

Development Management Committee
15 September 2016

WELWYN HATFIELD COUNCIL

Minutes of a meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held on Thursday 15 September 2016 at 7.30 pm in the Council Offices, The Campus, Welwyn Garden City, Herts, AL8 6AE.

PRESENT: Councillors S.Boulton (Chairman)
N.Pace (Vice-Chairman)

D.Bennett, M.Birleson, A.Chesterman, I.Dean,
B.Fitzsimon (substituting for H.Morgan), S.Johnson
(substituting for C.Gillett), M.Larkins, S.Markiewwicz,
P.Shah, F.Thomson and P.Zukowskyj

ALSO PRESENT: Councillor M.Perkins (Deputy Leader and
Executive Member, Planning, Housing and
Community)

OFFICIALS PRESENT: Head of Planning (C.Haigh)
Development Management Service Manager (L.Hughes)
Principal Development Management Officer (C.Carter)
Governance Services Manager (G.Seal)
Governance Services Officer (S.Hulks)

57. SUBSTITUTIONS

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

Councillor B.Fitzsimon for H.Morgan
Councillor S.Johnston for C.Gillett

58. APOLOGIES

Apologies for absence were received from Councillors R.Basch, C.Gillett, H.Morgan and J.Weston.

59. MINUTES

The Minutes of the meeting held on 18 August 2016 were approved as a correct record and signed by the Chairman.

60. DECLARATIONS OF INTEREST BY MEMBERS

Councillors S Johnston and P.Zukowskyj declared non-pecuniary interests in items on the Agenda as appropriate by virtue of being Members of Hertfordshire

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County Council. Councillor S.Markiewicz declared a non-pecuniary interest in Agenda item.

61. LAND TO THE WEST OF TEWIN ROAD, WELWYN GARDEN CITY, AL7 1HH
HAZARDOUS SUBSTANCES CONSENT REVOCATION ORDER

By virtue of Section 1 of the Planning (Hazardous Substances) Act 1990 the Council was the Hazardous Substances authority for its own administrative area

This matter was presented to the Committee in the report of the Director (Governance) for notification of the making of an order under Section 14 (1) of the Planning (Hazardous Substances) Act 1990 to revoke the Hazardous Substances Consent at the site of two gasholders on land to the west of Tewin Road, Welwyn Garden City. Revocation would be subject to confirmation by the Secretary of State

It was moved by Councillor N.Pace, seconded by Councillor D.Bennett and

RESOLVED:
(unanimous)

- (1) That the existing Hazardous Substances Consent be revoked.
- (2) That the Committee notes the Head of Law and Administration will prepare a Revocation Order under Section 14 of the Planning (Hazardous Substances) Act 1990 for the Secretary of State to confirm.

62. LAND EAST OF BESSEMER ROAD, WELWYN GARDEN CITY, AL7 1HH
6/2016/1058/FULL PROPOSED ALDI FOODSTORE (A1) WITH ASSOCIATED
PARKING, SERVICING AND LANDSCAPING

Report of the Director (Governance) setting out an application for full planning permission for the erection of an A1 foodstore with associated parking, servicing and landscaping. The proposed foodstore building would be located in the eastern half of the site, with the site access road and car parking areas located in the western portion of the site. A total of 106 customer car parking spaces were proposed including spaces for disabled persons as well as family parking spaces. An additional 7 spaces were allocated for staff vehicle parking.

R.Scadding (Agent) spoke in support of the application.

A.Dockree (Objector) spoke against the application.

It was moved by Councillor S.Markiewicz, seconded by Councillor D.Bennett and

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RESOLVED:
(10 voting for, 2 against and 1 abstention)

That planning permission for application 6/2016/1058/FULL be approved, subject to the conditions set out in the report.

63. UNIT 2, 184 ST ALBANS ROAD WEST, HATFIELD, AL10 0TF
6/2016/0737/FULL CHANGE OF USE FROM B1/B8
(INDUSTRIAL/WAREHOUSE) TO D1 (NON RESIDENTIAL INSTITUTION) FOR
USE AS A CHURCH

Report of the Director (Governance) explaining this application seeking full planning permission for change of use from B1/B8 (industrial/warehouse) to D1 (non residential institution) for use as a church. In land use planning terms, the principal use proposed by Kingdom of Light Centre was as a place of worship, with associated ancillary offices for its work in the community, some of which was office based and at the church, but much of which was within the community.

The only change proposed to the building to accompany the new use would be some minor internal changes, but the large double height open area proving ideal access for services would remain. A new internal wall and doors was proposed to be erected inside the roller shutter.

F.Oludara (Applicant) spoke in support of the application.

A late representation from Borough Councillor G.Hayes in support of the application was tabled. Borough Councillor G.Hayes spoke in support of the application.

It was moved by Councillor P.Shah, seconded by Councillor P.Zukowskyj and

RESOLVED:
(10 voting for, 3 against)

That planning permission for application 6/2016/0737 be approved, subject to the conditions set out in the report and an amendment to condition 6 by the addition of the following, without the requirement for the S106 planning obligation requiring monies to be paid for parking surveys to be undertaken:-

(e) Parking management plan for services on Wednesday and Sunday.

64. 50 REYNARDS ROAD, WELWYN, AL6 9TP 6/2016/1250/FULL FORMATION
OF NEW PERMEABLE HARDSTANDING SURFACE TO EXISTING OPEN
STORAGE AREA

Report of the Director (Governance) on this application seeking retrospective planning permission for the laying of hardstanding over the front portion (south-

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eastern end) of the application site which was previously grassed. The new hardstanding which was already in place measured approximately 24 metres wide by a depth of approximately 17m, had a total area of approximately 410m² and had been added to the original area of hardstanding which surrounded the buildings at the rear, north-western end of the site. The hardstanding was of a permeable 'Road Planings' material and was required in line with the use of the land so as to make the land more 'usable' for open storage, particularly during winter months when the grass could become water-logged.

Borough Councillor T Kingsbury spoke against the application.

Welwyn Parish Councillor M Benson spoke against the application.

J.Naylor (Objector) spoke against the application.

A late representation from the Hertfordshire Fire and Rescue Service about the provision of hydrants was tabled.

It was moved by Councillor S Markiewicz, seconded by Councillor S Johnson and

RESOLVED:
(8 voting for 5 against)

That notwithstanding the Officer recommendation that planning permission be approved subject to conditions, the application be refused for the following reason:-

The development, in light of previous developments that have taken place on the site results in a cumulative impact that is significantly detrimental to the openness, visual amenity and purposes of including land within the Green Belt by failing to safeguard the countryside from encroachment. There are no very special circumstances known to exist to allow the development and as such it fails to comply with paragraph 90 of the National Planning Policy Framework.

Positive and Proactive Statement

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 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 the Council Offices).

Refused Drawing Nos: 11006-06 Rev.A received and dated 28 June 2016 & 1106-LP Rev.A received and dated 22 August 2016.

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65. 69 BRAMBLE ROAD, HATFIELD, AL10 9RZ 6/2016/0093/FULL CHANGE OF USE FROM RESIDENTIAL DWELLINGHOUSE (CLASS C3) TO RESIDENTIAL CARE HOME

Report of the Director (Governance) explaining this application which sought full planning permission for change of use to supported residential accommodation (Use Class C2- Residential Institution) with 9 bedrooms. The house would not be extended.

The proposed accommodation would provide supported housing for people with mental health issues who were not able to live independently. Support would be given in accessing medical services, independent living skills and taking up training and employment opportunities. The applicant intended to provide a stable environment and to help prevent homelessness.

The accommodation was intended for young people to assist them in moving on to independent living. There would be two wardens on the site 24 hours a day. The applicant had indicated that the residents would be carefully selected and only those in full time education or on apprenticeship schemes would be considered.

A late representation from Hatfield Town Council against the application was tabled.

It was moved by Councillor D.Bennett, seconded by Councillor S.Johnston and

RESOLVED:
(11 voting for, 2 against)

That planning permission be approved for application 6/2016/0093/FULL, subject to the conditions set out in the report.

66. LAND ADJACENT TO 26 STARLING LANE, CUFFLEY, POTTERS BAR, EN6 4JX 6/2016/0669/FULL ERECTION OF 1 DWELLINGHOUSE

Report of the Director (Governance) setting out details of this application for full planning permission for the construction of a two-bedroom chalet with one bedroom in the roof. The proposal had been amended from a three bedroom chalet. The chalet would be rectangular in shape and measure 12m wide (north/south) by 7.3m deep.

Northaw and Cuffley Parish Councillor A.Allgood spoke against the application.

C.Sales (Objector) spoke against the application.

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RESOLVED:
(9 votes for)

That consideration of the application be deferred for Members to undertake independent site visits.

67. 17 DAYS CLOSE, HATFIELD, AL10 0SD 6/2016/1104/HOUSE ERECTION OF PART SINGLE, PART TWO STOREY REAR EXTENSION

Report of the Director (Governance) on this proposal seeking householder permission for the erection of a part single and part two storey rear extension. The extension(s) would project approximately 3m out into the rear garden. The overall height of the dwelling would not alter, with the extension set down from the ridge. A hip style roof configuration was proposed.

It was moved by Councillor S.Markiewicz, seconded by Councillor N.Pace and

RESOLVED:

That planning permission be approved, subject to the conditions set out in the report and to the following informative:-

Approved – as recommendation with informative:

Please note that should the number of occupiers within the dwellinghouse exceed 6 and they are unrelated, planning permission may be required for a large House in Multiple Occupation.

68. BARHAM COURT, 80 STATION ROAD, CUFFLEY, POTTERS BAR, EN6 4HY 6/2016/1068/FULL ADDITION OF A3 (RESTAURANT AND CAFE) USE ALONGSIDE PREVIOUSLY GRANTED USES A1 (RETAIL), A2 (FINANCIAL AND PROFESSIONAL SERVICES) AND B1 (BUSINESS) TO THE COMMERCIAL UNIT TO GROUND FLOOR

This item was withdrawn from the Agenda by Officers.

69. APPEAL DECISIONS

Appeal decisions during this period set out in the report of the Director (Governance) were noted.

70. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS

Future applications to be considered by the Committee summarised in the report of the Director (Governance) were noted.

Meeting ended at 10.05 pm
GS