



# 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

25 January 2017

Dear Councillor

You are requested to attend a meeting of the WELWYN HATFIELD BOROUGH COUNCIL DEVELOPMENT Management Committee to be held on Thursday 2 February 2017 at 7.30pm in the Council Chamber, Council Offices, The Campus, Welwyn Garden City, Herts AL8 6AE

Yours faithfully

Executive Director  
Public Protection, Planning and Governance

## AGENDA PART 1

1. SUBSTITUTIONS:

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

2. APOLOGIES:

3. MINUTES:

To confirm as a correct record the Minutes of the meeting held on 5 January 2017 (circulated separately).

4. NOTIFICATION OF URGENT BUSINESS TO BE CONSIDERED UNDER ITEM 13 AND ANY ITEMS WITHDRAWN FROM THE AGENDA: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. 171 CUNNINGHAM AVENUE, HATFIELD, AL10 9JZ - 6/2016/1917/HOUSE - CONVERSION OF GARAGE TO HABITABLE ROOM, REPLACEMENT OF GARAGE DOOR WITH WINDOW, PROVISION OF CYCLE STORE AND BIN STORE AND LAYING OF HARD SURFACING TO FORM ADDITIONAL CAR PARKING SPACE: (Pages 5 - 12)

Report of the Executive Director (Public Protection, Planning and Governance).

7. 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 13 - 98)

Report of the Executive Director (Public Protection, Planning and Governance).

8. ENCORE HOUSE, 51 GREAT NORTH ROAD, HATFIELD, AL9 5EN - 6/2016/1647MAJ - CHANGE OF USE FROM B1A (OFFICE) TO C3 (RESIDENTIAL) AND ERECTION OF TWO STOREY SIDE EXTENSION TO FORM 23 RESIDENTIAL UNITS COMPRISING 10 ONE-BEDROOM AND 13 TWO-BEDROOM APARTMENTS: (Pages 99 - 120)

Report of the Executive Director (Public Protection, Planning and Governance).

9. THE ROWANS, GREAT NORTH ROAD, HATFIELD, AL9 5DB - 6/2016/2441/FULL - ERECTION OF A TWO STOREY DETACHED DWELLING IN REAR GARDEN OF THE ROWANS: (Pages 121 - 132)

Report of the Executive Director (Public Protection, Planning and Governance).

10. WARRENWOOD MANOR, HORNBEAM LANE, BROOKMANS PARK, HATFIELD, AL9 6JF - 6/2016/1953/FULL - RETENTION OF SINGLE STOREY EQUESTRIAN STORAGE BARN: (Pages 133 - 166)

Report of the Executive Director (Public Protection, Planning and Governance).

11. APPEAL DECISIONS: (Pages 167 - 170)

Report of the Executive Director (Public Protection, Planning and Governance).

12. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS: (Pages 171 - 180)

Report of the Executive Director (Public Protection, Planning and Governance).

13. SUCH OTHER BUSINESS AS, IN THE OPINION OF THE CHAIRMAN, IS OF SUFFICIENT URGENCY TO WARRANT IMMEDIATE CONSIDERATION:
14. 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 15 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 1 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

15. ANY OTHER BUSINESS OF AN EXEMPT NATURE AT THE DISCRETION OF THE CHAIR:

<u>Circulation:</u>	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	

M Perkins, Executive Member for Planning, Housing and  
Community

Executive Board  
Press and Public (except Part II Items)

**If you require any further information about this Agenda please contact Marie Lowe, Governance Services Unit on 01707 357443, email - [democracy@welhat.gov.uk](mailto:democracy@welhat.gov.uk)**