

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00220/FP	Erection of two brick entrance pillars to private road.	1 -13 Salix Close Welwyn Hertfordshire

Submitted Plan Nos

Materials Schedule Location Plan 100-SC-102-P2

1.0 Policies

SP2	Settlement Hierarchy and Spatial Distrib
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SP5	Countryside and Green Belt
D1	Sustainable design
D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 22/02541/FP - Installation of vehicular and pedestrian electrical access gates to private road. - Refused
- 2.2 21/02089/FP - Installation of vehicular and pedestrian access gates to private road. - Withdrawn
- 2.3 13/00358/1 - Residential development comprising 13 detached and semi-detached dwellings together with associated parking and creation of new vehicular access from Codicote Road, following demolition of existing commercial buildings (part of application site - most of plot 11 and parts of plots 8, 9 and 10 - are within Welwyn Hatfield Council District area and cannot be determined by this Authority) (Amended and additional plans received 25/04/13, 08/07/13 and 16/07/13). – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Highways** – Does not wish to restrict grant of permission. *“It does however note that the pillars will be positioned in such a way that would obstruct any future extension of the footways into the development.*

The applicant is cautioned to ensure that the work is carried out without obstructing or inconveniencing users of the public highway along Codicote Road.”

3.3 **Parish Council** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises the entrance to Salix Close, a residential road south of Codicote and near to Welwyn. The site is brushed over by the Green Belt.

4.2 **Proposal**

4.2.1 Erection of two brick entrance pillars to private road.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The principle of the development.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Principle of Development – Green Belt:

4.3.2 The site is in the Green Belt. It is outside of the settlement boundary of Codicote, and therefore does not comply with the provisions of Policy SP2 of the Local Plan 2011-2031. Paragraph 154 of the NPPF sets out exceptions for development in the Green Belt. I consider that exception h) ii. Would apply, provided the development preserves the openness of the Green Belt and would not conflict with the purposes of the Green Belt of including the land with it. The development has been designed so as to not enclose this part of the Green Belt, preserving the open nature of the site, when viewed from Codicote Road to the East. I note that the previous application was refused due to the impacts to the Green Belt. I consider that the openness would be preserved by the proposed development. I do not consider that the development would conflict with the purposes of the Green Belt given its modest nature. Therefore, the principle of the development in the Green Belt would be supported.

Design and Appearance:

- 4.3.3 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires developments to incorporate design that are sympathetic to the area in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.4 It is noted that the site benefits from a previous refusal and withdrawal. A reason for refusal of the previous refusal was that gates to this part of the site would result in poor community cohesion, creating a compartmentalised and separate community away from the other residents of the wider Codicote and Welwyn area. This was in reference to a now superseded local plan policy and Paragraph 92 (now 96) of the NPPF. I consider that Paragraph 96 of the NPPF and the general aims and goals of the Policy D1 of the Local Plan 2011-2031 are relevant. The proposal is justified to reduce the number of unauthorised/unexpected vehicle movements into the road, providing a visual landmark for vehicles approaching the entrance to the road to demonstrate the private nature of the road. I do not consider that the proposed pillars would be visually or physically imposing, and would not result in the compartmentalising of this community from the surrounding communities. Codicote Neighbourhood Plan design codes recommend against the use of gates to developments, and I do not consider that the development would run contrary with the provisions of these design codes. The appearance of the pillars is considered to be acceptable and would be similar to other pillars at the entrance to roads in the district and surrounding area. The proposed materials of construction set out within the submitted materials schedule is considered to hold a suitable visual relationship with the wider development. The design and appearance are therefore acceptable.
- 4.3.5 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.6 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.7 The modest scale of development is considered to mitigate any concerns regarding neighbour amenity. Its siting would not result in a sense of dominance or a material loss of light. The applicant has advised that the piers are required to reduce the number of unauthorised vehicles on this private road, resulting in conflict with road users. I consider that this would provide an improvement in the amenities for these residents.
- 4.3.9 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Environmental Implications:

- 4.3.10 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

4.4 **Conclusion and Planning Balance**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 March 2026	