



WELWYN HATFIELD

Please note that by law this meeting can be filmed, audio-recorded, photographed or reported electronically by the use of social media by anyone attending. This does not apply to any part of the meeting that is held in private session.

Please ask for:
Marie Lowe

4 October 2016

Dear Councillor

You are requested to attend a meeting of the WELWYN HATFIELD BOROUGH COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE to be held on Thursday 13 October 2016 at 7.30pm in the Council Chamber, Council Offices, The Campus, Welwyn Garden City, Herts, AL8 6AE.

Yours faithfully

Director (Governance)

AGENDA PART 1

1. SUBSTITUTIONS

To note any substitution of Members made in accordance with Council Procedure Rules 19-22.

2. APOLOGIES

To note apologies.

3. MINUTES

To confirm as a correct record the Minutes of the meeting held on 15 September 2016 (previously circulated).

4. NOTIFICATION OF URGENT BUSINESS TO BE CONSIDERED UNDER ITEM 20 AND ANY ITEMS WITHDRAWN FROM THE AGENDA

5. DECLARATIONS OF INTEREST BY MEMBERS

To note declarations of Members' disclosable pecuniary interests, non-disclosable pecuniary interests and non-pecuniary interests in respect of items on the Agenda.

6. LAND ADJACENT TO 26 STARLING LANE, CUFFLEY, POTTERS BAR, EN6 4JX - 6/2016/0669/FULL - ERECTION OF 1 DWELLINGHOUSE (Pages 5 - 20)
Report of the Executive Director.
7. COMET HATFIELD, ST ALBANS ROAD WEST, HATFIELD, AL10 9RH - 6/2016/1740/LB - EXTENSION AND REFURBISHMENT OF THE GRADE II LISTED BUILDING (USE CLASS C1) FOLLOWING DEMOLITION OF EXISTING REAR AND SIDE EXTENSIONS (Pages 21 - 34)
Report of the Executive Director.
8. COMET HATFIELD, ST ALBANS ROAD WEST, HATFIELD, AL10 9RH - 6/2016/1739/MAJ - EXTENSION AND REFURBISHMENT OF THE GRADE II LISTED BUILDING (USE CLASS C1) FOLLOWING DEMOLITION OF EXISTING REAR AND SIDE EXTENSIONS. ERECTION OF 7,253.7SQM STUDENT ACCOMMODATION (SUI GENERIS), LANDSCAPING AND ASSOCIATED WORKS (Pages 35 - 72)
Report of the Executive Director.
9. NORTHDOWN ROAD, HATFIELD, AL10 9QX - 6/2016/1091/DC3 - ERECTION OF 4 BLOCKS OF 4 BEDSITS RAISED ON STILTS (AS EXISTING) FOLLOWING DEMOLITION OF THE EXISTING 16 BEDSITS (Pages 73 - 86)
Report of the Executive Director.
10. 19 WOODLAND WAY, WELWYN, AL6 0RX - 6/2016/1178/FULL - ERECTION OF ONE 4 BEDROOM DWELLINGHOUSE AND DEMOLITION OF OUTBUILDINGS (Pages 87 - 100)
Report of the Executive Director.
11. 19 WOODLAND WAY, WELWYN, AL6 0RX - 6/2016/1179/HOUSE - REMODELLING OF DWELLINGHOUSE TO ACCOMMODATE A NEW DRIVEWAY ACCESS TO DEVELOPMENT SITE TO THE REAR (Pages 101 - 108)
Report of the Executive Director.
12. THE SPINNEY, HIGH ROAD, ESSENDON, HATFIELD, AL9 6HT - 6/2016/1118/FULL - ERECTION OF 2 DWELLINGHOUSES FOLLOWING DEMOLITION OF EXISTING BUILDINGS (Pages 109 - 128)
Report of the Executive Director.
13. 206 BISHOPS RISE, HATFIELD, AL10 9QU - 6/2016/1328/HOUSE - ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION (Pages 129 - 136)
Report of the Executive Director.

14. 14 GREAT NORTH ROAD, WELWYN, AL6 0PL - N6/2015/1072/FP - RETENTION OF EXISTING GARAGE, FRONT BOUNDARY WALL AND ENTRANCE GATES (Pages 137 - 146)

Report of the Executive Director.

15. 32 DE HAVILLAND CLOSE, HATFIELD, AL10 0DR - 6/2016/1595/HOUSE - ERECTION OF SINGLE STOREY REAR EXTENSION AND CONVERSION OF GARAGE TO HABITABLE SPACE (Pages 147 - 154)

Report of the Executive Director.

16. APPEAL DECISIONS 24/08/2016 TO 27/09/2016 (Pages 155 - 156)

Report of the Executive Director.

17. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS (Pages 157 - 164)

Report of the Executive Director.

18. LAND FORMELY KNOWN AS 67 LEMSFORD LANE, WELWYN GARDEN CITY, HERTFORDSHIRE, AL8 6YN - WITHDRAWAL OF THREE ENFORCEMENT NOTICES (Pages 165 - 168)

Report of the Executive Director.

19. IMPROVING THE USE OF PLANNING CONDITIONS (Pages 169 - 174)

Report of the Executive Director.

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

21. EXCLUSION OF PRESS AND PUBLIC

The Committee is asked to resolve:

That under Section 100(A)(2) and (4) of the Local Government Act 1972, the press and public be now excluded from the meeting for Item 22 on the grounds that it involves the likely disclosure of confidential or exempt information as defined in Section 100(A)(3) and Paragraphs 2 (Information likely to reveal the identity of an individual) and 6 (Statutory notice or order) of Part I of Schedule 12A of the said Act as amended.

In resolving to exclude the public in respect of the exempt information, it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

PART II

22. **ANY OTHER BUSINESS OF AN EXEMPT NATURE AT THE DISCRETION OF THE CHAIR**

Circulation: Councillors S Boulton (Chairman) M Larkins
 N Pace (Vice-Chairman) S Markiewicz
 R Basch H Morgan
 D Bennett P Shah
 M Birleson F Thomson
 A Chesterman J Weston
 I Dean P Zukowskyj
 C Gillett

Executive Board
Press and Public (except Part II Items)

**If you require any further information about this Agenda please contact Marie Lowe
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