

Development Management Committee  
31 March 2016

WELWYN HATFIELD COUNCIL

Minutes of a meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held on Thursday, 31st March, 2016 at 7.30 pm in the Cypress Room, Salvation House, 2 Sterling Court, Mundells, Welwyn Garden City, Herts, AL7 1FT

PRESENT: Councillors S Boulton (Chairman)  
  
J Beckerman, D Bennett, A Chesterman, T Crump,  
I Dean, S Kyriakides, M Larkins, N Pace, M Siewniak,  
C Watson, L Page and C Storer (one vacancy).

ALSO PRESENT: Councillors J Dean (Leader of the Council)  
M Perkins (Executive Member, Housing, Planning and  
Community)  
J Broach

OFFICIALS PRESENT: Head of Planning (C Haigh)  
Development Management Service Manager (L Hughes)  
Principal Development Management Officer (A  
Mangham)  
Senior Planning Officer (M Heron)  
Committee Services Manager (R. Burbidge)

129. SUBSTITUTIONS

The following substitutions of Committee Members had been made in accordance with Council Procedure Rules 19-22:

Councillor L Page for Councillor J Nicholls  
Councillor C Storer for Councillor F Thomson

130. APOLOGIES

Apologies for absence were received from Councillors S Markiewicz, J Nicholls and F Thomson.

131. MINUTES

The minutes of the meeting held on 3 March 2016 were approved as a correct record and signed by the Chairman.

132. GARAGES TO THE REAR OF 2 HILLCREST, HATFIELD, AL10 8HW - S6/2015/1035/FP - ERECTION OF 8 NO. 2 BEDROOM DWELLINGS AND THE CREATION OF 19 NO. ASSOCIATED OFF-STREET PARKING SPACES FOLLOWING THE DEMOLITION OF 78 NO. GARAGES

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Report of the Director (Governance) set out an application seeking full planning permission for the construction of eight two bedroom dwellings and the creation of 19 no. associated off-street parking spaces following the demolition of 78 no. garages.

The Committee noted that the units would be organised as four pairs of two storey semi detached dwellings and that each dwelling would have a maximum height of approximately 7.8 metres, an eaves height of 5 metres and a depth of approximately 5 metres. The Committee also noted that the dwellings would be constructed of facing buff brickwork under grey tiled roofs.

A late representation from Hatfield Town Council had been circulated.

Steve Stokes (Agent) spoke in support of the application

Councillor James Broach (Hatfield Town Council) spoke against the application.

It was proposed by Councillor N Pace seconded by Councillor D Bennett and

RESOLVED:  
(unanimously)

That planning permission be approved for application S6/2015/1035/FP subject to the conditions set out in the report of the Director (Governance).

133. 8 WENDOVER LODGE, CHURCH STREET, WELWYN, AL6 9HR -  
6/2015/1843/FULL - ERECTION OF RETAINING WALL TO REPLACE FAILED  
TIMBER POST RETAINING STRUCTURE AND REDUCTION IN LAND  
LEVELS TO EMBANKMENT FOLLOWING REMOVAL OF 4 NO. TREES

Report of the Director (Governance) set out an application seeking planning permission to replace the existing timber log retaining structures along the embankments seen to the front of the site with a more permanent solution.

The Committee noted that the new solution would introduce Pre-cast L Shaped Concrete Units measuring 1.2 metres – 1.8 metres to both the northern and southern embankments. The Committee also noted that four trees were to be removed and a reduction in land levels by approximately 300 millimetres to the embankment.

A late representation by the applicants had been circulated.

Ian Hunt (Applicant) spoke in support of the application.

It was proposed by Councillor S Kyriakides seconded by Councillor J Beckerman and

RESOLVED:

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(unanimously)

That planning permission be approved for application 6/2015/1843/FULL subject to the conditions set out in the report of the Director (Governance).

134. 21 HIGH DELLS, HATFIELD, AL10 9JD - 6/2015/1629/HOUSE - ERECTION OF TWO STOREY REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION AND INTERNAL ALTERATIONS

Report of the Director (Governance) set out an application seeking planning permission for the erection of a full width two storey rear extension.

The Committee noted that the ground floor element would have a depth of 4 metres from the rear wall of the host dwelling and host a lean-to roof while the first floor element would have a reduced depth of 1.7 metres at the request of the case officer and host two, rear facing, symmetrical hipped pitched roofs. The first floor walls would show an off-white render, and the ground floor enlargement would host brickwork to match the existing brickwork. The tiles within the new roofs would match those used in the construction of the existing roof.

The Committee also noted that the proposal included the erection of a new front porch hosting a pitched roof with a front facing gable end, as well as the bricking up of an existing, inset doorway access to a small store room. The porch would be constructed of materials to show off-white render walls and a tiled roof to match those present in the existing main roof. The bricking up of the store room access incorporated brickwork to match the existing dwelling.

Members were advised of a description change to the application relating to the front extension not including any single storey extension, but comprising a pitched roof over the existing flat roofed porch and 'blocking up' of an integral store only.

Councillor James Broach (Hatfield Town Council) spoke against the application.

It was proposed by Councillor M Siewniek seconded by Councillor L Page and

RESOLVED:  
(13 for and 1 against)

That planning permission be approved for application 6/2015/1629/HOUSE subject to the conditions set out in the report of the Director (Governance).

135. MARAN HOUSE, 56 HERTFORD ROAD, DIGSWELL, WELWYN, AL6 0BX - 6/2015/2398/FULL - CONVERSION OF GARAGE TO AN INDEPENDENT RESIDENTIAL DWELLING UNIT INCLUDING THE INSERTION OF 3 NO. REAR DORMER WINDOWS AND REPLACEMENT OF NEW WINDOWS AND DOORS

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Report of the Director (Governance) set out an application seeking full planning permission for the use of the existing garage as a separate dwelling house.

The Committee noted that the external alterations would include removal of part of a covered walkway to detach the garage from Maran House and demolition of the existing rear log-store.

The Committee also noted that proposed dwelling would comprise of a kitchen/ diner, WC lounge, study and utility room at ground floor and two bedrooms and one en-suite at first floor, which would be accommodated within the existing roof structure and which would be complemented with three dormer windows to the rear elevation. At ground floor, windows and doors would be added to the rear elevation and the existing garage doors to the front elevation would be filled in with matching brick and windows and a main entrance door.

Dean Goodman (Agent) spoke in support of the application.

It was proposed by Councillor M Siewniek seconded by Councillor S Kyriakides and

RESOLVED:  
(unanimously)

That planning permission be approved for application 6/2015/2398/FULL subject to the conditions set out in the report of the Director (Governance).

136. APPEAL DECISIONS

The report of the Director (Governance) detailed recent appeal decisions.

RESOLVED

That the report be noted.

137. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS

The report of the Director (Governance) provided Members with a summary of applications that might be presented to Committee over the next one or two months. If the call-in or application was withdrawn, the item would not be presented.

RESOLVED

That the report be noted.

138. RESPONSE TO TECHNICAL CONSULTATION ON IMPLEMENTATION OF PLANNING CHANGES

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The report of the Director (Governance) informed the Committee that the Government's technical consultation on the implementation of planning of planning changes had been published on 18 February closing on 15 April 2016 and followed on from the consultation on changes to the National Planning Policy Framework (NPPF) which had closed on 22 February.

It provided more detail than the previous consultation on the proposed approach to implementing the planning measures in the Housing and Planning Bill. The responses to this consultation would inform the detail in secondary legislation.

The Head of Planning informed the Committee that the Cabinet Housing and Planning Panel had commented as follows on the proposed responses to the consultation.

- There was some concern regarding the loss of democratic control.
- Permission in Principle was a foolish concept and could result in development being held up.
- Allowing competition for planning applications could result in decisions being taken by outsiders who did not know the area.
- Removing validations from the power of Planning Authorities could eventually result in fewer Planning Officers because as Junior Planners they would not gain the experience they needed to progress in their careers, thus resulting in too few Planning Officers being able to deal with larger applications.
- Fees did not cover the cost of providing the service and the Council should be looking at ways to gain the power to set fees at a level to cover costs.
- Introduction of registers could result in problems should anything not be registered correctly.
- The Small Sites Register sounds like "garden grabbing" which was something that the Government had previously said they wanted to avoid.

The Panel had also asked officers to look into whether announcements in the recent Budget had negated some of the proposals and had requested Officers to strengthen the responses to the consultation to reflect the viewpoint that the proposals were not sound.

#### RESOLVED

That the comments made by the Cabinet Housing and Planning Panel on the technical consultation on the implementation of planning changes be noted and that the Head of Planning had been authorised to agree the

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final response in consultation with the Executive Member for Planning,  
Housing and Community.

Meeting ended at 8.45 pm  
RB