

Part I

Executive Member: Councillor S Boulton

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 13 SEPTEMBER 2018  
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING  
AND GOVERNANCE)

6/2018/0719/FULL

WOOD GREEN TIMBER COMPANY, COOPERS LANE, NORTHAW, POTTERS  
BAR, EN6 4NE

RETENTION OF EXISTING RACKING STRUCTURE WITH A REDUCED HEIGHT  
OF 4M AND OMITTING THE ROOFS

APPLICANT: Mr J Silvester

AGENT: DLA Town Planning

(Northaw & Cuffley)

**1 Site Description**

1.1 The application site comprises an established timber merchant yard operated by 'Wood Green Timber Company'. The application site is located on the west side of Coopers Lane, close to Potters Bar. The site is adjoined to the south by an access road leading onto Coopers Lane, beyond which is an open field. Two residential properties also face onto the access road, almost opposite the application site. To the immediate west of the application site is a recycling centre, with open land and the Old Owens Sports Ground beyond. To the immediate north is the access road and car park to the sports ground, and a parcel of open land. To the east, the land is mostly open fields with occasional pockets of woodland. The character of the area is described as being semi-rural.

**2 The Proposal**

2.1 Planning permission is sought for the retention of an existing racking structure with a reduced height of 4m and omitting the roofs.

2.2 In July 2016 a covered racking structure measuring 7.2m high by 10.5m deep by 60.6m wide was erected at the application site. A retrospective planning application was submitted and refused (ref: 6/2017/0367/FULL). Following this decision, an enforcement notice was served against the structure. The requirements of the notice were to demolish and completely remove the racking structure, remove all materials and debris as a result of demolition and then restore the land to its previous condition. An appeal was made against this enforcement notice. This appeal was dismissed and the enforcement notice upheld with a period of compliance of 6 months (ref:

APP/C1950/C/17/3169719). The racking structure subject to this enforcement notice remains to-date.

2.3 This application attempts to overcome the refused planning application and dismissed enforcement notice appeal by:

- Presenting additional information regarding the two fall-back positions: the continuation of the existing operation and the use of the site as a bulk store;
- Reduction in height of the racks to 4 metres (omitting roof);
- A restriction in height of timber stacked within 20m of the highway to no more than the height of the existing wooden boundary fence running parallel with Coopers Lane;
- A restriction in height of timber stacked elsewhere on the site to no more than 4 metres;
- Restricting the hours of opening to 7 a.m. to 5 p.m. Monday to Friday and 8 a.m. to 1 p.m. Saturday and closed on Sundays and Bank Holidays;
- Additional soft landscaping along the eastern and southern boundary of the site.

### **3 Reason for Committee Consideration**

3.1 This application is presented to the Development Management Committee because Northaw & Cuffley Parish Council have objected.

### **4 Relevant Planning History**

#### Planning

4.1 Application number: 6/2017/0367/FULL  
Proposal: Retention of racking structure, omitting the existing roofs  
Decision: Refused  
Decision date: 29 June 2017

Reasons for refusal:

*'The racking structure, by virtue of its location, scale and form, represents inappropriate development within the Green Belt and has a harmful effect on the openness of the Green Belt. No very special circumstances exist. As such, this development is contrary to Policy GBSP1 of the Welwyn Hatfield District Plan 2005 and National Planning Policy Framework 2012.'*

*'The racking structure, by virtue of its location, scale and form, represents an incongruous and harsh addition relative to the semi-rural character and visual amenities of the existing area. As such, this development represents a poor*

*standard of design which would detract from the character of the existing area and its local landscape character, contrary to Policies D1, D2 and RA10 of the Welwyn Hatfield District Plan 2005 and National Planning Policy Framework 2012.'*

- 4.2 Application number: 6/2017/0028  
Proposal: Retention of racking structure  
Decision: Withdrawn  
Withdrawal date: 18 January 2017
- 4.3 Application number: S6/1997/0415/FP  
Proposal: Erection of a new building after demolition of existing building  
Decision: Granted  
Decision date: 04 July 1997
- 4.4 Application number: S6/1995/0812/FP  
Proposal: Single storey extension to office building to provide staff rest room, canteen and toilets  
Decision: Granted  
Decision date: 19 December 1995
- 4.3 Application number: S6/1981/0448/  
Proposal: Sawmill and offices (details)  
Decision: Granted  
Decision date: 01 October 1981
- 4.4 Application number: S6/1980/0659/  
Proposal: Site for replacement offices and sawmill and new gatehouse  
Decision: Granted  
Decision date: 22 January 1981
- 4.5 Application number: S6/1980/0359/  
Proposal: Retention of portable building  
Decision: Refused  
Decision date: 04 September 1980
- 4.6 Application number: S6/1979/0635/  
Proposal: Incorporation of strip of land into timber yard for landscaping and tree planting  
Decision: Granted  
Decision date: 29 November 1979
- 4.7 Application number: S6/1976/0636/  
Proposal: Site for replacement offices and sawmill and new gatehouse  
Decision: Granted  
Decision date: 08 September 1977

## Enforcement

4.8 Appeal ref: APP/C1950/C/17/3169719

Breach as alleged: Without planning permission, the erection of a covered racking structure (7.2m high, 10.5m depth and 60.6m width)

Decision: Appeal dismissed and enforcement notice upheld as corrected and varied

Decision date: 15 September 2017

Requirements of notice: a) Demolish and completely remove the racking structure, b) Remove from the land, all materials and debris resulting from the demolition of the unauthorised racking structure and restore land to its previous condition. Period for compliance: 6 months

## **5 Relevant Planning Policy**

5.1 National Planning Policy Framework 2018 (NPPF)

5.2 Welwyn Hatfield District Plan 2005 (Saved Local Plan)

5.3 Draft Local Plan Proposed Submission 2016 (Emerging Local Plan 2016)

5.4 Supplementary Design Guidance 2005 (SDG)

5.5 Supplementary Planning Guidance, Parking Standards 2004 (SPG)

## **6 Site Designation**

6.1 The site lies within specified settlement of Brookmans Park as designated within the Saved Local Plan.

## **7 Representations Received**

7.1 The application have been advertised by neighbour notification letters and a site notice

7.2 26 neighbour objections and 1 representation of support have been received for this application. Objections and comments are summarised below:

### Objections

- Negative effect on character and appearance of area
- Overly large and bulky
- Harm to Green Belt and no very special circumstances
- Traffic issues and pressures from heavy good vehicles accessing and exiting from the highway. The development would also increase vehicle movements, increased noise and pollution.
- Scale of traffic and speed of vehicles will in the long term have a detrimental effect to listed buildings along Coopers Lane
- Neighbour amenity concerns

## Support

- No reason for reducing the height of the storage racks. It is not obtrusive or ugly in any way
- By storing good vertically reduces the floor area considerably

## **8 Parish Council Representations**

- 8.1 Northaw and Cuffley Parish Council have objected to this application. This objection is stated as follows:

*“The Inspector who refused the previous appeal ruled that there is:- Harm to the Green Belt from introducing an industrial structure The volume of the racking now proposed is a massive 2566.7 cubic metres Northaw is not an industrial area Loss of amenity to neighbours No very special circumstances Should WHBC approve this application, we would expect industry standard conditions to be applied e.g. hours of operating, no parking on the B156, size of lorries etc. However we would regret this application being approved as it would set a precedent for nearby landowners.”*

## **9 Analysis**

- 9.1 The main planning issues to be considered are:

- 1. Principal of development in the Green Belt** (NPPF; Policies GBSP1 and GBSP2 of the Saved Local Plan; and Policy SADM34 of the Emerging Local Plan)
- 2. Whether there are any ‘very special circumstances’ to clearly outweigh any harm to the Green Belt**
- 3. Quality of design and impact on the character and appearance of the area** (NPPF; Policies D1, D2, D8, GBSP2 and SDG of the Saved Local Plan; and Policy SP9 and SADM16 of the Emerging Local Plan).
- 4. Impact on the living conditions of neighbouring occupiers** (NPPF; Policy D1 and SDG of the Saved Local Plan; and Policy SADM11 of the Emerging Local Plan)
- 5. Other matters**

### **1. Principal of development in the Green Belt**

- 9.2 Paragraph 145 of the NPPF states that local planning authorities should regard the construction of new buildings as inappropriate in Green Belt, apart from a number of limited exceptions. One of these exceptions, engaged in this case, is:

*“limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would...not have a greater impact on the openness of the Green Belt than the existing development.”*

This policy is broadly consistent with the Green Belt policies contained within both Policy GBSP1 of the Saved Local Plan and Policy SADM34 of the Emerging Local Plan.

### Openness

- 9.3 The essential characteristics of Green Belts are their openness and their permanence. Whilst there is a visual element to loss of openness in the sense that a loss of openness is perceived by the human eye, openness is essentially an absence of built development in the Green Belt and that is one of the essential characteristics which national policy seeks to protect. It seeks to keep land free from built development.
- 9.4 The racking structure, proposed at a reduced height of 4m and omitting the roof, would still be substantial in size and would result in a loss of openness and visual permeability of the Green Belt. Consequently, the proposal would represent inappropriate development in the Green Belt contrary to the above policies.

### **2. Quality of design and impact on the character and appearance of the area**

- 9.5 The racking structure subject to the extant enforcement notice was covered with pitched roofs and measured 7.2m high, 10.5m deep and 60.6m wide. The Inspector considered that this structure, by reason of its height, width and design, was unduly prominent and visually intrusive. In this respect, it was clearly visible from Coopers Lane as well as from the access road to the south of the site, from where there are unrestricted views of the racking structure from the entrance of the site. Whilst sited well back from Coopers Lane, it contrasted markedly with the generally open character of the surrounding semi-rural area. It was concluded that the racking structure harmed the character and appearance of the area.
- 9.6 The proposed racking structure would be sited in the exact same position and cover the same area as the structure dismissed at appeal. However, it omits the several pitched roofs and would have a reduced height of 4m (a 3.2m reduction to the structure dismissed at appeal). The outcome of which would be a structure which would be materially less imposing in the context of its surrounding environment. Whilst the racking structure would remain clearly visible from the access road to the south of the site, and to a lesser extent, Coopers Lane, planting of appropriate soft landscaping along the southern boundary would further mitigate its discernible impact on the landscape. To this end, the proposed racking structure would not appear prominent or visually intrusive. There would be no demonstrable harm to the character and appearance of the area, in accordance with Saved Local Plan Policies D1 and D2, the Council's SDG, Emerging Local Plan Policy SP9 and the NPPF.

### **3. Impact on the living conditions of neighbouring occupiers**

- 9.7 The Inspector in the enforcement notice appeal deemed that the larger racking structure, by virtue of its height and prominence, was visually intrusive

when viewed from some of the nearby residential properties and there was harm to outlook from those dwellings.

- 9.8 The nearest residential properties to the application site which may be affected by the proposed development are 'Sunnyview' and 'Castleair'. These properties are situated to the south-west of the application site, on the opposite side of the access road to the site off Coopers Lane.
- 9.9 The development subject to this planning application, has been materially reduced in height relative to the structure dismissed at appeal and omits the large bulky pitched roofs. It is considered that such changes together with the separation distance between the application site and these properties, result in a structure which would not appear unduly dominant nor harm outlook from these properties. It is concluded that the proposed development would not harm the living conditions of the occupiers of these dwellings and there would be no conflict with Saved Local Plan Policy D1, the Council's SDG, Emerging Local Plan Policy SADM11 or the NPPF.

#### **4. Other matters**

- 9.10 On the opposite side of Coopers Lane, approximately 17m from the application site and 74m from the racking structure, is Holly Frindle Cottage – a Grade II Listed property occupied as a single dwelling. This Listed building does not demand a wide setting. The racking structure is well separated from this building. Therefore, it is considered that the development proposal would have no undue impact on the setting of this listed building.
- 9.11 A large number of representations have been received from local residents, the significant majority of which objecting to the altered racking structure at the site. Some of the reasons behind these objections, such as the impact of the racking structure on the Green Belt and its effect on the character and appearance of the area, have been addressed in this report. There is, however, another recurring theme in these representations: namely, a perceived increase in movement of heavy goods vehicles as a result of the racking structure, including associated increases in noise and pollution.
- 9.12 The Inspector for the dismissed enforcement notice appeal considered the perceived increase vehicle movement in detail. Paragraph 32 of this decision states:

*“The representations from local residents refer to incidents of heavy goods vehicles stationary on Coopers Lane and obstructing the highway when waiting to gain access to the site. I have no reason to doubt the veracity of those observations, but two points arise. Firstly, the appeal site adjoins a recycling centre operated by Chas Storer Ltd. I understand that vehicular access to the recycling centre is achieved using the same access road from Coopers Lane as the appeal. In the absence of a detailed breakdown that identifies the origin and/or destination of each of those vehicles, I am unable to conclude with any certainty whether the increase in movements by heavy goods vehicles can be attributed to the appeal site. Indeed, I note that the appellant complains that vehicles heading for the recycling centre block the*

*access to his own site, which to my mind indicates that not all of the movements of heavy goods vehicles observed by local residents originate from or are heading to the appeal site.”*

9.13 Paragraph 33 of the Inspector’s decision goes on to state:

*“The second point is that, as the local residents point out, the need for the racking structure appears to derive from the sale of part of the former timber yard to Chas Storer Ltd. As indicated above, I have been provided with photographic evidence to show that a large proportion of the site before being split was used for the external storage of timber. There is no evidence before me to suggest that there has been any increase in the amount of timber stored on the appeal site when compared to the site before it was split. Similarly, there is no empirical evidence before me to show that there has been an increase in the number of vehicular movements since the site was split and the racking structure erected. The evidence before me does, however, point to the racking structure being required to restore storage capacity to the level that existed before the site was split in 2016 rather than any increase in storage capacity likely to result in additional vehicular movements.”*

9.14 Northaw Action Group (NAG) have outlined in their objection letter that they have commissioned a legally admissible traffic report demonstrating the detrimental effects of lorry movements to the Chas Storer and Wood Green sites in terms of types of lorry’ visiting the site and times of lorry visits. It is also outlined that an analysis of the Wood Green ‘upward expansion’ was undertaken, the outcome of which would result in 50% increase in traffic within 2-3 years. This report, however, has not be provided alongside this planning application, in order for the Local Planning Authority to undertake a thorough assessment of its content and validity relevant to this specific planning application.

9.15 There is also no evidence to prove that harmful levels of noise and pollution would result from the proposed racking structure.

9.16 Whilst the Local Planning Authority do have sympathy with the concerns raised by local residents in relation to increased vehicular movements, highway safety, noise and pollution. However, taking account of the comments raised by the Inspector and in the absence of substantiated evidence in this planning application. Therefore, a refusal of planning permission on these grounds are not warranted.

**5. Whether there are other considerations which clearly outweigh the harm to the Green Belt and any other harm thereby justifying the development on the basis of very special circumstances**

9.17 By virtue of its greater impact on openness, the proposed racking structure would represent inappropriate development in the Green Belt, contrary to Policy GBSP1 of the Saved Local Plan, Policy SADM34 of the Emerging Local Plan and requirements of the NPPF. Paragraph 143 of the NPPF confirms

that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

- 9.18 Paragraph 144 of the NPPF goes on to state that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations
- 9.19 Very special circumstances have been presented alongside this submission and include:
- Two fall-back positions: the continuation of the existing operation and the use of the site as a bulk store, and;
  - Imposition of planning conditions to enable the Local Planning Authority to regain an element of control over the future use of the site as a timber yard.
- 9.20 The applicant contends that, if the use of the site as a timber merchants is to continue, then timber would need to be stored externally to the site up to a height of 5m, with a gap of 4m between each stack to allow for the safe operation of forklifts. The applicant explains that, given the reduced height of the stacks compared to the racking structure, a greater spread of stacks across the site would then be necessary. Figure 7.1.7 of the supporting Planning Statement illustrates the likely distribution of stacked timber across the site, including in positions close to the frontage with Coopers Lane that are currently open or which, at the time of the site visit, were used for the low-level storage of smaller items.
- 9.21 The first fall-back position would result in individual stacks of timber of up to 5m in height being placed along the entire west boundary of the site, broadly equivalent to the width of the existing racking structure. The individual stacks could also be stored to a depth greater than that of the existing racking structure and, significantly, could be sited close to the Coopers Lane frontage. Paragraph 20 of the Inspectors report states:
- “Although the existing racking structure is a substantial structure and significantly harms the openness of the Green Belt, in my judgement the impact on the openness of the Green Belt resulting from the first fall-back position would potentially be at least equal to and possibly greater than that arising from the existing racking structure. I also consider that the effect on the character and appearance of the area would be at least equal to that arising from the existing racking structure.”*
- 9.22 In the second fall-back position, the site would be used as a bulk store ancillary to the applicant's other site in Wood Green, with little or no access by customers. This scenario would result in timber being stored to heights of up to 7m across much of the site, again shown on Drawing No: WGTY1, and close to the Coopers Lane frontage. That height is 3m taller than the racking structure proposed under this current application and very close to the height

of the racking structure dismissed at appeal. Paragraph 21 of the Inspectors report states:

*“In my judgement, the impact on the openness of the Green Belt and the character and appearance of the area resulting from the second fall-back position would potentially be greater than that arising from the existing racking structure.”*

- 9.23 Notwithstanding the potential harm which the Inspector attributed to the fall-back positions relative to the larger racking structure previously proposed, it was also necessary to consider the likelihood of either of the two fall-back positions being implemented. It was considered that in the absence of supporting information, in terms of how staff or customers would select timber from an individual stack or how that timber would be removed, the Inspector was not convinced that the two fall-back scenarios represent a workable solution for a timber yard. Furthermore, no evidence was submitted to demonstrate that the stacking of timber to these heights complies with relevant legislation, including that relating to health and safety where the site is visited by members of the public. Consequently, both fall-back positions only attracted limited weight in the balancing exercise.
- 9.24 In response to the above questions and concerns raised by the Inspector, the applicant has provided supporting information in the form of a Method Statement to explain how the site would operate in these fall-back positions.
- 9.25 The Addendum Method Statement is specific to the application site and demonstrates how timber can be stacked to 5m as a working stack and 7m for bulk storage based on a Health and Safety Executive information sheet on safe working practices for the safe stacking and storage of logs, sawn timber and board materials (Woodworking Information Sheet No 2, Revision 2, June 2014). The Method Statement also makes clear that no trade or retail customers are allowed access to the timber storage stacks.
- 9.26 Although neither fall-back position has been witnessed at the site to-date, this does not rule out the potential for timber stacking at the site to intensify. In reaching that view, the Local Planning Authority are mindful that approximately half of the original site was recently acquired to Chas Storer Ltd, thereby substantially reducing the available surface area which was available for timber stacking.
- 9.27 Having regard to the above, there is a reasonable prospect that either of the fall-back positions advanced by the applicant would be implemented. It is considered that the fall-back positions open to the applicant attracts significant weight in the planning balance.
- 9.28 A further justification advanced by the applicant is that there are presently no planning conditions that restrict the operation of the site. This is not contested by the Local Planning Authority.
- 9.29 Planning permission S6/1980/0659/ for ‘the erection of replacement offices, a sawmill and a new gatehouse’ imposed conditions restricting the stacking of

timber to be limited to 6m and that the hours of opening on the site shall be limited from 8am to 6pm on any weekday, from 8am to 1pm on Saturdays and not work on Sundays or Bank Holidays. However, this planning permission was never implemented, such that the conditions carry no weight.

- 9.30 The applicant has suggested that conditions could be imposed on any planning permission granted for the racking system. The suggested conditions include: a restriction on the hours of operation of the site; limiting the height timber could be stacked elsewhere on the site, and; additional soft landscaping along the most prominent boundaries. Full details of these conditions are listed in paragraph 2.3 of this report. Consistent with the views of the Inspector in paragraph 26 of the Appeal Decision, it is considered that regaining an element of control over the future use of the site would be a benefit arising from the development.
- 9.31 The suggested restrictions to which the height timber could be stacked throughout the site, particularly in the most publically visible locations, have a potential benefit in terms of the openness of the Green Belt. This opinion is consistent with the view taken by the Planning Inspector in the enforcement notice appeal. The provision of additional soft landscaping along the eastern and southern boundaries will help to screen views of the timber yard and soften the existing appearance of the site. The hours of opening condition advanced by the applicant reflects the current openings hours of the site which are not unreasonable. The imposition of the suggested conditions weigh in favour of granting planning permission for the racking structure and this consideration attracts moderate weight in the balancing exercise.
- 9.32 In accordance with the NPPF, substantial weight is attached to the harm to the Green Belt by reason of the inappropriate nature of the development.
- 9.33 Against this, substantial weight is attached to the two fall-back positions advanced by the applicant, and moderate weight to the imposition of planning conditions to regain an element of control over the future use of the site.
- 9.34 Subject to suitably worded conditions where applicable, the development would maintain the character and appearance of the area and protect the living conditions of neighbouring occupiers. Also, concerns regarding increased vehicular movements are unsubstantiated with evidence. As such, there would be no other harm resulting from the development.
- 9.35 In weighing the balance, it is considered that the harm by reason of inappropriateness is clearly outweighed by other considerations. The very special circumstances necessary to justify the development exist in this case.

### **Conditions**

- 9.36 The National Planning Policy Guidance 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.

## **10 Conclusion**

- 10.1 The proposed development has been considered in terms of its effect upon the Green Belt, character and appearance of the area and living conditions of neighbouring occupiers. Other considerations from neighbours in terms of vehicular movements and associated concerns about highway safety, noise and pollution have been considered.
- 10.2 Subject to conditions, the proposed development would accord with Policies GBSP1, GBSP2, D1, D2 and D8 of the Saved Local Plan, Policies SP9, SADM11, SADM16 and SADM34 of the Emerging Local Plan and the NPPF.

## **11 Recommendation**

- 12.1 It is recommended that planning permission be granted subject to the following conditions:
1. The stacking of timber within 20 metres of the boundary of the site – facing Coopers Lane, shall be limited to 2.5 metres in height. The stacking of timber on all other parts of the site shall be limited to 4 metres in height.

REASON: In the interests of Green Belt openness and visual amenity of the site and its surrounding context, in accordance with Policies GBSP1 and GBSP2 of the Welwyn Hatfield District Plan 2005; Policies SP9 and SADM34 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and; the National Planning Policy Framework 2018.

2. The hours of opening of the site shall be limited to 7am-5pm Monday to Friday, 8am-1pm Saturday and closed Sundays and Bank Holidays.

REASON: To secure the existing hours of opening of the site and ensure that operations at the site are not undertaken at unreasonable hours, in the interest of protecting the living conditions of neighbouring occupiers, in accordance with Policy R19 of the Welwyn Hatfield District Plan 2005, Policy SADM18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and the National Planning Policy Framework 2018.

3. Within 3 months from the date of this decision, a soft landscaping plan for the eastern boundary of the site (fronting Coopers Lane) and southern boundary of the site (fronting access road) shall be submitted to and agreed by the Local Planning Authority. Details shall include: planting plans, including

specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing.

REASON: The landscaping of these parts of the site are 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; Policies SP9 and SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and; the National Planning Policy Framework 2018.

4. 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; Policies SP9 and SADM16 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and; the National Planning Policy Framework 2018.

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
OI1094822		Site Location Plan	16 March 2018
201	B	Site Plan and Elevations	16 March 2018

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

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 38 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).

**Informative:**

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

David Elmore (Development Management)

Date: 20 August 2018

Expiry date: 14 September 2018.



 <p><b>WELWYN HATFIELD</b></p> <p>Council Offices, The Campus Welwyn Garden City, Herts, AL8 5AE</p>	<b>Title:</b> Wood Green Timber Company Coopers Lane Northaw Potters Bar		<b>Scale:</b> DNS	
			<b>Date:</b> 2018	
	<b>Project:</b> DMC Committee	<b>Drawing Number:</b> 6/2018/0719/FULL	<b>Drawn:</b> Ida Moesner	
	© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2018			