



WELWYN HATFIELD

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Please ask for:
Marie Lowe

22 March 2017

Dear Councillor

You are requested to attend a meeting of the WELWYN HATFIELD BOROUGH COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE to be held on Thursday 30 March 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 2 March 2017 (circulated separately).

4. NOTIFICATION OF URGENT BUSINESS TO BE CONSIDERED UNDER ITEM 14 AND ANY ITEMS WITHDRAWN FROM THE AGENDA: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. FORMER SHREDDED WHEAT FACTORY, BRIDGE ROAD, WELWYN GARDEN CITY, AL8 6UN - N6/2015/0294/PP - OUTLINE PLANNING PERMISSION FOR PART DEMOLITION, REPAIR, RESTORATION, EXTENSION AND CONVERSION OF THE FORMER SHREDDED WHEAT FACTORY COMPLEX TO INCLUDE DEMOLITION OF ALL BUILDINGS AND STRUCTURES EXCEPT THE ORIGINAL 1920'S SILOS, PRODUCTION HALL, GRAIN STORE AND BOILER HOUSE. REFURBISHMENT AND CHANGE OF USE OF THE RETAINED LISTED BUILDINGS TO PROVIDE 2 CLASS C3 RESIDENTIAL UNITS, A CLASS C1 BOUTIQUE/BUDGET HOTEL, CLASS B1(A) OFFICES, A CLASS A4 PUB/BAR, A CLASS D1 CRÈCHE AND A CLASS D2 GYM/DANCE/EXERCISE STUDIO. ERECTION OF UP TO 850 CLASS C3 DWELLINGS TO POTENTIALLY INCLUDE UP TO 80 CLASS C2 (AND/OR C3 ASSISTED LIVING UNITS), CLASS A1 RETAIL, CLASS A3/A4 RESTAURANTS/CAFÉS/BARS/PUBS, CLASS D1 COMMUNITY USE AND HEALTHCARE AND CLASS D2 GYM/DANCE/EXERCISE STUDIO FLOORSPACE. PROVISION OF EXTERNAL SPACE FOR LEISURE AND RECREATION TO INCLUDE A LINEAR PARK, EXTERNAL GAMES/PLAY AREA, ALLOTMENTS AND A SKAT: (Pages 5 - 134)

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

7. FORMER SHREDDED WHEAT FACTORY, BRIDGE ROAD, WELWYN GARDEN CITY, AL8 6UN - N6/2015/0293/LB - PART DEMOLITION, REPAIR, RESTORATION, EXTENSION AND CONVERSION OF THE FORMER SHREDDED WHEAT FACTORY COMPLEX TO INCLUDE DEMOLITION OF ALL BUILDINGS AND STRUCTURES EXCEPT THE ORIGINAL 1920'S SILOS, PRODUCTION HALL, GRAIN STORE AND BOILER HOUSE. REFURBISHMENT AND CHANGE OF USE OF THE RETAINED LISTED BUILDINGS TO PROVIDE 2 CLASS C3 RESIDENTIAL UNITS, A CLASS C1 BOUTIQUE/BUDGET HOTEL, CLASS B1(A) OFFICES, A CLASS CLASS A4 PUB/BAR, A CLASS CLASS D1 CRÈCHE AND A CLASS D2 GYM/DANCE/EXERCISE STUDIO: (Pages 135 - 148)

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

8. FOOTBRIDGE, HYDEWAY, WELWYN GARDEN CITY - 6/2016/0457/FULL - IMPROVEMENTS TO FOOTBRIDGE TO INCLUDE A NEW FLOOR FINISH, LIGHTING AND THE RESTORATION OF THE EXISTING LATTICE STEEL STRUCTURE: (Pages 149 - 158)

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

9. 45 NORTHAW ROAD EAST, CUFFLEY, POTTERS BAR, EN6 4LU - 6/2016/1855/VAR - VARIATION OF CONDITION 2 (OBSCURED GLAZED DORMER WINDOWS) ON PLANNING PERMISSION 6/2016/0391/VAR FOR THE VARIATION OF CONDITION 1 (APPROVED PLANS) ON PLANNING PERMISSION 6/2015/2223/HOUSE FOR THE 'ERECTION OF SINGLE STOREY SIDE/REAR EXTENSION, INCLUDING EXTENDING THE ROOF TO FORM HABITABLE ACCOMMODATION': (Pages 159 - 166)

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

10. THE CEMETERY HOUSE, SOUTH WAY, HATFIELD AL10 8HS - 6/2016/2623/MAJ - ERECTION OF A NEW CHAPEL, MACHINERY STORE AND CREMATORY, TO INCLUDE NEW CAR PARKING PROVISION AND ENHANCED LANDSCAPING FOLLOWING DEMOLITION OF EXISTING CHAPEL, MACHINERY STORE, LODGE HOUSE AND CENTRAL COLONNADE:
(Pages 167 - 194)

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

11. 40 BURROWFIELD, WELWYN GARDEN CITY, AL7 4SR - 6/2016/1848/FULL - CHANGE OF USE TO ENERGY GENERATION AND INSTALLATION AND OPERATION OF THREE GAS ENGINES AND ANCILLARY DEVELOPMENT:
(Pages 195 - 208)

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

12. APPEAL DECISIONS: (Pages 209 - 212)

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

13. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS: (Pages 213 - 228)

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

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

15. 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 16 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

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

Circulation:

Councillors

S Boulton (Chairman)

N Pace (Vice-Chairman)

R Basch

D Bennett

M Birleson

A Chesterman

I Dean

C Gillett

M Larkins

S Markiewicz

H Morgan

P Shah

F Thomson

J Weston

P Zukowskyj

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 on 01707 357443 democracy@welhat.gov.uk