

Development Management Committee
8 December 2016

WELWYN HATFIELD COUNCIL

Minutes of a meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held on Thursday 8 December 2016 at 7.30pm in the Council Chamber, Council Offices, The Campus, Welwyn Garden City, Herts AL8 6AE

PRESENT: Councillors S Boulton (Chairman)

R Basch, D Bennett, I Dean, C Gillett, S Markiewicz,
H Morgan, P Shah, F Thomson, J Weston, P Zukowskyj

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

OFFICIALS PRESENT: Development Management Service Manager (L.Hughes)
Principal Development Management Officer (S.Smith)
Governance Services Officer (M.Lowe)
Governance Services Officer (G.Paddan)

100. APOLOGIES:

Apologies for absence were received from Councillors M.Birleson, A.Chesterman, M.Larkins and N.Pace.

101. MINUTES:

The Minutes of the meeting held on 10 November 2016 were approved as a correct record and signed by the Chairman.

102. DECLARATIONS OF INTEREST BY MEMBERS:

Councillor P.Zukowskyj declared non-pecuniary interests in items on the Agenda as appropriate by virtue of being a Member of Hertfordshire County Council.

Councillor H.Morgan declared a non-pecuniary interest in items on the Agenda as appropriate by virtue of being a Member of Hatfield Town Council.

103. LAND ADJACENT TO GREAT NORTH ROAD, STANBOROUGH, WELWYN GARDEN CITY, AL8 7TE - 6/2016/0913/FULL - CHANGE OF USE OF LAND TO A MIXED USE SITE WITH THE RETENTION OF THE EXISTING CONSENTED WORM FARM, AND THE ADDITION OF TWO CARAVANS FOR RESIDENTIAL PURPOSES FOR ONE GYPSY AND TRAVELLER FAMILY:

Report of the Executive Director setting out the application for planning permission for the change of use of the land to a mixed use site with the retention of the existing consented worm farm, and the addition of two caravans for residential purposes for one Gypsy and Traveller family.

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A late representation was tabled.

Mr Joseph Jones (Agent) spoke in support of the application.

Ms Megan Thomas (Objector), representing the local community, spoke against the application.

Welwyn Hatfield Borough Councillor D.Bell spoke against the application.

Members expressed considerable concern regarding the strong possibility that more than the one static caravan and towing caravan would be brought on to site. Additional concerns expressed related to the visual impact on the green belt and local amenity.

It was moved by Councillor P.Shah and seconded by Councillor P.Zukowskyj that temporary planning permission be approved for the Gypsy and Traveller Site and permanent permission given for the worm farm, subject to the conditions set out in the report with an additional informative.

RESOLVED:

That temporary planning permission be approved for the Gypsy and Traveller Site and permanent permission given for the worm farm, subject to the conditions set out in the report of Officers with the following additional informative.

Additional Informative

The applicant is advised that as well as needing to discharge pre-commencement conditions, it will also be necessary for the injunction to be removed from the site before the applicants move on to the site.

104. 98 MOSQUITO WAY, HATFIELD, AL10 9AY - 6/2016/1695/FULL - CHANGE OF USE FROM CLASS C3 (DWELLING HOUSE) TO CLASS C4 (HOUSES IN MULTIPLE OCCUPATION):

The report of the Executive Director setting out the application which sought full planning permission for change of use of the flat at No 98 Mosquito Way from C3 (single family dwelling house) to C4 (house in multiple occupation). The property was originally a two bedroom flat with generous living room. The proposal was for a three-person HMO.

A late representation was tabled.

Mrs Xiangping Du (Applicant) spoke in support of the application.

Welwyn Hatfield Borough Councillor D.Bell spoke against the application.

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It was moved by Councillor P.Shah that the application be approved as recommended. No seconder to this proposal came forward.

Members expressed the view that the proposed application was against Council's policy for HMOs and did not promote a mixed community by virtue of the number of HMOs within the vicinity.

It was moved by Councillor P.Zukowskyj seconded by Councillor H.Morgan and

RESOLVED:
(9 voting for, 2 against)

That notwithstanding the Officer recommendation that planning permission be approved for 6/2016/1695/FULL subject to conditions, the application was overturned and be refused for the following reason:-

1. The proposed change of use from a C3 Dwellinghouse to a C4 House in Multiple Occupation (HMO), by reason of the over-concentration of HMO's in this location, would perpetuate an imbalance of housing types within 50m of the application site contrary to the objective of protecting residential amenity, character of the area and well balanced mixed communities in Policy D1 of the Welwyn Hatfield District Plan 2005 and Criterion HMO1 of the Houses in Multiple Occupation Supplementary Planning Document (2012).

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 these offices).

Refused Drawing Numbers:

Site Location Plan at scale 1:1250 and Floor Plan received 18 August 2016.

105. 57 LONGCROFT LANE, WELWYN GARDEN CITY, AL8 6EB - 6/2016/1679/HOUSE - LANDSCAPING TO REAR GARDEN TO INCLUDE RAISED GROUND LEVEL WITH A LOW BLOCKWORK RETAINING WALL TO CREATE AN ELEVATED PATIO:

The report of the Executive Director setting out the application for a retrospective application for landscaping to rear garden to include raised ground level with a low blockwork retaining wall to create an elevated patio.

It was moved by Councillor H.Morgan seconded by Councillor P.Shah and

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RESOLVED:
(11 voting for, 1 against)

That planning permission be approved for application 6/2016/1679/HOUSE, as set out in the report subject to the conditions contained therein.

106. APPEAL DECISIONS:

The report of the Executive Director detailed recent appeal decisions for the period 26 October 2016 to 17 November 2016.

RESOLVED:

That the appeal decisions during the period set out in the report of the Executive Director be noted.

107. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS:

The report of the Executive Director provided Members with a summary of planning 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 future planning applications which might be considered by the Committee be noted.

Meeting ended 8.45pm
ML