

Development Management Committee
1 December 2022

WELWYN HATFIELD COUNCIL

Minutes of a meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held on Thursday 1 December 2022 at 7.30 pm in the Council Chamber, Council Offices, The Campus, Welwyn Garden City, Herts, AL8 6AE.

PRESENT: Councillors J. Boulton (Chairman)
R. Trigg (Vice-Chairman)

J. Broach, J. Cragg, N. Pace, D. Panter, J. Ranshaw,
J. Skoczylas, P. Shah, S. Tunstall, J. Weston, S. Thusu
and T. Travell

ALSO Legal Advisor, Trowers (J. Backhaus)
PRESENT:

OFFICIALS Assistant Director – Planning (C. Carter)
PRESENT: Development Management Services Manager (D. Lawrence)
Principal Development Management Officer (M. Peacock)
Senior Development Management Officer (R. Lee)
Career Grade Development Management Officer (E. Mugova)
Senior Democratic Services Officer (C. Francis)

34. SUBSTITUTIONS

The following substitution of Committee Members had been made in accordance with Council Procedure Rules:

Councillor S. Thusu for Councillor D. Richardson.
Councillor T. Travell for Councillor C. Juggins.

35. APOLOGIES

Apologies of absence were received from Councillors D. Richardson and C. Juggins.

36. MINUTES

The minutes of the meeting held on 20 October 2022 were approved as a correct record.

37. DECLARATIONS OF INTEREST BY MEMBERS

Councillor R. Trigg declared an interest in Item 6 of the agenda as he is the applicant. It was noted that he will recuse himself for that item.

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Councillor T. Travell declared an interest in Item 7 of the agenda as she is a member of the Planning Committee at North Mimms Parish Council. It was noted that she will recuse herself for that item.

Councillor S. Thusu declared a non-pecuniary interest in items on the agenda as appropriate by virtue of being a Member of Hertfordshire County Council.

38. 6/2022/1816/FULL - 8 TANGLEWOOD WELWYN AL6 0RU - ERECTION OF PROPOSED NEW DWELLING AND ASSOCIATED INFRASTRUCTURE

Report of the Assistant Director (Planning) on the erection of a proposed new bungalow and associated infrastructure.

This application is presented to Development Management Committee because the applicant is a member of the Borough Council.

The application site comprises part of the rear garden of No. 8 Tanglewood which is a detached bungalow that benefits from a larger than average plot in the area. Tanglewood comprises detached properties that are sited fairly centrally in their plots and feature different architectural styles and materials. The site itself is well screened by trees, vegetation, and fences at boundaries.

The proposal seeks to subdivide the plot and erect a new bungalow with a car port. The development would be accessed by an existing vehicle crossover which will be reinstated.

In this instance there were no representations received from neighbours or the Parish Council. The site is located within the settlement of Oaklands in Welwyn within an established residential area. The site is within reasonable walking distance (around 650 metres) of a small range of local shops, there is also a bus route approximately 800 metres away, so it is therefore considered to be situated in a reasonably sustainable location.

The proposed dwelling would be single storey in height and comprise of a simple hipped roof, with modest front projection, which reflects the character of the area. The dwelling would be sufficiently set back from the parent building and from the road, and therefore it would not appear unduly prominent in the streetscene. Subject to a condition requiring further details of external materials, it is considered that the development would represent an acceptable standard of design.

In terms of layout, although the introduction of another property would reduce the spacing on site to proportion of amenity space, the built form would not result in a cramped form of development. The proposed site area would be smaller than that of the immediately adjoining bungalows, however, it would be larger than that of the terraced properties approved in 2015 along Turpins Chase. The proposal would therefore not be considered out of keeping with other plots in the locality.

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The proposed floor space would exceed the space standards for a 2-bed dwelling, and the proposed garden area would be sufficient in size to meet the needs of the future occupiers. A 1.8-metre-tall, boarded fence will be provided to afford additional privacy between the dwellings, which can be secured by condition.

There will be space within the car port and driveway for the parking of two vehicles, which is sufficient for the size of the development. No concerns were raised by Highways to the proposed access arrangement or visibility splays.

The proposal would result in the loss of two trees and some hedging, however none of them are protected by TPO, and the Tree Officer considers that the loss could be mitigated by replanting which can be secured by condition. Given the site's location within an established residential garden, ecology did not consider there to be any significant ecological issues. However, since trees and hedges would need to be removed to accommodate the new building, a condition is recommended to incorporate bat and bird boxes.

The proposal would have no significant adverse impact upon the character and appearance of the area. It is recommended that this application is approved by members.

Members discussed the application and a summary of the main points raised are shown below:

Members asked if there would be any provision of EV charging points. Officers said they have recommended a condition that full details of EV charging parking facilities be provided.

Following discussion, it was proposed by Councillor Pankit Shah and seconded by Councillor Nick Pace to approve the application.

RESOLVED:

(12 in favour, UNANIMOUS) *R. Trigg recused himself for this item*

That planning permission be approved subject to the conditions set out in the report.

39. 6/2022/1855/FULL - LAND TO THE REAR OF 35 SKIMPANS CLOSE WELHAM GREEN HATFIELD HERTFORDSHIRE AL9 7PA - ERECTION OF NEW DWELLING

Report of the Assistant Director (Planning) seeking full permission for the erection of a detached two storey dwelling including a vehicular cross-over.

Councillor Paul Zukowskyj has called-in the application because it is considered to be in a sensitive location and has generated significant public concerns.

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The application site comprises land that was previously the rear garden of No. 35 Skimpans Close. The site is accessed from Booths Close. The site is bounded to the south by the rear garden of No. 35 Skimpans Close. To the east lies the rear garden of No. 37 Skimpans Close. To the west is No. 20 Booths Close which is a two-storey detached property. There is an electricity substation to the north-east of the site. Opposite the site is a row four of two storey terraced properties.

This application is a resubmission following the refusal of a similar planning application at the 28 July 2022 Development Management Committee. The previous application was refused by DMC for the following reasons:

1. The proposed development would result in overdevelopment
2. The site will be an unduly cramped site contrary to D1 and D2
3. The third bedroom did not meet the nationally described space standards

This application overcomes reason 3 for refusal only. The size of the third bedroom has been increased and now meets the standard bedroom size requirements set out in the NDSS.

The proposed new dwelling was considered to be acceptable in this location under application 6/2022/0685/FULL.

The proposal comprises of a pitched roof dwelling consisting of brickwork and aluminium finishing for the windows and doors. Although the proposed types of external materials would be acceptable, the colours have not been specified.

The surrounding area has a mix of house types and varying plot sizes. The adjoining property at No. 20 Booths Close is a two-storey detached. The row of terraced two storey dwellings directly opposite the site feature pitched roofs and red brickwork.

Overall, the height, scale, layout, design and appearance of the proposed development, would adequately respect and relate to the overall character of the area. The new plot size would be comparable to others nearby.

Overall, the proposal would have an acceptable standard of design, and would comply with local and national policies.

With regards to No 20 Booths Close, there are no first-floor windows on the west elevation, therefore there would be no overlooking or loss of privacy to No. 20 Booths Close. Due to the separation distance between the application site and No. 20 Booths Close and the fact that No. 20's side elevation is east facing and receives daylight most of the day, it is considered that the proposal would not impact this adjoining property in terms of loss of light.

The proposed first floor side (east) elevation window would have an overlooking impact on occupiers of No. 37 Skimpans Close. Given that this a landing

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window, it is considered reasonable and appropriate to require it to be obscure glazed in order to maintain the privacy of this neighbouring property. Whilst there is potential for overlooking to parts of the rear gardens of neighbouring properties at Nos. 33, 35 Skimpans Close and the front of the terraced properties at No. 2, 3 and 4 Booths Close, the degree of overlooking would be consistent with a neighbouring relationship generally expected between residential properties.

Overall, the proposed dwelling has been designed, orientated and positioned in such a way to minimise overlooking, loss of privacy and light to adjoining and future occupiers in accordance with local and national policies.

The proposed dwelling would benefit from external amenity space of approximately 73m². It is considered that the proposal would provide adequate outdoor amenity space for future occupiers. The outdoor amenity space would be comparable to some gardens in the immediate vicinity.

With regards to the electricity substation adjacent to the site, UK Power Networks were consulted on this application, and they have no objection subject to a condition requiring accurate records of the position of the underground cables to be obtained before construction works begins on site.

The Council's Public Health and Protection Team. They have advised that in order to protect the occupants of the new development from likely noise disturbance from the sub-station, a planning condition should be attached requiring noise mitigation measures to be submitted to and approved by the Local Planning Authority.

The floorspace is considered to be generally acceptable (Nationally Described Space Standards) This application overcomes reason 3 for refusal. All the bedroom sizes meet the standard bedroom size requirements set out in the NDSS.

Access to the site will be via a proposed new vehicle crossing from Booths Close. The Highway Authority have been consulted and they have confirmed that their comments on the previous application remain relevant. Previously, they considered the proposal to be acceptable subject to a condition requiring details of vehicular access to be submitted to and approved in writing by the Local Planning Authority.

Given that the site is located within close proximity to public transport as well as facilities and services in Welham Green, it is considered that the proposed parking provision is acceptable in this case.

In terms of car parking, a total of six neighbour objections were raised regarding the lack of parking around the application site. Booths Close has had previous issues with car parking evidenced by the current car parking restrictions in the area. The proposal would provide adequate on-site parking. Although there would loss of street parking due to the proposed dropped kerb, the proposal

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would not result in any significantly adverse impact on the highway to warrant a reason for refusal.

In summary the proposed development would deliver one additional dwelling in a Borough where a shortfall in housing has been identified. Short term economic benefits would also arise from the construction of the development. Social and environmental benefits arising from the development would include the provision of a comfortable new home within walking distance to shops and services.

Subject to the suggested planning conditions, the proposal is considered to be acceptable in accordance with the relevant local and national policies and is recommended for approval.

Tom Penrose, Applicant, stated:

I am the owner of the land to the rear of 35 Skimpans Close. We have had the land in my family for the last for 30 years, so I'm no stranger to the local area. Last time the application was heard a couple of councillors said they can't see how it can be refused the application. It won't win any awards for best looking house, but it is a well needed practical house in the local area. We have had approval from all the local planning officers, waste collection, and road and traffic people. We had to make a couple of amendments to the size of the third bedroom as this was brought up in previous meeting. I personally don't think it is overdeveloping the plot of land. I have tried to keep it in context with the houses in Booths Close and Nash close. The only reason this has been brought to you is that one Councillor has put it forward as local residents in Booths close and a couple from Skimpans Close have objected to this and I knew people would. Most of the objections are not enough parking in the road. They will lose two valuable parking spaces which is a privilege to have a not a right, but approximately 8 metres down the road there is 26 metres of kerb with no line where people can park easily four to five cars that no one uses at the present moment. The main other reason was loss of light, which I don't believe will happen as number 1 to 4 Bruce Close are on the other side of the road, which will make a gap of approximately 20 to 25 metres and to the left of number 20 approximately a gap of 7 to 8 metres. Until we had the trees removed from there, they were taller than the proposed house, so blocking out the same or even more light to Booths Close and number 20. We have had the same issues with number 20, asking them to cut down their 20-30ft conifer trees for lack of light for years and they still remain. I'm building this house for my family, not just to sell it and make a profit. When my grandparents, who had the bungalow before got old and eventually passed, it was a great pressure on my parents to make sure they were OK daily. My wife wants to be close to her Mum and Dad as they are getting older now and to look after them who now own number 35 Skimpans Close. Residents of Booths Close also said about the upheaval to the road while the work is going on. I've been in the building game since I left school 27 years ago, to be fair, it is no more different than someone doing an extension. Lorries coming and going. It's down to the builder, and I pride myself on a well-run, clean and tidy site and working with the local neighbours as we all need to work and live there to get on to make everyone's life easier.

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Sarah Biggs, Objector, stated:

I am speaking on behalf of the residents of Booths Close and Skimpans Close, who have again objected to this planning application. This application was previously discussed here a few months ago in August and was refused. You rejected it on the grounds of overdevelopment of a small garden area and that the site will be unduly cramped. Nothing has changed with this subsequent application, apart from the dimensions of one of the rooms. Our objections remain unchanged. In summary, over development of a small back garden area, the proposed building will dominate the space. Properties at 1-4 Booths Close have been omitted from the plan, the proposed dwelling will only be 13 metres from the front of the house opposite. This new development will affect the daylight and sunlight into all these properties, particularly during the winter months. There will be a loss of privacy. The development will overlook the properties at 1-4 Booths Close. The property at 4 Booths Close is already overlooked at the rear and this development will result in a significant loss of privacy. Number 37 Skimpans Close will be significantly impacted by the proposed development. It is shown in outline on the plan but has not been numbered. There is a bungalow on this land which would be completely dominated by the two-storey development. The side elevation will start 1.3 metres away from their fence and rise to a height of 10 to 12 metres causing a significant loss of light. Booths Close is very narrow with one pavement, on-street parking is already a problem. The plans show parking spaces for 2 cars, although the scale would suggest only space for one car. Cars already park in that area, so there will be no benefit. The photograph was taken at time of day when people were at work and cars were away from the site. The plot is described as vacant, but there is a property on the plot. Therefore, this application is for a property in addition to the existing property, not a replacement property as claimed. The applicant states that he lives in the existing property, but he does not. More trees will have to be removed to build the house, they may not have a TPO, however, the planning request again says that no trees need to be removed and this is again incorrect. We would ask the committee to reject this proposal.

Members discussed the application and a summary of the main points raised are shown below:

Members were advised that limited weight should be given to the construction traffic as this is a temporary measure.

Officers confirmed that access to this dwelling will be separate to the existing house.

Concerns were raised in relation to the lack of on street parking and the loss of parking spaces from the road. It was noted there were no objections from Highways. Parking Services have advised that the loss of on-street parking would be an insufficient impact on the highway to warrant refusal and were advised not to give significant weight to this.

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Members noted that the dwelling is for personal use and asked if a condition could be added so it is not to be sold separately or rented out. Legal advice was that this would be inappropriate in the circumstances, because the planning officer is recommending that it's a policy compliant scheme.

Concerns were raised in relation to plot size. Officers advised that this is comparable to other plot sizes and buildings in the surrounding area.

Concerns were raised about the loss of trees. Officers confirmed that none of the trees are subject to Tree Preservation Orders. Ecology and biodiversity would be improved through a landscaping condition which would result in a modest increase in biodiversity.

Concerns were raised about the proximity to an electricity substation. Officers confirmed that UK Power Networks have advised that for a two-storey dwelling, a substation which is enclosed by brick, has to be at least 1 metre away. In this case it is about approximately 6 metres.

Concerns were raised about the loss of light to numbers 2 and 3 Booths Close. Officers said there is an acceptable separation distance between the application site and those properties.

Concerns were raised about the height of the proposed dwelling being higher than 20 Booths Close. Officers said that according to the proposed street view it is marginally higher so in their opinion negligible.

Members noted the requirement of electric vehicle charging for all new developments and requested that a condition for this be added.

Following discussion, it was proposed by Councillor S. Tunstall and seconded by Councillor J. Cragg to approve the application.

RESOLVED:

(10 in favour, and 2 against) *T. Travell recused herself for this item*

That planning permission be approved subject to the conditions set out in the report. With the additional condition added for the provision of an Electric Vehicle Charging point.

40. 6/2022/2232/HOUSE - 57 ATTIMORE ROAD, WELWYN GARDEN CITY AL8 6LG - ERECTION OF A SINGLE STOREY REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION TO REPLACE EXISTING PORCH, ALTERATIONS TO THE EXISTING FRONT EXTENSION, REMOVAL OF SECONDARY REAR CHIMNEY AND RE-ROOFING OF ENTIRE PITCHED ROOF

Report of the Assistant Director (Planning) on the erection of a single storey rear extension and single storey front extension to replace existing porch with

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alterations to the existing front extension, removal of the secondary rear chimney and re-roofing of the entire pitched roof.

This application is presented to the Development Management Committee because the applicant is a Member of the Borough Council. No objections or call ins have been received, therefore this is the only reason the application is being presented to the committee for a decision.

No objections have been received from any neighbouring property. The application was advertised by press advert and by site notice due to being in a Conservation Area.

The proposed rear extension would measure approximately 3m in height and 1.5m in depth and consist of aluminium framed sliding doors, two skylights and a window within the side elevation. The proposed rear extension would not be visible within Attimore Road. It is not considered that the extension and associated development would be overly prominent being a single storey extension and as such would not be a detrimental feature.

The front extension would infill the section between the existing front extension and porch, which will be replaced.

Giving consideration to the separation distances between the proposed extensions and the neighbouring properties and the limited depth of the extensions, it is considered that the development would not have an unreasonable impact on neighbouring amenity. The proposal would also complement the style of the existing property.

In summary the proposal complies with local and national policies. It is therefore recommended the application is approved by the committee subject to a condition to ensure the materials match the existing dwelling in colour and texture.

Fiona Thomson, Applicant, submitted the following statement (not present at meeting so statement read by officer):

Thank you for considering our application which has been recommended for approval by officers and has received no objections.

We are proposing two modest single storey extensions - one to the rear (approx 1.3m in depth by 7m in width), and one infill extension to the front to replace the existing draughty porch, with alterations to the existing front extension. Neither would be overly prominent.

The existing roof requires work to address water damage issues. Re -tiling of the roof and removal of the secondary chimney would improve insulation and energy efficiency in our home. We would look to use materials which respect and preserve the character of the WGC Conservation Area.

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Members discussed the application and a summary of the main points raised are shown below:

There will be a loss of a chimney, but this is the middle chimney. This does not impact on the character and appearance of the property.

There is a flat roof to the front, but there's no objections from the conservation officer and it's considered acceptable in the context of the area.

Following discussion, it was proposed by Councillor P. Shah and seconded by Councillor J. Broach to approve the application.

RESOLVED:
(13 in favour, UNANIMOUS)

That planning permission be approved subject to the conditions set out in the report.

41. 6/2021/3422/MAJ - SALISBURY SQUARE HATFIELD AL9 5AD - ERECTION OF 1 X BUILDING CONTAINING 3 X FLATS, 11 X OFFICES AND 1 X RETAIL UNIT (USE CLASS E), ERECTION OF 5 X TERRACE HOUSES WITH PARKING AND ASSOCIATED WORKS, INVOLVING DEMOLITION OF EXISTING SHOPPING PARADE WITH 7 X MAISONNETTES ABOVE, ALTERATIONS TO EXISTING PARKING AREA AND ERECTION OF A PARKING AREA

Report of the Assistant Director (Planning) on the redevelopment of Salisbury Square.

This application is presented to the Development Management Committee because the Council has a land ownership interest in the application site. The proposal is for the partial redevelopment of Salisbury Square in Old Hatfield, following the demolition of the existing 1970s shopping parade and maisonettes above.

It is notable that the site lies entirely within the Old Hatfield conservation area and many surrounding buildings of historical interest, including several listed buildings.

The proposed scheme would include the erection of a terrace of 5 dwellings and a central building which comprises a retail unit and 11 commercial units and 3 flats. The scheme would reconfigure the existing parking arrangement to include a shared surface area, alongside the retained, existing open space and soft landscaping which lies outside of the application site.

It's notable that planning permission was granted in 2013 for a similar scheme, albeit a larger scale of development, however, this scheme has not progressed on grounds of economic viability. Nevertheless, the principle of demolishing the

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existing buildings and redeveloping the site has previously been accepted with the loss of the existing buildings not considered to be harmful to the significance of the conservation area. The proposed new building would be three storeys in height and comparable to existing buildings which front on Salisbury Square.

On the ground floor, the proposed building would be characterised by traditional timber shop frontages and would be used as retail and commercial units. Traditional materials are offset against high quality contemporary cladding in the link element which provides a sense of architectural evolution within the historic environment. The proposed terrace houses would face the existing terrace of similar design on the opposite side of Arm and Sword Lane.

Overall, the proposals would not harm the significance of any nearby listed buildings. The long views from Hatfield House will be preserved. Subject to the recommended conditions, the proposals are considered to enhance the character and appearance of the conservation area and preserve the special interest of listed buildings, in line with Sections 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Chapter 16 the NPPF..

Late representations have been circulated, and section 8 of the report summarises the representations received prior to publication. In total 12 representations have been received comprising four objections, together with six comments and two responses in support of the proposal. No objections remain outstanding from consultees and Hatfield Town Council strongly support the application.

Officers drew Members' attention to an error in the report at paragraph 11.42 and 11.43 regarding access to Hatfield Park. It was clarified that since publication, the applicant has noted that tenants of Gascoigne Estates are entitled to access are park free of charge, but residents of the parish of Bishop's Hatfield can apply to become a member, however there is a charge for this. Nevertheless, officers are satisfied that the proposal provides suitable access to either private or public outdoor amenity space for future residents.

It is notable that the balance in favour of sustainable development would apply, and the proposal would deliver a net increase of one residential unit where a shortfall of housing has been identified. Short term economic benefits would arise from the construction and development, and further economic benefit would arise from the new commercial floorspace, as well as the enhanced vitality and viability of the area. Social and environmental benefits arising from the development would include the provision of comfortable and energy efficient, new homes within walking, distance of facilities and services.

The report demonstrates that the development has been assessed against local and national policy and no significant harm or policy conflict has been identified. As such, the proposed development is considered to accord with the development plan, having regard to all factors described in detail within the report. Officers recommend that the Committee resolves to grant planning permission subject to the suggested conditions.

Mr Anthony Downs, Applicant, stated:

Gascogne Estates support your officer's recommendation of approval. The proposed redevelopment of Salisbury Square is one of several local initiatives promoted by Hatfield Park Estate and other local stakeholders to regenerate Old Hatfield. As you'll see from our submitted Heritage Statement, improvements have taken place in Old Hatfield over the last 10 years since the 2008 Old Hatfield Charrette. Examples include the redevelopment of Hatfield railway station, new traditionally designed homes at Church Lane, Arm and Sword Lane, and Dunham Mews. Bringing new enterprise and business is at the heart of the proposals and aim to ensure that Old Hatfield remains a vibrant mixed-use community. We first discussed the regeneration of Salisbury Square with the local community some time ago at the Old Hatfield Charrette and some of you may recall the previous application in 2013. Following the positive outcome from committee, the proposal proved too costly to construct and unfortunately could not be constructed. The current proposals seek to overcome those difficulties simplifying the scheme whilst retaining the objective to bring about wider regeneration benefits. The scheme still takes design cues from the traditional vernacular of Old Hatfield and takes reference from the published design guidance within the building code for Hatfield. Reversing the damage caused by the pedestrianised version of the Square in the 1960s and 70s requires encouraging more active uses and opportunities for sustainable travel. We believe this is to be achieved by introducing new multipurpose paved space at the centre of the square, and in doing so this increased activity will assist existing businesses as well as creating new jobs and homes. The scheme proposes parking spaces which are equal to current provision and subject to the proposals gaining consent this evening, a parking strategy will be developed to ensure the vitality of the Square. We've spent some time working with your officers and other statutory consultees to fine tune the scheme, this has influenced features such as cycle and bin stores, positioning and the quantum of electric vehicle charging points. Regeneration of a brownfield site is never without its challenges; balance must be sought between creating places for the future whilst ensuring they remain at the heart of an existing local community. We're very keen to press on and complete the Salisbury Square redevelopment, which we believe is also eagerly awaited by the local community.

Councillor Jackie Brennan, Town Council, stated:

As Members will have seen in the Officer's report the Town Council strongly supported this planning application. This site is in need of rejuvenation, and we are confident that the proposed development provides a much-needed boost for this currently neglected part of Old Hatfield. Part of the reason we supported the development is because we saw that the developers were sensitive to the style and traditions of this part of Hatfield and have incorporated those themes into their design. In fact, we would hope all developers were as sympathetic to Hatfield's architectural heritage when they propose their ideas for the town and surrounding areas. However, any change brings with it a certain level of disruption and anxiety. And it is our belief that successful and sustainable developments are those that work with the community they reside in. On that

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note, we recognise there are genuine concerns of the local residents with regards to parking provisions and parking management. Some of the new dwellings in the immediate area have no access to parking permits or allocated spaces for parking. It is clear that they will be impacted by the increased need for parking for this development. Whilst we support the aspirations of planning policies in place for more sustainable and car free living, the lack of adequate public and sustainable transport options (especially East/West and at evening and weekends) will result in continued car ownership by residents, which is not accommodated in the current proposal. We do not believe this should be a barrier to the development going ahead and believe suitable arrangements could and should be agreed with all relevant parties. We would therefore like to see some assurance that going forward that there is a commitment from the developers to consult and engage constructively with the local residents who will be affected. This development has been 14 years in the planning and residents of Old Hatfield hope that the construction of the new homes and businesses will be swift and trouble free.

Dr Jonathan Fisher, Supporter, stated:

I am speaking in the light of the comments that I made to the application and also those of colleagues Mary Lowe and John Penny. I'm pleased to report that we and the Old Hatfield Residents Association and virtually all residents of Old Hatfield want the development of Salisbury Square to go ahead as soon as possible. We've waited a long time for this and we're desperate for it to go ahead. We strongly support and agree with the officer's recommendation to approve the application subject to conditions. On behalf of the Old Residents' Association, we have had good, constructive, and positive discussions with Gascoigne Cecil Estates regarding the development to clarify and sought specific points regarding the development, including some that Councillor Brennan has just raised. They have agreed with us to have ongoing discussions so that this beneficial development can go ahead smoothly in the interests and the best way possible of all.

Members discussed the application and a summary of the main points raised are shown below:

The existing car park provides 65 parking spaces and is proposed to re-provide the same number of spaces plus an additional 36 cycle parking spaces. The existing car park operates on a permit scheme and the permits are free of charge. 58 permits have been issued to local businesses at present and only two to residents. Any person's displaced could apply for parking permits in the local area, and officers have discussed with the Parking Services team, and they have advised there is capacity and that they would monitor the number of parking permits allocated to businesses to ensure that residents are not adversely impacted.

The scheme is policy compliant, and officers feel it is a very well-designed scheme and would bring a lot of benefits in terms of the economic viability and vitality of the Square, bringing more footfall into the area.

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Members noted how good it was to see so many people supportive of the application and thought it was a well-designed sympathetic proposal.

Officers said there is one retail unit proposed and 11 business commercial units within class E. The one large retail unit may lend itself to a more traditional retailer, the other units are designed for more office-based businesses such as an architect's practice or accountants for example.

Members requested some reassurance about the cladding mentioned in the report. Officers confirmed that the cladding is the link section between the two main parts of the building so only makes up a small area of the building. In terms of planning considerations, it doesn't fall within the scope of where additional information is needed in terms of fire safety but given the scale of development this would be covered under Building Regulations.

Following discussion, it was proposed by Councillor J. Broach and seconded by Councillor S. Thusu to approve the application.

RESOLVED:
(13 in favour, UNANIMOUS)

That planning permission be approved subject to the conditions set out in the report.

42. APPEAL DECISIONS

Report of the Assistant Director (Planning) detailing recent appeal decisions for the period 7 October to 18 November 2022.

Officers commented on the three appeal decisions below:

Two of the decisions are where the Planning Inspectorate have supported the design policies, the other one was for the dismissal of an appeal against an application for a house in multiple occupation. This was a case where it exceeded the 20% under the Council's Houses in multiple occupation Supplementary Planning document for Hatfield where there is an article 4 direction in force. He felt that it would also lead to what he called a 'degradation in the area'. There were also issues of parking which he found that it had inadequate parking, so again, this was one that supported the Council's policies and its supplementary planning document.

43. PLANNING UPDATE - FUTURE APPLICATIONS

Report of the Assistant Director (Planning) providing the Committee with a summary of planning applications that may be presented to DMC in future.

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That future planning applications which might be considered by the Committee be noted.

44. SUCH OTHER BUSINESS AS, IN THE OPINION OF THE CHAIRMAN, IS OF SUFFICIENT URGENCY TO WARRANT IMMEDIATE CONSIDERATION

The chair noted that this is D. Lawrence's last DMC meeting. The chair said thank you for the support he has provided. D. Lawrence thanked the chair and members of the panel. He noted that his time at Welwyn Hatfield has been extremely enjoyable, and that he will be moving on to Maldon District Council in a similar role.

Meeting ended at 20.58pm
CF