

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 2 FEBRUARY 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND GOVERNANCE)

6/2016/1739/MAJ

COMET HATFIELD, ST ALBANS ROAD WEST, HATFIELD, AL10 9RH

EXTENSION AND REFURBISHMENT OF THE GRADE II LISTED BUILDING (USE CLASS C1) FOLLOWING DEMOLITION OF EXISTING REAR AND SIDE EXTENSIONS. ERECTION OF 7,253.7SQM STUDENT ACCOMMODATION (SUI GENERIS), LANDSCAPING AND ASSOCIATED WORKS

APPLICANT: Fusion Hatfield Hotels Ltd

(Hatfield Villages)

1 Background

- 1.1 Members will recall this application and the related Listed Building Consent application (6/2016/1740/LB) being presented to the Development Management Committee (DMC) on 13 October 2016 (see Appendix 1 for planning officer report on the planning application).
- 1.2 At that Committee, Members approved the Listed Building Consent application and also resolved to grant planning permission for the planning application subject to the satisfactory completion of a Section 106 agreement to provide a number of planning obligations and to the revision to two of the 23 planning conditions. It is also approved a recommendation that planning permission be refused if the S106 Agreement was not completed on or before 13th January 2017.
- 1.3 The planning obligations requested are detailed below:
 1. *Restriction of occupation of student accommodation to registered full time students at the University of Hertfordshire,*
 2. *Sustainable Transport: Green Travel Plan incorporating a Parking Management Plan (HCC) and ongoing assessment of demand for cycle parking and bicycle pooling on the site*
 3. *Monitoring of the Travel Plan £6,000 (HCC)*
 4. *Sustainable Transport - £27,000 to promote pedestrian way-finding in the locality (HCC)*
 5. *£50,000 contribution towards pre-development and post-occupation car parking surveys and potential alterations to parking controls to manage the impact of the development on the local area with respect to car parking (WHBC)*
 - (i) *£10,000 towards undertaking a survey of car parking in the area prior to occupation of the development*
 - (ii) *£10,000 towards undertaking a survey of car parking in the area following occupation of the development*
 - (iii) *£30,000 towards the implementation of car parking mitigation measures in the event that they are necessary.*

6. *£18,788 Contribution to enhancing and improving informal leisure opportunities in the vicinity of the student accommodation (at £61 per head) (WHBC)*
7. *Contribution for provision of refuse bins for the student accommodation (WHBC)*
8. *£5,000 Monitoring fee (WHBC)*
9. *Surface water discharge connection to Ellenbrook*
10. *Access to the student accommodation for monitoring of occupation.*

1.4 Regrettably, and despite all the endeavours of the parties involved in the legal process to prepare and complete the legal agreement, including applicant, agent, and both officers of this Council and Hertfordshire County Council, the Section 106 agreement was only duly completed on 17 January 2017. This completion date was four days beyond the date earlier approved by Members. A copy of the signed agreement is attached at Appendix 2.

2 Reason for Committee Consideration

2.1 This application is presented to the Development Management Committee by virtue of the earlier Member resolution on 13 October 2016 (DMC) to grant planning permission subject to the satisfactory completion of a Section 106 agreement by 13 January 2017.

2.2 The Section 106 agreement was completed on 17 January 2017, officers now seek approval by Members for the date of completion to be extended from the 13th to the 17th of January 2017. This will avoid the possibility of any legal challenges if the Council was to have released the planning permission after the stipulated deadline of 13 January 2017 for completion of the said agreement.

3 Analysis

3.1 The only planning issue to be considered in this submission, having material regard to the fact that we do have a completed Section 106 agreement now in place, albeit 2 working days after the approved resolution, and that there has been no material change in planning policy or site circumstances, is for the Members to agree to the four day extension on the grounds that the applicant has now provided a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) and ultimately satisfied the sustainability aims of the plan and secured the proper planning of the area by ensuring that the development proposed would provide a sustainable form of development in mitigating the impact on local infrastructure and services which directly relate to the proposal and which is necessary for the grant of planning permission.

3.2 The principle of the development itself, neighbour representations and other issues are not part of this determination.

4 Conclusions

4.1 The impacts of the proposal, both at the earlier DMC meeting of 13 October 2016 and in this report, have been considered in relation to the impacts on visual impact of the area, amenity of neighbouring dwellings, other relevant material considerations and the expired date for completion of the Section 106 agreement. It is concluded that the proposal is in accordance with the relevant policies of the adopted Welwyn Hatfield District Plan 2005, adopted supplementary planning and design guidance and with the National Planning Policy Framework.

4.2 The conditions below are the same as reported and agreed revisions at the DMC on 13 October 2016.

5 Recommendation

5.1 It is recommended that the four day extension for the completion of the said Section 106 agreement, from 13 January 2017 to 17 January 2017 be approved, and that planning permission be approved subject to the safeguard of the following conditions and informatives:

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

0200/B & 0201/A & 0202/A & 0203/B & 0204/A & 0205/A & 206B & 0300/F & 0301/D & 0302/D & 0304/E & 0306/D & 0307/D & 308/E & 309/B & 310/D & 311/F & 312/B & 313/B & 314/B & 315/B & 316/B & 317/A & 318/A & 319/A & 150438_STL DR1040/P04 & 150438_STL DR1041/P03 & 150438_STL DR1060/P04 & 150438_STL DR1061/P03 & Schedule of Works to Listed Building & Heritage Statement, Bidwells (22.8.2016) Flood Risk Assessment v3, Curtins, (19.8.2016) ICBR0037RP-001 & Transport Assessment/ RevB, Stirling Maynard, (22.8.2016) VH009 & Tree Survey Report, P Stileman Ltd, (16.6.2014), DS14011401 & Tree Constraints Plan DS14011401.02A (16.6.2014) & Tree Survey Plan DS14011401.01A (16.6.2014) & Residential Planning Noise Report, Sandy Brown (17.8.20116), 16354-R01-A received and dated 23.8.2016

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

2. No above ground development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings 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. Notwithstanding the provisions of Article 3 of the Town and Country Planning Use Classes Order 1987 and Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders revoking or re-enacting these Orders) this permission shall only permit the use of the 7,253.7sqm in the student accommodation blocks as student residences and the 56 bedroom apart-hotel building as Use Class C1 (and ancillary purposes) and for no other use or purpose.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by these Orders in the interest of protecting the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

4. The communal facilities on the first floor of the Listed Building as shown on first floor layout plans (DRWG NO 0306/D) shall be retained for ancillary facilities to

support the student residential use and hotel use and for no other purpose. These facilities shall not be used by persons other than the residents of the site.

REASON: To enable the Local Planning Authority to fully consider the effects of change of use of the communal facilities in the interests of residential and visual amenity for future and adjoining residents in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

5. No functions shall be held in the outdoor spaces on the site that involve the use of sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the site boundary.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy R19 & D1 of the Welwyn Hatfield District Plan 2005.

6. No development shall take place on the site until a timetable for construction of the development hereby permitted and of the proposed Demolition, Reinstatement and Other Works outlined in the Schedule of Works to Listed Building (dated 22.8.2016) has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the agreed timetable. Not more than 50% of the student accommodation on the site hereby permitted shall be occupied until the works listed in the Schedule of Demolition and Reinstatement Works to the listed building are complete. The works listed in the Schedule of Demolition and Reinstatement Works to the listed building shall be completed prior to the occupation the St Albans Road West Block (block A as shown on drawing 0312 rev B) comprising 54 bedspaces.

REASON: To ensure the satisfactory completion of the works to the listed building in accordance with Polices of the Welwyn Hatfield District Plan 2005 and the NPPF 2012.

7. Notwithstanding the approved landscaping plans, no landscaping 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
- (b) details of means of enclosure and boundary treatments
- (c) car parking layout and markings
- (d) vehicle and pedestrian access and circulation areas
- (e) hard surfacing, other hard landscape features and materials
- (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) enhanced planting along the western boundary with evergreen species

- (h) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing
- (i) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- (j) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- (k) management and maintenance details

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.

8. No retained tree or shrub or hedge shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be pruned other than in accordance with the approved plans and particulars. Any topping or lopping approved shall be carried out in accordance with British Standard 3998:2010 (Tree Work).

If any retained tree, shrub or hedge is removed, uprooted or destroyed or dies within 5 years of the date of this decision, another tree, shrub or hedge shall be planted at the same place and that tree or shrub shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

The erection of fencing for the protection of any retained tree, shrub or hedge shall be undertaken in accordance with details approved in writing by the Local Planning Authority to comply with the recommendation of British Standard 5837:2012 before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. No fires shall be lit within 20 metres of the retained trees and shrubs.

In this condition, retained tree or shrub, means an existing tree or shrub or hedge, as the case may be, which is to be retained in accordance with the approved plans and particulars; and the above paragraphs shall have effect until the expiration of five years from the date of the first occupation of the buildings for their permitted use.

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

9. All agreed landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the practical completion of the development [or the first occupation of the first building, 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

10. Notwithstanding the approved landscaping plans (DRWG No's 150438_STL DR1040/P04 & 150438_STL DR1041/P03 & 150438_STL DR1060/P04 & 150438_STL DR1061/P03) the areas set aside for car parking and shown on Plan Number 0300/F shall be laid out, surfaced and marked out in accordance with a scheme which has been submitted to and agreed in writing by the Local Planning Authority before any building hereby permitted is first occupied and shall be retained permanently thereafter for the free parking of vehicles for residents/occupiers of the development and shall not be used for any other purpose.

REASON: To ensure that the spaces are provided prior to the occupation of the units in the interests of highway safety in accordance with the National Planning Policy Framework.

11. No above ground development shall commence until details of a scheme for the provision of secure cycle parking for 64 bicycles on site (52 for the student accommodation and 12 for the hotel) has 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 scheme and shall be retained thereafter. Details of any additional cycle parking provisions required as a result of review under the Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and maintained in good condition thereafter.

REASON: In order to ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with Policies M6 and M8 of the Welwyn Hatfield District Plan 2005.

12. Construction of the development hereby approved shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:
 - a) Construction vehicle numbers, type, routing
 - b) Traffic management requirements:
 - c) Construction and storage compounds
 - d) Siting and detail of wheel washing facilities
 - e) Cleaning of site entrances, site tracks and the adjacent public highway
 - f) Provision of sufficient on-site parking prior to commencement of construction activities
 - g) Post construction restoration/reinstatement of the working areas and temporary access to the public highway.

REASON: In order to protect highway safety and the amenity of other users of the public highway and rights of way.

13. Details of the location, design and specification of the refuse bin and recycling materials storage areas to serve the hotel and the student accommodation units shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the refuse and recycling materials storage bins and areas shall be constructed, equipped and made available for use prior to first occupation of each building they serve and shall be retained in that form thereafter.

REASON: To ensure a satisfactory standard of refuse and recycling provision and to protect the residential amenity of adjoining and future occupiers in accordance with Policies IM2, R5 and D1 of the Welwyn Hatfield District Plan 2005.

14. The development hereby permitted shall be implemented in accordance with a scheme of enhancement of the biodiversity of the site in accordance with the recommendations of the Extended Phase 1 Habitat Survey, SES, September 2015 & Aerial Bat Inspection and Advice Addendum, prepared by SES (and dated 23.9.2015) to be submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme, which shall be implemented upon practical completion of the development hereby permitted.

REASON: In the interest of the protection of protected species and the biodiversity of the site in accordance with Policies R11 and R16 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

15. Details of any external lighting proposed (including vertical lux diagrams) and CCTV cameras in connection with the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to the above ground commencement of development. This scheme must meet the requirements of the Institution of Lighting Engineers' guidance notes for the reduction of obtrusive lighting. The development shall not be carried out other than in accordance with the approved details.

REASON: To protect the residential amenity and living conditions of the future residents of the site and existing properties in the near vicinity of the development in accordance with Policies D1 and R20 of the Welwyn Hatfield District Plan 2005.

16. The windows to the corridors and stairs in the west elevations of the student accommodation blocks 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.

17. No building hereby permitted shall be occupied until a sustainable urban drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority be completed. Unless agreed in writing the scheme shall meet the following specifications further to the Flood Risk Assessment v3 (19.8.2016), prepared by Curtins (ICBR0037RP-001):

- a) limiting the surface water run-off by storm events to not exceed 5.5l/s during the 1 in 100 year event and climate change event

- b) providing attenuation – a minimum of 735 cubic metres of total storage volume in permeable pavements, filter trenches and underground attenuation tanks as shown in Appendix G of the drainage strategy
- c) Discharge of surface water from the site into Ellen Brook via a new off-site connection.

The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with a management and maintenance plan to be submitted and agreed by the Local Planning Authority.

REASON: To protect the surrounding environment from pollution and flood risk by ensuring the satisfactory disposal, storage and drainage of surface water from the site in accordance with Policies R7 and R8 of the Welwyn Hatfield District Plan 2005.

18. No construction above ground shall commence until a scheme to protect each building (hotel and student accommodation) from traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details before each building hereby approved is occupied and shall be maintained thereafter. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014. Any associated mechanical ventilation shall meet the requirements of the Noise Regulations 1975 (amended 1988).

REASON: To protect the occupants of the development from noise disturbance in accordance with Policies D1 and R19 of the Welwyn Hatfield District Plan 2005.

19. Prior to the construction of each block, no development shall commence until an acoustic report has been submitted to and approved in writing by the Local Planning Authority detailing the noise from plant and equipment to be installed relating to that building showing that noise emissions will be 10dB (L_{aeq}) below the background noise level (LA₉₀) at the nearest residential properties (using the methodology outlined in BS142:2014). The scheme shall be completed in accordance with the approved details before any part of each building hereby approved is occupied and maintained thereafter in accordance with the approved details.

REASON: To protect the living conditions and amenity of the residents and other nearby residential properties from noise disturbance in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005.

20. Prior to first occupation of the development a manned measured noise survey shall be undertaken of all the plant and equipment on the site, following implementation, under usual operating conditions. The noise measurements must be taken at the nearest sensitive receptors to demonstrate that the combined operation of all plant and equipment is 10dBA (L_{Aeq}) below the background noise level (LA₉₀).

Measurement parameters must include the LA₉₀, L_{Aeq}, LA MAX and frequency analysis. Approved noise mitigation measures such as acoustic screening or silencers must be implemented to ensure that Condition 18 of this planning permission is met. Monitoring locations must be agreed by the Local Planning Authority at 1m from the facade at 1.2m above ground level and at first floor level of the nearest noise sensitive properties and at the boundaries of those

properties at the same heights and at identified times and hours of use of the development.

REASON: To ensure compliance with a scheme to protect the living conditions and amenity of the residents and other nearby residential properties from noise disturbance in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005.

21. Prior to commencement of construction of the hotel and refurbishment of the listed building, a scheme for sound insulation for the hotel buildings shall be submitted to and approved in writing by the Local Planning Authority. The hotel buildings shall not be occupied until the approved scheme has been fully implemented and the scheme shall be retained thereafter in accordance with the approved details.

REASON: To protect the living conditions and amenity of the residents and other nearby residential properties from noise disturbance in accordance with Policies D1 and R19 of the Welwyn Hatfield District Plan 2005.

22. The refurbished hotel and hotel extension shall not be occupied until a scheme for odour control with kitchen extract systems has been submitted to and approved in writing by the Local Planning Authority. The hotel buildings shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details. The scheme shall be maintained thereafter.

REASON: To protect the living conditions and amenity of the residents and other nearby residential properties from noise disturbance in accordance with Policies D1 and R18 of the Welwyn Hatfield District Plan 2005.

23. No development other than that required to be carried out as part of an approved scheme of remediation shall commence until conditions A to D have been complied with, in so far as they are relevant. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The contents of the scheme and the written report are subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination
- (ii) an assessment of the potential risks to:
 - human health

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

(b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

(e) Where indicated in the approved remediation scheme, a monitoring and maintenance scheme to include, monitoring the long-term effectiveness of the proposed remediation over the agreed period of years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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.

Positive and Proactive Statement

The decision has also 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 inspected at these offices).

Informatives

1. This planning permission should be read in conjunction with S278 Agreement for the works to highway land.
2. This planning permission should be read in conjunction with the S106 Agreement.
3. This planning permission should be read in conjunction with Listed Building Consent Reference Number 6/2016/1740/LB.
4. You are advised to contact the Public Health and Protection Department of the Governance Directorate on 01707-357242 in order to ensure that all regulations, licensing, etc is carried out in order to comply with the requirements of the Health and Safety at Work etc Act 1974 and the Food Safety and Hygiene (England) Regulations 2013.
5. Where works are required within the public highway to facilitate the new/altered/improved vehicle access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work on the public highway. Before works commence the applicant will need to apply to Hertfordshire County Council Highways team to obtain their permission and requirements. Their address is County Hall, Peggs Lane, Hertford, Herts, SG13 8DN. Their telephone number is 0300 1234047.
6. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land

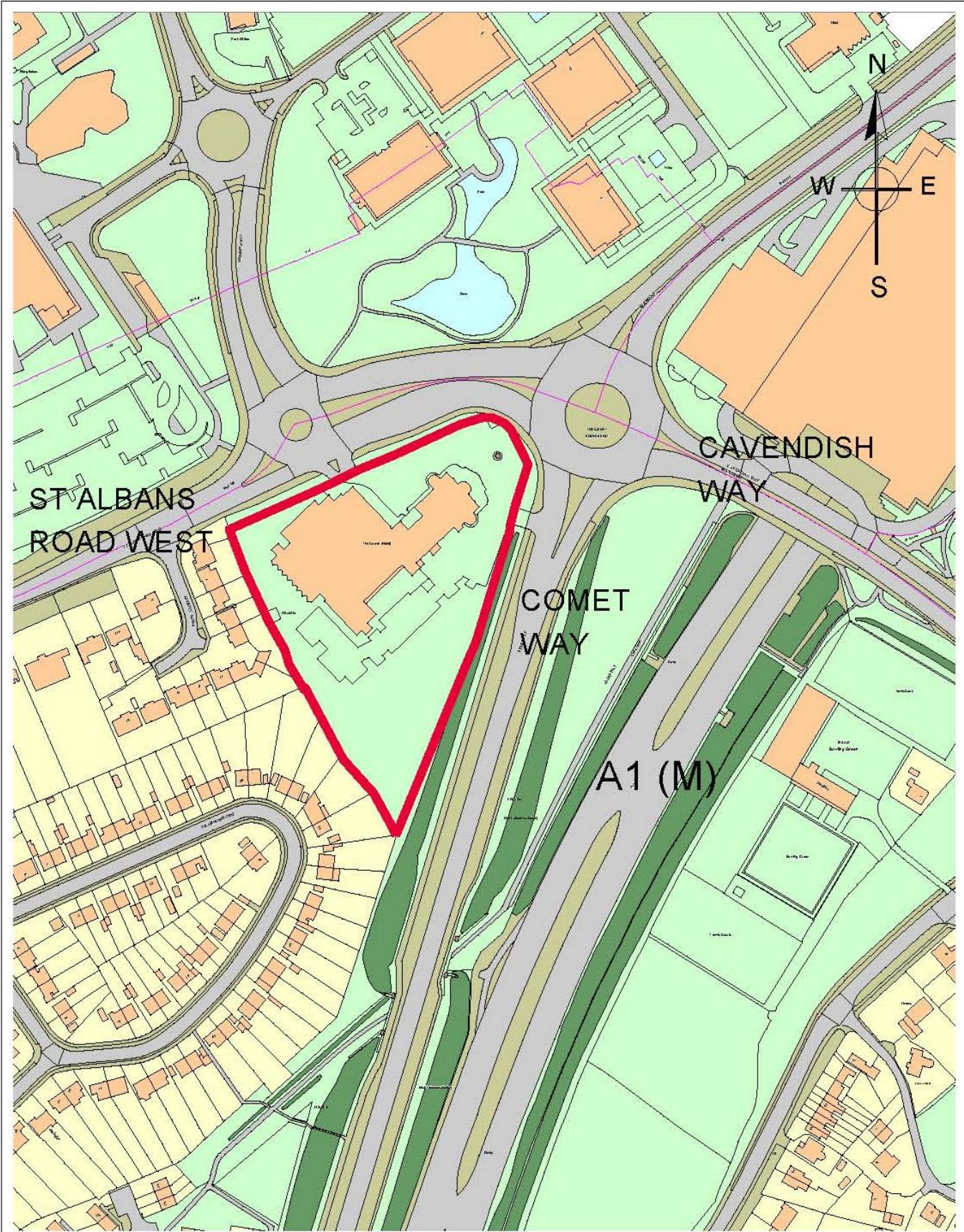
which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.


7. 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.
8. 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.
9. You are advised that, because of the scale of the development, you will be required to submit a Sustainable Waste Management Plan for approval by the Local Waste and Minerals Authority. The sustainable Waste Management Plan shall include details of waste arising from demolition and construction, the volumes of waste and identify methods to re-use, recycle or recover materials to minimise waste and the volume of waste to be disposed of off-site. Further information is available from spatialplanning@hertfordshire.gov.uk.
10. The development will involve the numbering of properties and naming new streets. The applicant MUST contact Welwyn Hatfield Borough Council, Transportation (01707-357558) before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.

Andrew Mangham, (Strategy and Development)
Date: 18 January 2017

Background papers:

Appendix 1: Officer Report to DMC of 13 October 2016 (6/2016/1739/MAJ)
Appendix 2: Completed Section 106 Agreement.



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: <p style="text-align: center;">Comet Hotel, St Albans Road West, Hatfield</p>	Scale: DNS Date: 2016
	Project: DMC Meeting	Drawing Number: 6/2016/1739/MAJ and 6/2016/1740/LB
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