



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:
Gurdip Paddan

17 May 2017

Dear Councillor

You are requested to attend a meeting of the WELWYN HATFIELD BOROUGH COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE to be held on Thursday 25 May 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. APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN:

To note that the Council at their Annual Meeting on 22 May will be appointing a Chairman and Vice Chairman of the Committee for 2017/18.

2. SUBSTITUTIONS:

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

3. APOLOGIES:

4. MINUTES:

To confirm as a correct record the Minutes of the meeting held on 27 April 2017 (previously circulated).

5. NOTIFICATION OF URGENT BUSINESS TO BE CONSIDERED UNDER ITEM 16 AND ANY ITEMS WITHDRAWN FROM THE AGENDA:

6. 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.

7. LAND REAR OF 26 GREAT NORTH ROAD, WELWYN - 6/2016/1980/FULL - ERECTION OF A TWO STOREY DETACHED DWELLING: (Pages 5 - 22)

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

8. 9A BROOKMANS AVENUE, BROOKMANS PARK, HATFIELD, AL9 7QH - 6/2017/0157/FULL - ERECTION OF A TWO-STOREY FRONT AND PART SINGLE, PART TWO STOREY REAR EXTENSION, ALTERATION TO EXISTING ROOF AND HEIGHT OF BUILDING (INCLUDING PROVISION OF 8 DORMERS) TO CREATE 3 X 2 BEDROOM SELF-CONTAINED FLATS, TOGETHER WITH ELEVATIONAL ALTERATIONS, PROVISION OF FORECOURT PARKING FOR 4 CARS AND ASSOCIATED BOUNDARY TREATMENT: (Pages 23 - 36)

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

9. CUFFLEY MOTOR COMPANY, 71 STATION ROAD, CUFFLEY, EN6 4NZ - 6/2016/0887/MAJ - ERECTION OF THREE STOREY RESIDENTIAL BLOCK (WITH BASEMENT PARKING) COMPRISING OF 9NO TWO BEDROOM AND 3NO ONE BEDROOM FLATS WITH ASSOCIATED ACCESS, OFF-STREET PARKING, AMENITY SPACE AND LANDSCAPING FOLLOWING DEMOLITION OF EXISTING CAR SHOWROOM: (Pages 37 - 60)

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

10. 58 HERON WAY, HATFIELD, AL10 8QX - 6/2016/2615/FULL - ERECTION OF A 3-BED DETACHED DWELLING FOLLOWING DEMOLITION OF EXISTING DETACHED GARAGE AND REAR SECTION OF EXISTING DWELLING: (Pages 61 - 72)

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

11. 11 AND 11A HOLLY CLOSE HATFIELD AL10 9JB - 6/2017/0090/FULL - CONVERSION OF EXISTING DWELLING AT 11 HOLLY CLOSE INTO TWO SELF CONTAINED 2-BED FLATS AND EXTENSION OF FRONT PORCH: (Pages 73 - 86)

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

12. APPEAL DECISIONS: (Pages 87 - 90)

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

13. FUTURE PLANNING APPLICATIONS FOR COMMITTEE AND PERFORMANCE: (Pages 91 - 104)

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

14. DEVELOPMENT MANAGEMENT PERFORMANCE REPORT - FOURTH QUARTER 2016/2017: (Pages 105 - 110)

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

15. PLANNING APPLICATION VALIDATION CHECKLIST: (Pages 111 - 156)

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

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

17. 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 items 18 and 19 (if any) on the grounds that they 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

18. ENFORCEMENT CASES MONITORING REPORT: (Pages 157 - 168)

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

19. ANY OTHER BUSINESS OF AN EXEMPT NATURE AT THE DISCRETION OF THE CHAIRMAN:

<u>Circulation:</u>	Councillors	S.Boulton (Chairman)	C.Gillett
		N.Pace (Vice-Chairman)	M.Larkins
		R.Basch	T.Mitchinson
		J.Beckerman	P.Shah
		D.Bennett	F.Thomson
		A.Chesterman	J.Weston
		I.Dean	P.Zukowskyj
		B.Fitzsimon	

Executive Board
Press and Public (except Part II Items)

If you require any further information about this Agenda please contact Gurdip Padden on 01707 357349 email - democracy@welhat.gov.uk