

Development Management Committee  
16 June 2016

WELWYN HATFIELD COUNCIL

Minutes of a meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held on Thursday, 16th June, 2016 at 7.30 pm in the Council Offices, The Campus, Welwyn Garden City, Herts, AL8 6AE

PRESENT: Councillors S Boulton (Chairman)  
N Pace (Vice-Chairman)

R Basch, D Bennett, J Beckerman (substituting for I Dean), A Chesterman, L Chesterman (substituting for M Birleson), J Cragg (substituting for C Gillett), M Larkins, S Markiewicz, H Morgan, P Shah, F Thomson, J Weston and P Zukowskyj

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

OFFICIALS PRESENT: Head of Planning (C Haigh)  
Development Management Service Manager (L Hughes)  
Principal Development Management Officer (A Mangham)  
Governance Services Officer (M Lowe)

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A two-minute silence was observed in memory of Labour MP Jo Cox before the meeting commenced.

12. SUBSTITUTIONS OF MEMBERS:

The following substitutions of Committee Members had been made in accordance with Council Procedure Rules 19-22:

Councillor J Beckerman for Councillor I Dean  
Councillor L Chesterman for Councillor M Birleson  
Councillor J Cragg for Councillor C Gillett.

13. APOLOGIES:

Apologies for absence were received from Councillors M Birleson, I Dean, and C Gillett.

14. MINUTES:

The minutes of the meeting held on 26 May 2016 were approved as a correct record and signed by the Chairman.

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15. DECLARATIONS OF INTEREST BY MEMBERS:

Councillor P Shah declared a non-pecuniary interest in respect of item 11 – 205-211 St Albans Road West, Hatfield by virtue of having written a letter of objection prior to being elected to the 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.

Councillor S Boulton declared a non-pecuniary interest in items on the agenda as appropriate by virtue of being a member of North Mymms Parish Council.

Councillor L Chesterman declared a non-pecuniary interest in items on the agenda as appropriate by virtue of being a member of the County Council.

16. 18 GEORGES WOOD ROAD, BROOKMANS PARK, HATFIELD AL9 7BT - 6/2016/0610HOUSE - ERECTION OF TWO STOREY FRONT, TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS, INCORPORATING THREE DORMERS TO THE FRONT AND FOUR DORMERS TO THE REAR:

The report of the Director (Governance) set out the proposal which sought householder permission for first floor accommodation above the existing garage and single storey front projection. Two additional dormer windows in the front elevation and three additional dormers to the rear within a 1 ½ storey rear extension which were proposed.

The overall height of the dwelling would not alter and the roofs of the side elevations would hip away from the adjoining boundaries. Materials are indicated would match the existing dwelling.

Late representations in the form of plans, photographs had been circulated together with and a letter submitted by objectors.

Councillor W.Storey (North Mymms Parish Council) spoke against the application.

G. Curren (Objector) spoke against the application.

Members expressed concern regarding the overdevelopment of the proposed site and the impact on the adjacent property.

It was proposed by Councillor L Chesterman seconded by Councillor F Thompson and

RESOLVED:  
(unanimous)

That consideration of the application be deferred for a site visit.

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17. THE ROWANS, GREAT NORTH ROAD, HATFIELD, AL9 5DB - 6/2015/2440/FULL - ERECTION OF 3 BEDROOM DETACHED DWELLING TO REAR GARDEN OF THE ROWANS:

The report of the Director (Governance) set out a full planning application which proposed the erection of a three storey dwelling in the rear garden of The Rowans with access from the end of Burleigh Mead.

The new dwelling would host a hipped roof with front and rear facing gable ends. The new dwelling would host a wide and shallow footprint, measuring approximately 7.8m in depth and 10.7m in width. The siting of the dwelling on the divided plot is such that it would adjoin and form part of the boundary shared with The Rowans, retains space to the front for car parking and would host private rear and side gardens. The proposal includes the erection of a detached garage along the north east boundary of the site. The external walls of the new dwelling and detached garage would present a mix of grey facing brickwork and white render. The roofs would be constructed of grey roof tiles and the windows and doors would have blue/grey casements.

Councillor Shelia Jones (Hatfield Town Council) spoke against the application.

Members were of the view that the proposed application would result in a cramped site and the materials were out of keeping with the properties in the immediate vicinity.

It was proposed by Councillor J.Beckerman, seconded by Councillor N.Pace that the recommendation in the report be amended and the application be refused.

On being put to the vote it was:-

RESOLVED:  
(11 voting for and 4 against)

Planning permission for application 6/2015/2440/FULL not withstanding the Officer recommendation for approval be refused for the following reasons:-

- (1) The proposal would result in a cramped form of development that fails to maintain or enhance the character of the area contrary to the National Planning Policy Framework 2012 and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.
- (2) The proposal, by virtue of its scale, massing and siting would result in a poor spacing relationship between the proposed dwelling, The Rowans, 5 Burleigh Mead and 2 Bull Stag Green resulting in a detrimental impact on the living conditions currently enjoyed by those occupiers contrary to the National Planning Policy Framework 2012 and Policy D1 of the Welwyn Hatfield District Plan 2005.

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REFUSED DRAWING NUMBERS:

2085 LP1 & 2085 P2 & 2015 60 T01 (Rev A) received and dated 9 December 2015 & 038/2016/01 (Rev P2) received and dated 16 March 2016 & 2085 P1 (Rev E) received and dated 14 April 2016.

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).

18. 10 GROUND LANE, HATFIELD, AL10 0HH - 6/2016/0674/HOUSE - SINGLE STOREY REAR INFILL EXTENSION, TWO STOREY SIDE INFILL EXTENSION AND LOFT CONVERSION:

The report of the Director (Governance) set out an application which sought planning permission for roof alterations comprising a dormer window, a single storey infill extension between the existing utility room and study; and a two storey extension to the rear/side to 'square off the corner' of the existing dwelling. The application shows that the materials would match the existing dwelling.

Late representations in the form of photographs and plans had been circulated.

Mr. Bhudia (Agent for the Applicant) spoke in support of the application.

Councillor Shelia Jones (Hatfield Town Council) spoke against the application.

It was proposed by Councillor S.Markiewicz, seconded by Councillor N.Pace and

RESOLVED:  
(unanimous)

That planning permission for application 6/2016/0674/HOUSE be approved subject to the conditions set out in the report of Officers.

19. APPEAL DECISIONS:

The report of the Director (Governance) detailed recent appeal decisions.

RESOLVED:

That the report be noted.

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20. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS:

The report of the Director (Governance) provided Members with a summary of 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 the report be noted.

21. LAND TO THE REAR OF 205/211 ST ALBAN'S ROAD WEST, HATFIELD AL10 0SZ - 6/2016/0252/FULL - ERECTION OF 5 NO. COTTAGE STYLE DWELLINGS WITH ASSOCIATED CAR PARKING FACILITIES AND LANDSCAPING FOLLOWING DEMOLITION OF A SINGLE GARAGE:

The application presented to the Development Management Committee in the report of the Director (Governance) was by virtue of the earlier Member resolution on 28 April 2016 (DMC) to grant planning permission subject to the satisfactory completion of a Section 106 agreement to provide a fire hydrant (to be signed by 28 July 2016).

Mr Ayre (Objector) spoke against the application.

It was proposed by Councillor N.Pace, seconded by Councillor J.Beckerman and

RESOLVED:

(13 voting for, 1 against and 1 abstention).

That planning permission for application 6/2016/0252/FULL be approved subject to the conditions in the report of the Director (Governance).

(Note: that this item was considered was of sufficient urgency due to the need to issue a decision as soon as possible regarding the consultee's response following the previous consideration by the Committee which stated that provision of a fire hydrant under a section 106 agreement was no longer required).

Meeting ended at 9.00 pm  
ML