultural Method Statement (AMS). This has been assessed by the Council's landscaping department with regard to the impact upon the trees and landscape on and adjacent to the site. The proposal shows that the key trees are retained on site (which includes the remaining Sweet Chestnut trees). The plans indicate that ground levels within the Root Protection Areas (RPAs) are unchanged and that construction within the RPAs is minimal or no dig. It is considered that the proposed development will have no significant impact on the trees or the landscape as long as the information and guidance, specifically the AMS within the report is adhered to fully. The vegetation along the boundary with no 21 is deciduous and will become more exposed in winter. It would be advisable to bolster the planting in the area with some evergreen shrubs in order to provide better screening. Both of these elements could be achieved through the imposition of planning conditions which are recommended. Subject to this, the proposal complies with local plan policy D8 in relation to landscaping.

(iv) Contaminated Land

- 10.28 Environmental Health (EH) has reviewed the proposals with consideration to contamination. The site is not one where contamination is known to exist.

However, EH recommend a condition to take account of unexpected finds. This is considered appropriate and is recommended.

(v) Biodiversity

- 10.29 Hertfordshire Ecology has responded to the consultation and indicate that there is a reasonable likelihood of European Protected Species (EPS) being present on the site. However, the development is such that it is unlikely that an offence would occur. The provisions of The Conservation of Habitats and Species Regulations 2010, Conservation of Habitats and Species (Amendment) Regulations 2012, Wildlife and Countryside Act 1981 and National Planning Policy Framework (paragraphs 118-119) provide the necessary detail regarding EPS consideration.
- 10.30 Hertfordshire Ecology is not aware of any ecological records specific to the proposed development site although it is situated within a typical suburban landscape with large, gardens, mature trees and with semi-natural grassland, and woodland nearby. Together, these habitats provide foraging and roosting opportunities for bats making it reasonable to conclude that they are active around the property and possibly roost within trees in the garden; there are records of bat activity in the local area. All bats are protected under domestic and European law and in general terms, it is an offence to disturb or harm a bat, or damage or obstruct access to a roost. To reduce the likelihood of harm arising and of an offence being committed, a precautionary approach is advised is taken and an Informative is recommended.
- 10.31 The loss or pruning of the same trees may also destroy nesting sites for a range of breeding birds. In general terms, all species, their nests and eggs are protected by law, and it is an offence to kill, injure or disturb a wild bird, and take, or damage their nest or eggs. Consequently, to reduce the likelihood of harm arising and of an offence being committed, it is advised that a precautionary approach is taken and an informative is added to any permission:

(vi) Other Matters

- 10.32 A number of objections have been raised, some of which have been addressed above. With regards to construction traffic, it is not possible to control through planning the routes that vehicles might take as it would not be possible to enforce such a condition. With regards to construction vehicles accessing the site, the access road, in terms of width for construction vehicles is relatively narrow. However, it has been assessed by HCCTPS in relation to emergency vehicles and is considered acceptable. There is therefore no objection in this regard. Furthermore, the developer would need to ensure that vehicles brought to the site to undertake the development are of a size that can access the site. Lastly, inspection during construction is undertaken by building control or an approved inspector. This falls outside of the planning process but is controlled through other legislation.
- 10.33 Environmental Health have suggested a number of informatives dealing with noise and dust control. These are considered reasonable and are suggested.

(vii) Conditions

10.34 Planning Practice Guidance Policy governs the use of conditions in planning and the power to impose conditions when granting planning permission is very wide. If used properly, conditions can enhance the quality of development and enable many development proposals to proceed where it would otherwise have been necessary to refuse planning permission. The objectives of planning, however, are best served when that power is exercised in such a way that conditions are clearly seen to be fair, reasonable and practicable. Conditions should only be imposed where they are both necessary and reasonable, as well as enforceable, precise and relevant both to planning and to the development to be permitted. In considering whether a particular condition is necessary, both officers and members should ask themselves whether planning permission would have to be refused if that condition were not to be imposed. If it would not, then the condition needs special and precise justification.

11 Conclusion

11.1 The proposal has been considered against local and national planning policies. The proposal would result in the provision of a dwelling under windfall development. This is considered acceptable. The impacts of the dwelling's design, its impact on the character of the area and amenity of adjoining occupiers have all been considered and is acceptable. Parking and highways are also considered to comply with policy. The proposal would result in a development that complies with relevant policies.

12 Recommendation

12.1 It is recommended that planning permission be approved subject to the following conditions:

1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Site Location Plan (1:1250) & A1100 & A1200 Rev A & A1101 & A1210 rev A & A1220 rev B & 1230 rev A & A1300 rev A & A1301 & A1310

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

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. A landscape management and maintenance plan, including details of measures to protect and enhance existing flora, fauna and habitats within the development site shall be submitted to and approved by the Local Planning Authority in writing prior to the occupation of the development. The landscape management and maintenance plan shall not be carried out other than in accordance with the approved details.

REASON: To protect the visual amenity value of the landscaping, and the biodiversity value of the habitat within the site in accordance with Policies R11 and D8 of the Welwyn Hatfield District Plan 2005.

4. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

The landscaping details to be submitted shall include:

(a) original levels and proposed finished levels [earthworks to be carried out]

(b) means of enclosure and boundary treatments

(f) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction

(g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing. In addition, the planting plans shall ensure appropriate landscaping is provided to the boundary with 21 Woodland Way to provide screening.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.

5. The first floor western elevation window of the proposed building shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

6. During excavation works, account shall be taken of any changes in ground conditions such as colour variations, any odour or liquid/solid substances encountered. If significant visual or olfactory evidence of contamination is discovered during development it shall be fully assessed and an appropriate remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the any remediation scheme required.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite in accordance with Policies R2 and R7 of the Welwyn Hatfield District Plan 2005.

7. No windows shall be installed in the first floor northern gable elevation.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

8. All agreed landscaping comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the first building, the completion of the development, or in agreed phases whichever is the sooner: and any plants which within a period of 5 years from the 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. All landscape works shall be carried out in accordance with the guidance contained in British Standards 8545: 2014.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.

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 Council's website or inspected at these offices).

Informatives:

1. The development will involve the numbering of properties and naming new streets. The applicant MUST contact Welwyn Hatfield Borough Council, Transportation (Lorraine Davis 01707 357546 before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.
2. Bats and their roosts are protected at all times under domestic and European law. Works should proceed with caution, and in the event of bats or evidence of them being found, work must stop immediately and advice taken on how to proceed lawfully from one of the following: Natural England: 0300 060 3900, the UK Bat Conservation Trust Helpline: 0345 1300 228, the Herts & Middlesex Bat Group website: www.hmbg.org.uk or a bat consultant.
3. In order to protect breeding birds, their nests, eggs and young, the pruning or removal of trees & shrubs should only be carried out during the period October to February. If this is not possible then a pre-development (same-day) search of the area should be made by a suitably experienced ecologist. If active nests are found, then clearance work must be delayed until any juvenile birds have left the nest and have become fully independent, or professional ecological advice has been taken on how best to proceed.
4. Noise control

a. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of:

8.00am and 6.00pm on Mondays to Fridays

8.00am and 1.00pm Saturdays

and at no time on Sundays and Bank Holidays

b. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times

c. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions

d. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.

e. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.

f. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.

g. All pile driving shall be carried out by a recognised noise reducing system.

h. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material

i. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.

j. 'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.

k. Any emergency deviation from these conditions shall be notified to the Council without delay

l. Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.

m. Permissible noise levels are not specified at this stage.

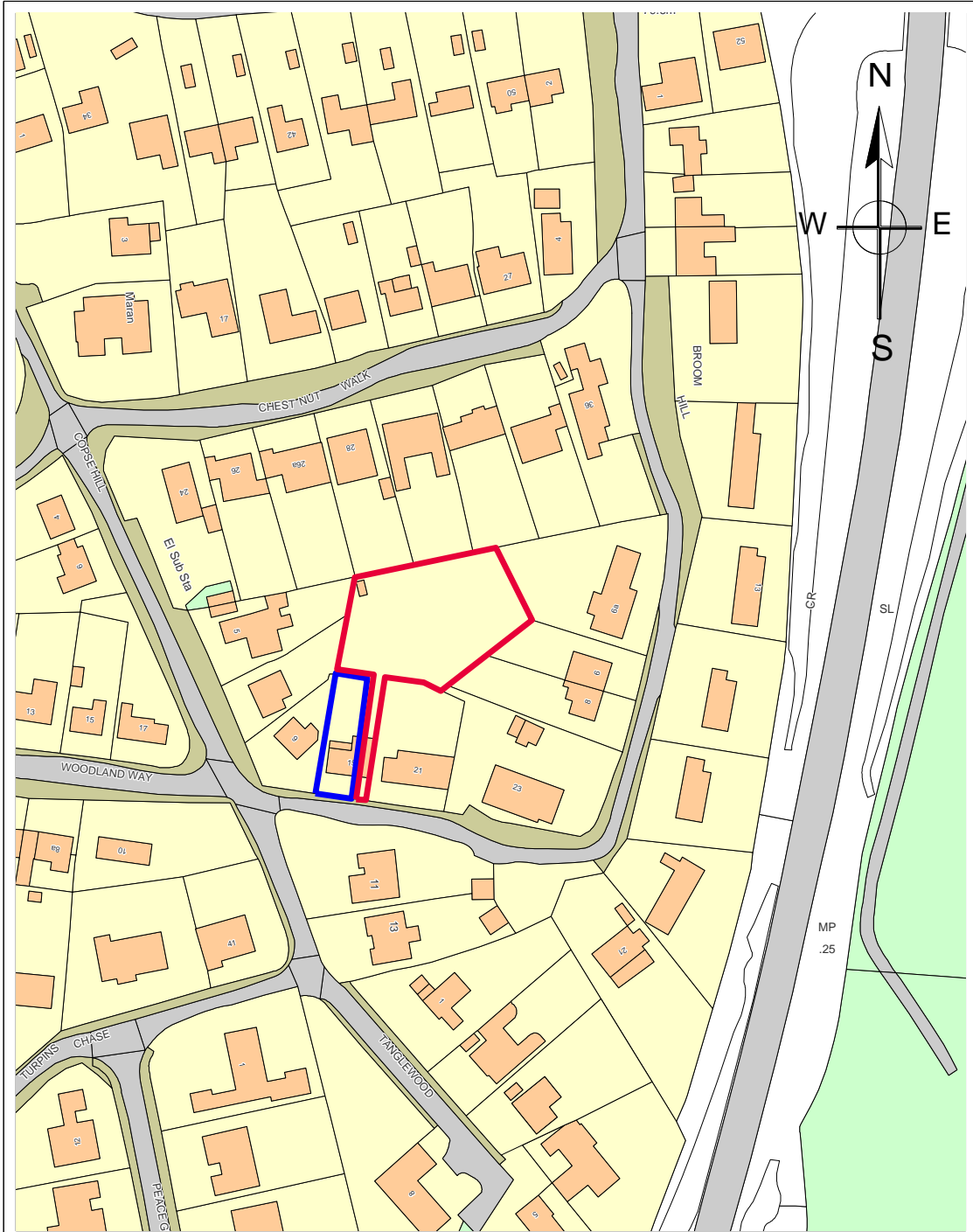
5. Dust control


- a. All efforts shall be made to reduce dust generation to a minimum.
 - b. Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.
 - c. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.
6. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.

Lisa Hughes (Strategy and Development)

Date 10th September 2016

Expiry Date: 14th October 2016



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: 19 Woodland Way, Welwyn		Scale: DNS
	Project: DMC Meeting		Date: 2016
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