

Committee:	Development Control Committee	Agenda Item
Date:	14 December 2005	8
Title:	Advanced report of issues relating to major planning applications – Down Hall Hotel, Hatfield Heath	
Author:	Michael Ovenden (01799 510476)	Item for decision

Summary

- 1 This report concerns an application for planning permission that is defined in planning legislation as a major application. At this stage, Officers seek the advice of Members on whether there are additional matters that require consideration prior to drafting a conventional committee report containing a recommendation. Members are reminded they should not offer an opinion at this stage. An associated application for listed building consent is also being considered.

Recommendation

- 2 That Members advise officers as per Paragraph 1.

Background Papers

- 3 See application file (UTT1797/05/FUL & UTT/1798/05/LB)

Impact

Communication/Consultation	See appended report
Community Safety	None
Equalities	None
Finance	None
Human Rights	None
Legal implications	None
Ward-specific impacts	Hatfield Heath
Workforce/Workplace	None

Situation

- 4 As Members are aware, in order to improve the authority's performance in determining major applications within the 13 week target set by Government it has been agreed that Officers will prepare reports outlining the main issues relating to specific major applications prior to final determination. This will allow Members to identify additional planning issues they consider require investigation prior to determining the applications.
- 5 The associated application for listed building consent is judged against the ODPM requirements to determine applications within the eight week period. That application is so closely related to the planning application that it cannot reasonably be determined beforehand and therefore will inevitably fall outside the eight week determination period (28 December 2005).
- 6 The application relates to the erection of a new spa; removal of existing leisure buildings and reinstatement of the conservatory; the creation of an additional twelve guest bedrooms; reconfiguration of the car park; erection of kitchen and staffroom. Approximately 470 square metres of buildings including portable buildings are to be removed, new buildings with an approximate footprint of 900 square metres are proposed representing a net gain of approximately 420 square metres.
- 7 Officers have identified various issues to be specifically addressed in the final report:
 - Whether the proposal represents appropriate development outside settlement limits and within the greenbelt, taking into account ERSP Policy C2 and PPG2 *Greenbelts*.
 - The impact of the proposal on the qualities of the grade II* listed building, taking into account ERSP Policy HC3, ULP Policy ENV2 and PPG15 *Planning and the historic environment*.
 - General design including residential amenity and car parking, taking into account ULP Policy GEN 2, 4 and 8.
 - The support for the provision of tourist facilities, taking into account ERSP Policy LRT10, ULP Policy LC5 and PPG21 *Tourism*.
 - The business justification submitted to support the development.
 - The implication of the proposal on highway interests. The applicant has provided a copy of a letter from the County Highways stating that its informal view expressed in July 2005 (i.e. pre submission) that such a

proposal would not require a transport assessment or a travel plan.
Confirmation is to be sought from Highways that this remains its position.

- The applicant has drawn a comparison between this scheme and one permitted by East Hertfordshire DC in 2001 also in a greenbelt location. It is not proposed to pursue an investigation of that scheme as it is unlikely that whatever the circumstance of this case that such a permission is going to be of weight in determining this application.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
None	None	None	None