

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.

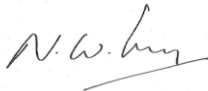
Please ask for:
Marie Lowe

14 June 2017

Dear Councillor

You are requested to attend a meeting of the WELWYN HATFIELD BOROUGH COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE to be held on Thursday 22 June 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

A G E N D A P A R T 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 25 May 2017 (previously circulated).

4. NOTIFICATION OF URGENT BUSINESS TO BE CONSIDERED UNDER ITEM 11 AND ANY ITEMS WITHDRAWN FROM THE AGENDA: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. 9-11 CHURCH STREET WELWYN AL6 9LN - 6/2017/0548/FULL - CHANGE OF USE OF FROM GROUND FLOOR (A2) PROFESSIONAL SERVICES/FIRST FLOOR FLAT (C3) TO FORM A SINGLE RESIDENTIAL 3-BEDROOM DWELLING (C3) INCLUDING INTERNAL AND EXTERNAL ALTERATIONS: (Pages 5 - 16)

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

7. GARAGES AND WORKSHOP AT GREEN CLOSE, BROOKMANS PARK, HATFIELD, AL9 7ST - 6/2017/0048/FULL - ERECTION OF A TWO STOREY DWELLING AND ASSOCIATED LANDSCAPING FOLLOWING THE DEMOLITION OF EXISTING GARAGES/WORKSHOP (RETROSPECTIVE): (Pages 17 - 28)

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

8. 1 LONGCROFT LANE WELWYN GARDEN CITY AL8 6EB - 6/2017/0725/HOUSE - ERECTION OF FIRST FLOOR SIDE EXTENSION: (Pages 29 - 36)

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

9. APPEAL DECISIONS: (Pages 37 - 38)

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

10. FUTURE PLANNING APPLICATIONS FOR COMMITTEE AND PERFORMANCE: (Pages 39 - 48)

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

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

12. 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 13 (if any) 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

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

<u>Circulation:</u>	Councillors	S.Boulton (Chairman)	M.Larkins
		N.Pace (Vice-Chairman)	T.Lyons
		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 Marie Lowe on 01707 357443 democracy@welhat.gov.uk

This page is intentionally left blank

Part I

Executive Member: Councillor Perkins

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 22 JUNE 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE

6/2017/0548/FULL

9-11 CHURCH STREET WELWYN AL6 9LN

CHANGE OF USE OF FROM GROUND FLOOR (A2) PROFESSIONAL SERVICES
/ FIRST FLOOR FLAT (C3) TO FORM A SINGLE RESIDENTIAL 3-BEDROOM
DWELLING (C3) INCLUDING INTERNAL AND EXTERNAL ALTERATIONS.

APPLICANT: Mr M. Bishop

AGENT: Mr A. Morrow

(Welwyn West)

1 Site Description

1.1 The site is a two-storey detached building in the village centre of Welwyn. The property fronts onto Church Street and is surrounded by a mixture of uses. The property comprises of a ground floor self-contained estate agency (A2) and a first floor residential flat (C3).

1.2 The property is a Grade II Listed Building, Historic England describes the building as follows:

“House. C17 core, later C18 red brick casing. Vitrified brick headers, old tile roof. Mid C17 chimney stack towards W end with conjoined square shafts and ovolo cornice. 3 1st floor 3-light leaded casements with metal frames in pegged oak surrounds. Segmental-headed ground floor early C19 casement and fixed windows with glazing bars. Half timbered E gable.”

2 The Proposal

2.1 The application seeks planning permission for the change of use of the ground floor (A2) professional services / first floor flat (C3) to form a single residential 3-bedroom dwelling (C3) including internal and external alterations.

2.2 External alterations would be proposed which include removal of two windows at the rear elevation, infilling one of these windows, and replacing a window with a smaller window. Two existing signs would also be removed from the front of the building.

2.3 There is currently no existing parking on-site, and the proposed dwelling would provide no parking on site.

- 2.4 Whilst internal alterations are proposed and the removal of signage to the front and side is proposed these elements do not require planning permission.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee as Councillor Kingsbury has called the application in on the grounds;

“The loss of a business at this location would affect the character and the vibrancy of the village centre.

Retaining the right mix of commercial properties is important to bring people into the village.

The use of the building is important to the integrity and continuity of the commercial centre of the village of which Church Street is a key part.

Given the level of concern raised by residents and the long-term effect this change could have on the village, I believe it warrants consideration by members at Development Management Committee.”

4 Relevant Planning History

- 4.1 N6/1991/0443/FP Change of use of first floor flat to offices (Use Class B1) - Refused 02/08/1991
- 4.2 N6/1999/0655/FP Single storey rear extension- Approved 24/09/1999 Not constructed
- 4.3 6/2017/0549/LB Internal and external alterations to form a single two bedroom dwelling. Approved 31/05/2017

5 Planning Policy

- 5.1 National Planning Policy Framework
- 5.2 Welwyn Hatfield District Plan 2005
- 5.3 Draft Local Plan Proposed Submission
- 5.4 Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005
- 5.5 Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004
- 5.6 Interim Policy for Car Parking Standards and Garage Sizes, August 2014

6 Site Designation

- 6.1 The site lies within Welwyn Village Centre and Welwyn Conservation Area as designated in the Welwyn Hatfield District Plan 2005. The site is within an Area of Archaeological Significance and is a Grade II Listed Building.

7 Representations Received

- 7.1 The application was advertised by means of site notice, press notice and neighbour notification letters. Two letters of objection have been received from;
- 7.2 The Welwyn Planning and Amenity Group.

“Background - The WHBC Development Management Policies. The Development management policies within the Local Plan Consultation Document January 2015 identifies Topics, and sets out the 'Intent of the Policies'.

SADM7 identifies clearly how seriously the Borough Council regards the need to consider the 'impact on, and loss of ' criteria for considering proposals relating to heritage assets, to ensure no significant adverse impact. Welwyn Village is a Conservation Area and a heritage asset.

SADM 17 identifies the need to guard against the loss of shops outside of designated centres. The Local Plan Consultation document for Welwyn clearly states that at least 60% of the commercial property, taking in the High Street, Church Street and Prospect Place, should be retained in order to keep the right balance for the village.

TCR1 (CS5) - the Local Plan Consultation Document refers to this so-called 'Saved Policy' which relates to Retail Development in Village and Neighbourhood Centres.

With that as the background our Local Borough Councillors, who represent the voting electorate in the village, and who should share our sense of community responsibility, cannot fail to Object Strongly against Application No. 6/2017/0548/FULL, and call it in before the Development Management Committee.

You must not allow yet one more retail site in the Conservation Area of Welwyn Village to revert to residential use, because in the face of pressure for housing, such a step would more than likely be irreversible.

Grounds for Objection

We believe it is of critical importance at this time to maintain a healthy balance between the residential and commercial presence within Welwyn village centre.

We believe it is vital to maintain the vibrancy of a busy village centre to encourage shoppers, visitors and diners, as well as residents.

We want a policy that encourages shoppers and visitors, and thereby maintains the vibrancy of the local economy, and encourages an active local community.” - The Welwyn Planning and Amenity Group

- 7.3 The Welwyn Parish Plan Group - wishes to make a formal objection to this application to convert this building from A2 use to residential use.

The Local Plan in its final consultation version (2016) quite rightly defines Welwyn as having a Large Village Centre. Figure 39 of that document identifies the retail frontage of that centre. This includes not just A1 use but A2 and A3 usage. The Borough clearly emphasises in this document the need for large villages to have a well defined and diverse retail and commercial centre (SADM14) and this is what is shown in figure 39 for Welwyn. The building in question forms part of a continuum stretching from the Post Office on the eastern side of High Street to this building on Church Street without any interruption by residential buildings. There is then one residential building, Holly Hall, set back from the street, and the retail frontage then continues to Mill Lane.

We oppose the conversion of 9-11 Church Street to residential use for several reasons.

First, the integrity of the commercial and retail centre, It is not appropriate in our view to break this integrity. The planning application suggests that the commercial/retail centre of Welwyn is the High Street. This is clearly not the case, the combination of High Street and Church Street is the commercial centre of Welwyn. The Council has clearly indicated this to be the case in its draft Local Plan and we believe it should follow its own policies and refuse this application.

Second, the viability of Welwyn. Any reduction in the commercial/retail centre of Welwyn should be opposed as the thin edge of the wedge. Currently there are no vacant commercial premises on the retail frontage. This situation needs to be protected. There are, however, threats to its integrity. Barclays Bank now closes one day a week and we are very aware of the risk of bank branch closure. The sub-post office is changing hands and it is not clear to us that its post-office function will remain. Any loss of commercial/retail premises in the village will raise questions about the viability of these services and should they go the centre of Welwyn will wither. despite the best intentions of the Local Plan.

This Email is sent on behalf of Welwyn Parish Plan Group, who undertake to be present at and speak at any meeting of the Council at which this matter is discussed. We will be contacting out local councillors requesting that they call in this application so that it can be reviewed against the Councils own policies.” - Welwyn Parish Plan Group

8 Consultations Received

- 8.1 Welwyn Hatfield Borough Council Conservation Officer and Hertfordshire County Council Historic Environment Advisor have no objections.

9 Town / Parish Council Representations

- 9.1 Welwyn Parish Council state; “WPC would like to see this property retained as a business premises to maintain the existing balance within the heart of the village.”

10 Analysis

- 10.1 The main planning issues to be considered in the determination of this application are:

- 1. The Principle of Development (NPPF, GBSP2, R1, TCR26, D1, R19, H2, M14, D2, SADM4, SDG, SPG Interim Policy for Car Parking)**
- 2. Residential Amenity (NPPF, D1, R19 and SDG)**
- 3. Other Material Considerations**
 - i) Character and Appearance (NPPF, D1, D2 and SDG)**
 - ii) Impact on the Designated Heritage Asset (NPPF)**

1. The Principle of Development

- 10.2 The application site is located within the centre of Welwyn where Welwyn Hatfield District Plan saved Policy TCR26 (Large Village Centres) applies. This policy refers to large village centres where the Council will seek to retain the provision of a range of everyday convenience shopping and service facilities for local people. A minimum of 60% of the total frontage within each centre should remain in Retail Class A1 use. Where less than 60% of the frontage is in retail use, planning permission will not be granted for further loss of retail units.
- 10.3 The adopted District Plan does not specifically refer to the area that is the frontage of Welwyn village, although it is considered that given the site’s location it could reasonably be considered to be within the village centre. Nevertheless the emerging Draft Local Plan does state that the application site is located in a Large Neighbourhood and Village Centre (SADM4), and Retail Frontage (SADM4).
- 10.4 The number of units within Welwyn village is already under 60%, however the existing unit is within an A2 use and not an A1 use. Therefore its loss to a residential use (C3) would not impact on the number or percentage of A1 units in the village centre.
- 10.5 Policy TCR26 outlines however, that ‘*other non-retail uses may be permitted, subject to the above criteria, where it can be demonstrated the use would meet a particular local community need*’. Those criteria include that; i) the proposal would not harm the vitality and viability of the centres; ii) together with existing uses and extant planning permission for change of use to non-retail it would not lead to an over concentration of non-retail uses in any parade; iii) the presence of vacant unit indicates a lack of demand for retail use; iv) the proposal would not harm the amenities of any nearby residential properties; and v) the proposal would not be detrimental to the highway network, including highway safety.

- 10.6 The lawful use of the application site is an A2 use and therefore the number of non-retail uses in this parade would not alter from the existing situation. Therefore, whilst there could be argued to be an over concentration of non-retail uses in this stretch of Church Street, the proposed development would not exacerbate this further, complying with criteria ii) and iii).
- 10.7 For information a retail survey of Welwyn village conducted by the Council on 05 April 2017 shows the following commercial uses:

Use	A1	A2	A3	A4	A5	Other	Vacant
Percentage %	50	10.5	10.5	10.5	0	15.86	2.6%

- 10.8 There would be no harm to vitality and viability of the village centre. It should be acknowledged that the loss of an A2 use will result in a loss of footfall in the Village Centre, resulting in a potential loss of 'linked-trip' trade to other shops and services. Whilst the applicant has referred to benefits to vitality and viability from increased village centre living, they do not appear to have acknowledged potential impacts from the corresponding A2 loss.
- 10.9 However, it is accepted that the application property has a relatively inactive frontage, with small windows (for a retail unit) and an appearance typical of a residential dwelling. Furthermore, the property's status as a listed building means that it is unlikely to be possible to give the building a more 'conventional' shopfront. This reduces the extent to which the building attracts (or could attract) passing trade and contribute to the vitality of the village centre. It is also not unusual to find residential dwellings amongst retail units in Welwyn, and this forms part of the established character of the Village Centre. Welwyn Village Centre will retain two other Class A2 estate agents, and the current occupant of the application property will also continue to trade (albeit under a different business model, becoming 'online-only'). The applicant has no need for such premises anymore for his business. The applicant also goes on to state that due to shifts in market trends, more and more estate agents are becoming web-based. The characteristics of the application property mean that any harm to vitality and viability from its change of use away from Use Class A2 would be minimal. Therefore no objections are raised with regard to criteria i)
- 10.10 With regard to criteria iii), given the proposal would be a change of use with limited external alterations, it is considered that it would not harm the amenities of nearby residential properties, although this is outlined further in section 2 below.
- 10.11 Criteria v) refers to the highway network. The proposal is currently a non-retail unit (A2) with a 1 bed flat above. In line with the Council's policy 3.25 parking

spaces are required to be provided for both uses. However no onsite parking is provided.

- 10.12 The proposed dwelling would be a three bedroom property and in accordance with the Council's adopted Parking Standards 2.25 spaces are required to be provided on site.
- 10.13 Therefore the proposed use requires less parking than the current situation. However, there is no existing on-site parking for the existing flat and business use and so there would effectively be no change to parking arrangements/demand in the vicinity. Additionally given the location of the site, within the centre of Welwyn, where there are on street parking controls, it is not considered that the absence of parking spaces would lead to an unacceptable impact on the safety and operation of the adjoining highway to warrant a refusal of the application in this regard.
- 10.14 No objections are therefore raised with regard to policy M14, the SPG or indeed the Council's Interim Policy for Car Parking which treats its existing car parking standards as guidelines rather than maximums. This means that higher or lower car parking standards than those set out in the SPG can be proposed (by landowners, developers, etc) and determined (by officers and elected councillors) on a case-by-case basis taking account of the relevant circumstances of the proposal, its size context and its wider surroundings, as well as the NPPF guidance set out above.
- 10.15 Taking into consideration the above objections and comments, and assessing them against Policy TCR26, it is therefore considered that the loss of the A2 unit would not harm the vitality and viability of the centre and is acceptable in principle.
- 10.16 The broad aim of Policy TCR26 in attempting to protect the retail function of village centres has been carried forward into Policy SADM4 of the 2016 Draft Local Plan. Whilst the approach has been slightly refined to reflect changes in circumstance over the intervening period, the overriding approach of maintaining the vitality and viability of retail centre remains. The only significant material differences between the two plans is that the actual extent of the borough's village centres and their retail frontages have now been defined, and the required threshold for Class A1 frontage has reduced from 60% to 50%.
- 10.17 Because the Local Plan has now been submitted for examination and there were no substantive objections to Policy SADM4 during the 2016 Local Plan consultation, it is considered that it can now be given some degree of weight. The slightly more succinct criteria in Policy SADM4 by which changes of use in village centres can be allowed will therefore be considered below, although the analysis equally covers District Plan Policy TCR26.
- 10.18 Criteria (i) – At least 50% of retail frontage must remain in an A1 use. Currently, 51% of units in Welwyn's retail frontage are A1, and this will increase to 53% once the new unit at 36-38 High Street is completed. Accordingly the current proportion of A1 would be marginally below that

required by Policy TCR26, but marginally exceed that required by the more recent Policy SADM4. In any case, because the application property is already in a non-A1 use, the current proposal would have a neutral impact against the threshold criteria in both policies.

- 10.19 Criteria (ii) – There will be no more than two adjoining non-A1 units within the frontage. The application property is already in a non-A1 use, so the proposal will have no effect against this criteria.
- 10.20 Criteria (iii) – There would be no harm to vitality and viability of the village centre. Officer’s considerations are outlined above.
- 10.21 Therefore, overall it is considered that the proposal complies with both the adopted District Plan policy and the emerging local plan policy.
- 10.22 It is noted that the applicant is attempting to argue that the gain of a residential property is a significant benefit of the proposal. Whilst the proposal will result in an enlarged dwelling, the existing residential use of the first floor of the property means that there will be no net gain to the borough’s housing stock.
- 10.23 The existing unit includes a first floor residential flat. Therefore, it could be argued that the proposal does not come forward as a new residential use where policy H2 (Location of Windfall Residential Development) is applicable. Nevertheless, it is considered that an assessment in this regard should be made. In this instance, the proposal complied with criteria i) where it is an available previously developed site and / or buildings; criteria ii) the site is located and is accessible to services and facilities by transport modes other than the car; criteria iii) it has the capacity of existing and potential infrastructure to absorb further development; criteria iv) it has the ability to reinforce existing communities, including providing a demand for services and facilities; v) it has the physical and environmental constraints on development of land. The proposal meets the criteria set out in Policy H2 (Location of Windfall Residential Development).
- 10.24 As such, the development is considered to accord with Policies D1, D2, GBSP2, R1, R19, H2, M14, TCR26, SADM4, the Supplementary Planning Guidance Interim Policy for Car Parking, Supplementary Design Guidance and the relevant paragraphs of the NPPF.

2. Residential Amenity

- 10.25 The proposal is for a change of use to a single dwelling house where the first floor is already used as a flat. Overlooking from these first floor windows currently exists to the neighbouring gardens. The proposed development includes no additional built form although additional openings within the rear ground floor elevations are proposed. Given their locations and the existing windows at this property, together with the existing rear boundary wall more than 2m high it is considered that there would be no overlooking or loss of privacy to any nearby residential properties.

- 10.26 Policies D1 and R19 of the District Plan and the Supplementary Design Guidance aim to preserve neighbouring amenity. In addition, guidance in paragraph 17 of the NPPF is to always seek to secure high quality design and good standard of amenity for all existing and future occupiers of land and buildings. As such, it is considered that the proposal would not result in significant harm to neighbouring amenity, over and above the existing situation (use as flat and A2 unit), in terms of overbearing impact, overlooking, loss of light and noise and disturbance.
- 10.27 Furthermore, whilst the garden area for the proposed dwelling is relatively small, given the site's location within the centre of Welwyn village where gardens are ad hoc and generally small, it is considered that the proposal affords sufficient usable external amenity space for future occupiers.
- 10.28 As such, the development is considered to accord with Policies D1 and R19, the Supplementary Design Guidance and the relevant paragraphs of the NPPF.

3. Other Material Considerations

i) Character and Appearance

- 10.29 The proposal includes alterations to the ground floor windows. Those alterations would reflect and respect the heritage of this building and no objections are raised. Although a condition to ensure materials are suitable is considered appropriate.
- 10.30 In addition, the property would return to use as a residential dwelling (as it was originally intended) and this enables the listed building to continue in a viable use.
- 10.31 As such, the development is considered to accord with Policies D1, D2 and the Supplementary Design Guidance and the relevant paragraphs of the NPPF.

ii) Impact on Heritage Assets

- 10.32 The National Planning Policy Framework (NPPF) provides guidance on the consideration of applications affecting Heritage Assets, in chapter 12. Local Planning Authorities are advised, when determining planning applications, to take account of, amongst other things, the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 10.33 The proposed change of use would provide a viable alternative use for the listed buildings. The range of alterations proposed to the building have been considered by the Council's Conservation Officer and found to be acceptable in principle. It is noted that only minor alterations to the building have been proposed and that the proposals would preserve the character and appearance of the conservation area and would not significantly harm the character of the listed building.

- 10.34 Paragraph 134 of the NPPF states that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”.
- 10.35 It is clear in this case that the harm, which would be very minor indeed, would be less than substantial. There are limited public benefits to be realised from the conversion of the building into a residential use, particularly given that there would be no net gain the number of dwellings. There would however be a public benefit in securing the long term viable use of the listed buildings in order to ensure that they are maintained in the longer term. Having regard to all of this, it is considered that the proposal is acceptable in terms of the impact on the historic environment.

11 Conclusion

- 11.1 The development is located within Welwyn Village centre, however given that the use of the unit is not within an A1 use currently, the change of use is not considered to impact any further on the vitality and viability of the village centre. In addition, the proposed development would cause no undue impact to highway safety and would offer the occupiers a high standard of accommodation in a use consistent with the preservation of the listed building and consistent with the character of the street and wider conservation area.
- 11.2 Furthermore, the proposed development incorporates alterations to the fenestration to the rear which respect the character and appearance of the property and would not result in any harm to the significance of the heritage asset. In addition, an external amenity space is provided creating a good quality environment. Therefore, the proposed change of use to residential would be acceptable. Accordingly, the development complies with Policies D1, D2, R1, R19, H2, M14, TCR26 and GBSP2 of the Welwyn Hatfield District Plan 2005, Policy SADM4 of the 2016 Proposed Draft Local Plan Proposed Submission, the Supplementary Design Guidance Statement of Council Policy 2005, Supplementary Planning Guidance Parking Standards 2004, and the relevant paragraphs of the National Planning Policy Framework 2012.

12 Recommendation

- 12.1 It is recommended that planning permission be approved subject to the following conditions:
1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A, B and E of Part 1 of Schedule 2 shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

APPROVED DRAWING NUMBERS

3. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
W902	A	Existing and Proposed Floor Plans and Elevations	25 May 2017
17-01		Location Plan	20 March 2017
W902A		Site Plan	5 April 2017

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

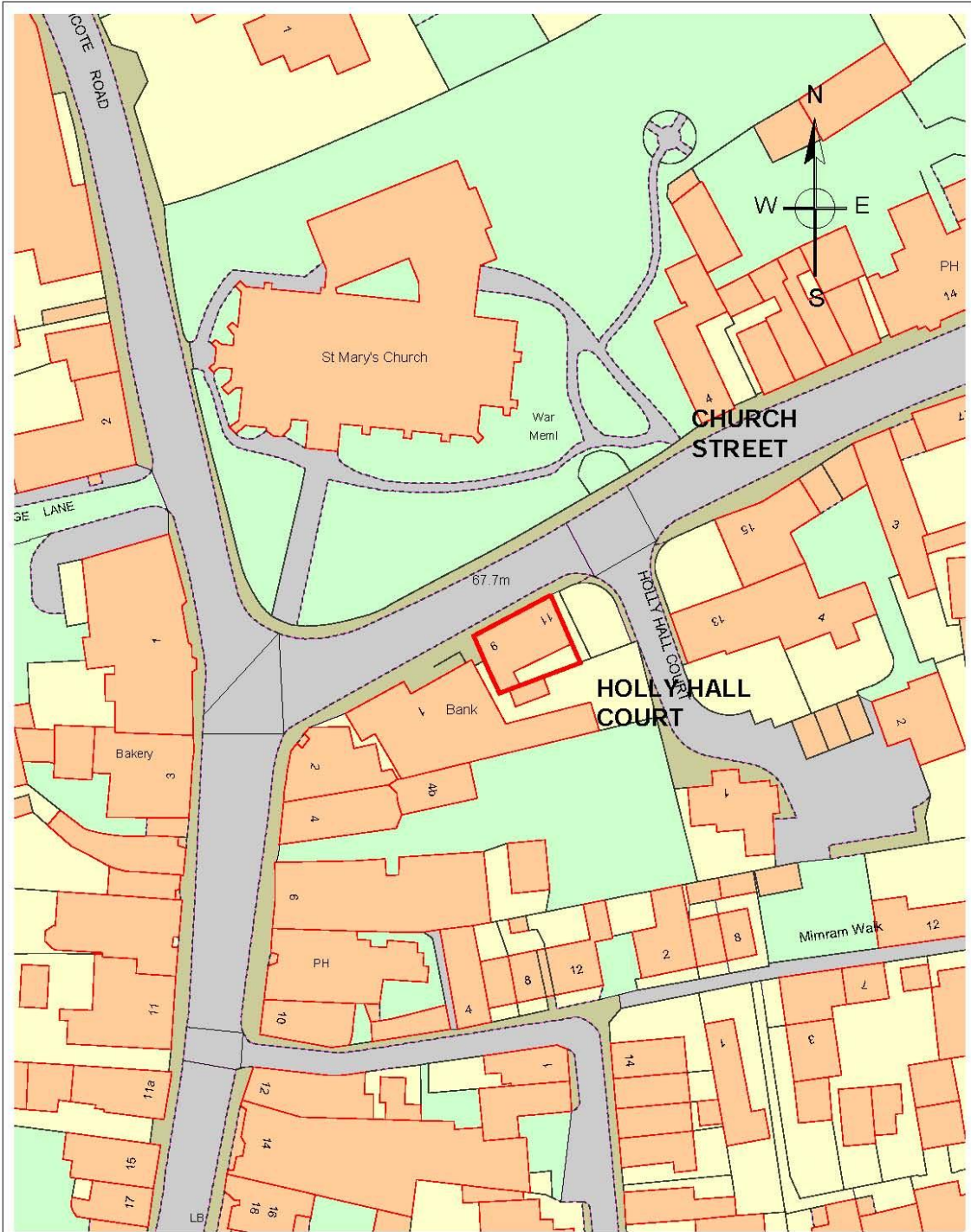
POSITIVE AND PROACTIVE STATEMENT


The decision has also 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 inspected at these offices).

INFORMATIVES:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
2. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.

Abbas Sabir (Development Management)
 Date: 06/06/2017
 Expiry Date: 31/05/2017



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE</p>	Title: 9-11 Church Street Welwyn		Scale: DNS
	Project: DMC Meeting		Date: 2017
		Drawing Number: 6/2017/0548/FULL	Drawn: Baras Mast-Ingle
© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2017			

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 22 JUNE 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

6/2017/0048/FULL

GARAGES AND WORKSHOP AT GREEN CLOSE, BROOKMANS PARK,
HATFIELD, AL9 7ST

ERECTION OF A TWO STOREY DWELLING AND ASSOCIATED LANDSCAPING
FOLLOWING THE DEMOLITION OF EXISTING GARAGES/WORKSHOP
(RETROSPECTIVE)

APPLICANT: Mr N Twyman

AGENT: Mr D Morgan

(Brookmans Park & Little Heath)

1 Site Description

- 1.1 The site is almost 0.05 hectare located off Green Close. The northern boundary of the site backs onto the rear gardens of a number of properties along Peplins Way. To the western side of the site lies a triangular shaped piece of land which has recently been granted planning permission for 12 residential units. Further to the west is a railway line (East Coast Railway). Surrounding the site to the east and south are dwellings which have recently been constructed following demolition of dwellings comprising 1-12 Green Close. Further to the south on the other side of Green Close are also recently constructed dwellings.
- 1.2 The site itself is almost L-shaped and currently comprises a partly demolished garage block. It is understood that the site contained four garages, a workshop and greenhouse. To the rear are a brook and two trees – ash and weeping willow. Beyond the rear boundary, trees and landscaping are witnessed within the rear gardens of dwellings on Peplins Way. A line of close boarded fencing of approx. 2 metres in height separates the site from the new residential site to the east. A recently constructed large open-sided wooden car port with pitched roof abuts the western-southern boundary of the application site.
- 1.3 The surrounding area is residential in character although the scale and nature of development within Green Close has changed over recent years. Buildings are mainly 2-3 storeys with pitched roofs. The dominant material is brick, although the more recent development is a contemporary interpretation of the local vernacular.

2 The Proposal

- 2.1 The application seeks full planning permission for the creation of a single dwelling following demolition of garages/workshop. As the garages and workshop have been demolished, this application is retrospective rather than proposed.

- 2.2 The dwelling would comprise three bedrooms, all at first floor level and contained within the roof, and integral garage. Three small dormers, roof light and a projecting gable would be provided overlooking the entrance. Three roof lights would be provided on the rear roof slope serving the landing and hallway. Soft and hard landscaping would complete the rest of the plot.
- 2.3 Materials would comprise a white textured render and horizontal boarding for the walls, artificial slate roof and grey aluminium openings.

3 Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because North Mymms Parish Council has objected to the development.

4 Relevant Planning History

Application site

- 4.1 Application Number: 6/2016/0683/FULL Decision: Granted

Decision Date: 21 July 2016

Proposal: Formation of two storey dwellinghouse with garage and associated landscaping following demolition of existing greenhouse

Adjoining Sites

- 4.2 Application Number: S6/2009/1260/MA Decision: Appeal Dismissed

Decision Date: 18 May 2010

Proposal: Erection of 14 Residential Units Comprising of 9x2 Bed and 5x3 Bed in Two/Three Storey Blocks Incorporating Undercroft Car Parking, Surface Car Parking and Landscaping

- 4.3 Application Number: 6/2016/0192/MAJ Decision: Approval subject to s106

Decision Date: 16 August 2016

Proposal: Erection of 12 residential units comprising 3No. 1-bed and 9No. 2-bed flats with associated car parking, cycle store, refuse store and landscaping

- 4.4 Application Number: S6/2013/2231/MA Decision: Approval Subject to s106

Decision Date: 25 June 2014

Proposal: Demolition of the existing dwellings and redevelopment to provide 16 residential dwellings (comprising 8 x 3 bedroom and 8 x 4 bedroom houses) with associated car parking, access and landscaping

- 4.5 Application Number: S6/2013/0830/MA Decision: Approval Subject to s106

Decision Date: 30 July 2013

Proposal: Redevelopment to provide 12 new residential units comprising 8 x three bedroom houses, and 3 x two bedroom and 1 x one bedroom flats in two/three storey block, incorporating under-croft car parking and accommodation within roofscape, together with amenity terraces and balconies, works to alter and extend adopted highway along with provision of surface car parking, landscaping and associated works

4.6 Application Number: S6/2011/2654/MA Decision: Refused

Decision Date: 26 April 2012

Proposal: Demolition of 12 Maisonettes and erection of 18 apartments with basement car parking; 6 town houses with integral garages; surface level car parking; amenity space; bin storage area and alteration to highway

4.7 Application Number: S6/2009/1260/MA Decision: Refused

Decision Date: 23 September 2009

Proposal: Erection of 14 Residential Units Comprising of 9x2 Bed And 5x3 Bed in Two/Three Storey Blocks Incorporating Undercroft Car Parking, Surface Car Parking and Landscaping

5 Planning Policy

5.1 National Planning Policy Framework

5.2 Welwyn Hatfield District Plan 2005

5.3 Supplementary Design Guidance, February 2005

5.4 Supplementary Planning Guidance, Parking Standards, January 2004

5.5 Interim Policy for Car Parking Standards and Garage Sizes, August 2014

6 Site Designation

6.1 The site lies within the settlement of Brookmans Park as designated in the Welwyn Hatfield District Plan 2005.

7 Representations Received

7.1 The application was advertised by means of site notice and neighbour notification letters. One representation has been received from 15 Peplins Way. The comments may be summarised as:

- Loss of privacy
- Overbearing development

8 Consultations Received

8.1 **Hertfordshire County Council Transport Programmes and Strategy (HCCTPS)** – do not object subject to condition

- 8.2 **Welwyn Hatfield Borough Council Landscaping and Ecology Department** – do not object subject to conditions
- 8.3 **Welwyn Hatfield Borough Council Client Services Department** – Bins would be incorporated into the existing ARRC scheme. No objection.

9 Town / Parish Council Representations

- 9.1 Objection stated as follows:

“North Mymms Parish Council object to this overdevelopment of the site with new developments of houses and blocks of flats in very close proximity given the location and smallness of the site this development is inappropriate.”

“North Mymms Parish Council previously objected to this development. North Mymms Parish Council OBJECT to this overdevelopment of the site with new developments of houses and blocks of flats in very close proximity. Given the location and smallness of the site this development is inappropriate. In spite of the removal of the garage building this is still a very small site with a shared driveway and negligible amenity space. It also is back land development. Our objection remains for this development.”

10 Analysis

- 10.1 The main planning issues to be considered in the determination of this application are:

- 1. The principle of the development (National Planning Policy Framework 2012 and Policies SD1, H1, H2, R1, GBSP2 of the Welwyn Hatfield District Plan 2005)**
- 2. Whether or not the scheme incorporates high quality design and relates to the character and context of the area (D1, D2, Supplementary Design Guidance (SDG) and National Planning Policy Framework (NPPF))**
- 3. The impact of the proposal on the residential amenity of the adjoining properties (H4, D1 and Supplementary Design Guidance (SDG))**
- 4. Highway and Parking (M14 and Supplementary Planning Guidance)**

1. The principle of the development

- 10.2 Policies R1 and GBSP2 of the Welwyn Hatfield District Plan 2005 encourages development to take place on previously used or developed land and directs new development towards existing towns and specified settlements. This is in line with the National Planning Policy Framework 2012 (NPPF) which encourages the provision of more housing within towns and settlements and encourages the re-use of land which has previously been developed.

- 10.3 The site has not been allocated as a housing site within the District Plan (H1), and as such is considered to be a “windfall site” (H2). Policy H2 directs assessment of suitability against the following criteria –
- i. The availability of previously-developed sites and/or buildings;
 - ii. The location and accessibility of the site to services and facilities by transport modes other than the car;
 - iii. The capacity of existing and potential infrastructure to absorb further development;
 - iv. The ability to build new communities to support infrastructure and provide demand for services and facilities;
 - v. The physical and environmental constraints on development of land.
- 10.4 Whilst the Council has a 5 year housing supply, as outlined in the Annual Monitoring Report. It is therefore considered that the windfall residential development proposed could make a small but valuable contribution to housing land supply. The principle of a residential dwelling on the application site has also been established under planning permission: 6/2016/0683/FULL.
- 10.5 The application site lies within the settlement of Brookmans Park as designated within GBSP2 of the Welwyn Hatfield District Plan. The application site is located within an existing residential area and as such the infrastructure has been developed to provide good transport links for existing residents. There are also services and facilities available within walking distance of the site. The principle of residential development is therefore acceptable against the criteria set out in Policy H2 subject to an assessment of the scheme against the following policies having regard to design, parking, and means of access as well as amenity of the occupiers of adjoining premises.
- 10.6 Overall, it is considered that the site is, in principle, acceptable as a residential windfall site. The site complies with Policy H2 of the Welwyn Hatfield District Plan in regards the criteria of suitability.

2. Whether or not the scheme incorporates high quality design and relates to the character and context of the area

- 10.7 Local Plan Policies D1 and D2, alongside the Supplementary Design Guidance (SDG), seek to ensure a high quality of design which relates to the character and context of the area. The policies require a high quality of design in all new development. These policies are in line with the NPPF section 7 in that planning should require good design.
- 10.8 The garage block on the site, even if not partly demolished, would be somewhat out of character with the surrounding development which has recently been constructed to the east and south under planning permission: S6/2013/2231/MA. The garages under this permission have also been formally constructed. Retaining garages in this location is therefore not in keeping with the character and their retention was not part of the considerations of the developments within Green Close which surround the application site.

- 10.9 The pre-existing building was a fairly typical style circa 1950's garage block which is considered to have no architectural merit. The proposed dwelling would have a mixed white render and horizontal boarding facing, above which slate tiles would be used. These type of materials would be compatible with the development within the immediate locality which aims, to some degree, to provide a modern-day mews appearance. The choice of materials is therefore considered to be appropriate for this site.
- 10.10 North Mymms Parish Council have objected to this development, outlining that it would represent over-development, taking into account development recently constructed surrounding the site and through the location and small size of the site.
- 10.11 This application is the same in nature and similar in siting and design to that recently granted on this site under planning permission: 6/2016/0683/FULL. In terms of size and scale variations between the proposed scheme and that previously approved, the proposed scheme is 0.5 metres greater in height, 32.sqm greater in foot print and 34.sqm greater in floor space.
- 10.12 Despite such variations, it is considered that the design of the proposal has still taken good opportunity of the surrounding constraints as well as the site's constraints to provide a relatively unique dwelling that would fit relatively well within its context.
- 10.13 In terms of amenity space, the rear and side gardens, although not of a conventional design (being relatively long and thin) would provide a relatively private environment, due to the existing boundary treatment and good aspect. As such, it is considered that a good quality environment would be provided to future occupiers.
- 10.14 Although the side and rear garden are considered to be of adequate size relative to the size of the proposed dwelling and site, extensions to the dwelling and/or outbuildings under permitted development may result in the erosion of this amenity space and over-development of built form within this unique plot. As such, it is considered necessary and reasonable for permitted development rights to be revoked under Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).
- 10.15 Overall the proposal is considered to be of a high standard of design and relate appropriately to the character of the area and would therefore comply with national and local plan policies.

3. The impact of the proposal on the residential amenity of the adjoining properties

- 10.16 A terraced row of dwellings have been constructed on the adjoining land to the south-east of the application site under planning permission: S6/2013/2231/MA. Plot 16 of this development (now No. 10 Green Close) borders the application site boundary. The single storey element of the proposal would be located adjacent to side boundary rear garden of this property whilst the two storey bulk would be separated from the boundary by some 5.9 metres. It is also noted that the development to the south-east has been erected on higher ground level to that of the application site. As such,

the sufficient spacing distance and relationship between the proposed dwelling and No. 10 Green Close would not result in any adverse loss of light or be overly dominant from this adjacent property.

- 10.17 The south-east flank elevation of the proposed dwelling would feature a triangular shaped window facing No. 10 Green Close. Although this window would serve a bedroom, its high positioning would not present any adverse overlooking or loss of privacy.
- 10.18 Existing residential properties are located to the rear of the application site. Objection has been raised by 15 Peplins Way on the grounds of loss of privacy and overbearing impact. The back to back distance between the proposed dwelling and the existing is approx. 30 metres. Furthermore, the roof lights installed on the rear roof slope facing these properties would serve non habitable space. Accordingly, the proposal would not result in any loss of privacy to this property or any others backing onto the application site.
- 10.19 In terms of being overbearing, due to the distances involved and regard to landscaping, the proposed first floor development would not be overbearing toward any of the properties bordering the boundary along Peplins Way.
- 10.20 Overlooking, to a degree, may occur should dormer windows be inserted within the rear roof. It is therefore considered necessary and reasonable for permitted development rights to be revoked for additions to the roof under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 10.21 It is therefore concluded that the proposal will comply with Policy D1 of the District Plan and will retain the amenity currently enjoyed by existing as well as for future occupiers.

4. Highway and Parking

- 10.22 The proposed dwelling would comprise three bedrooms. An integral garage, front driveway and parking area have been shown within the proposed plans which would more than facilitate the two car parking spaces which should be provided in line with the Council's Car Parking Standards for a dwelling of such size. As such, parking provisions are acceptable.
- 10.23 Hertfordshire County Council (Transportation Programmes and Strategy) (HCCTPS) have been consulted and do not wish to restrict the grant of permission subject to a condition regarding construction details of the road areas required for use by refuse vehicles. It is noted that planning permission: 6/2016/0192/MAJ has evidenced that access to the application site for refuse collection is sufficient. Construction details of the road areas for use by refuse vehicles can be secured through planning condition.

Conditions

- 10.24 Planning Practice Guidance Policy governs the use of conditions in planning and the power to impose conditions when granting planning permission is very wide. If used properly, conditions can enhance the quality of development and enable many development proposals to proceed where it would otherwise have been necessary to refuse planning permission. The objectives of planning, however, are best served when that power is exercised

in such a way that conditions are clearly seen to be fair, reasonable and practicable. Conditions should only be imposed where they are both necessary and reasonable, as well as enforceable, precise and relevant both to planning and to the development to be permitted. In considering whether a particular condition is necessary, both officers and members should ask themselves whether planning permission would have to be refused if that condition were not to be imposed. If it would not, then the condition needs special and precise justification.

11 Conclusion

- 11.1 The proposal is considered to meet local and national planning policies in respect to the layout, design and relationship of the development to the character of the area. Amenity currently enjoyed by existing residents, as well as that of proposed residents would be retained. Appropriate levels of parking provision are to be provided. Overall the proposal is considered to be acceptable

12 Recommendation

- 12.1 It is recommended that planning permission be approved subject to the following conditions:

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

2. No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

The landscaping details to be submitted shall include:

- (a) means of enclosure and boundary treatments;
- (b) hard surfacing, other hard landscape features and materials
- (c) existing trees, hedges or other soft features to be removed and retained;
- (d) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing;
- (e) management and maintenance details

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and

environmental impacts of the development hereby permitted in accordance with Policies GBSP2, D2 and D8 of the Welwyn Hatfield District Plan 2005.

3. A Tree Protection Plan and Arboricultural Method Statement shall be submitted to the Local Planning Authority and approved in writing prior to the commencement of the dwelling hereby approved. These documents should comply with BS5837:2012 (Trees in relation to design, demolition and construction - Recommendations) or state why they do not.

The statement must include:

(a) a plan showing the areas of on-site trees and trees on land adjacent to the site, to be protected and fenced in accordance with the relevant British Standard and to identify areas where no chemical or materials or equipment shall be stored, mixed or prepared, no fires or site washings, within the Root Protection Area of the tree or under the canopy spread whichever is the greater;

(b) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree and any tree on land adjacent to the site;

(c) clearly show any demolition, construction or soil level changes to be undertaken within the proximity of the Root Protection Area of the retained trees and trees on land adjacent to the site;

(d) specify any other means needed to ensure that all of the trees to be retained and trees on land adjacent to the site will not be harmed during the development, including by damage to their root system, directly or indirectly;

(e) confirm that no excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall not take place within any area designated as being fenced off or otherwise protected in the approved scheme;

(f) explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the Local Planning Authority;

The development shall be carried out only in accordance with the approved documents, unless the Local Planning Authority has given prior written consent to any variation. Trees on or adjacent to the site must be protected in accordance with the agreed statement throughout the period of development. The fencing or other works which are part of the approved Tree Protection Plan shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policy D8 of the Welwyn Hatfield District Plan 2005.

4. Prior to the occupation of the development, construction details of the road area required for use by refuse collection vehicles shall be submitted to the

Local Planning Authority for approval in writing. These details shall show compliance with the construction standards required for highway adoption.

REASON: To ensure that the new access road is built to a technical specification that can be reasonably expected to withstand the normal refuse collection vehicle usage in accordance with the National Planning Policy Framework.

5. The area shown for the provision of bins shall be provided and retained permanently upon first occupation of the development hereby approved.

REASON: To ensure that there is adequate refuse and recycling provision in accordance with policy R5 of the Welwyn Hatfield District Plan 2005.

6. The garage shall be retained for the parking of private motor vehicles relating to this development and for no other purpose.

REASON: To ensure that appropriate levels of parking are provided for the development in order to maintain highway safety and the free flow of traffic in accordance with the National Planning Policy Framework.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no development within Class A, Class B and Class E of Part 1 of Schedule 2 shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that order in the interests of residential and visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

8. The development/works shall not be started or completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
02 916521	A	Existing Plans and Elevations Land Survey	10 January 2017 10 January 2017
02	A	Proposed Plans and Elevations	05 April 2017

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).

Informatives

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act,

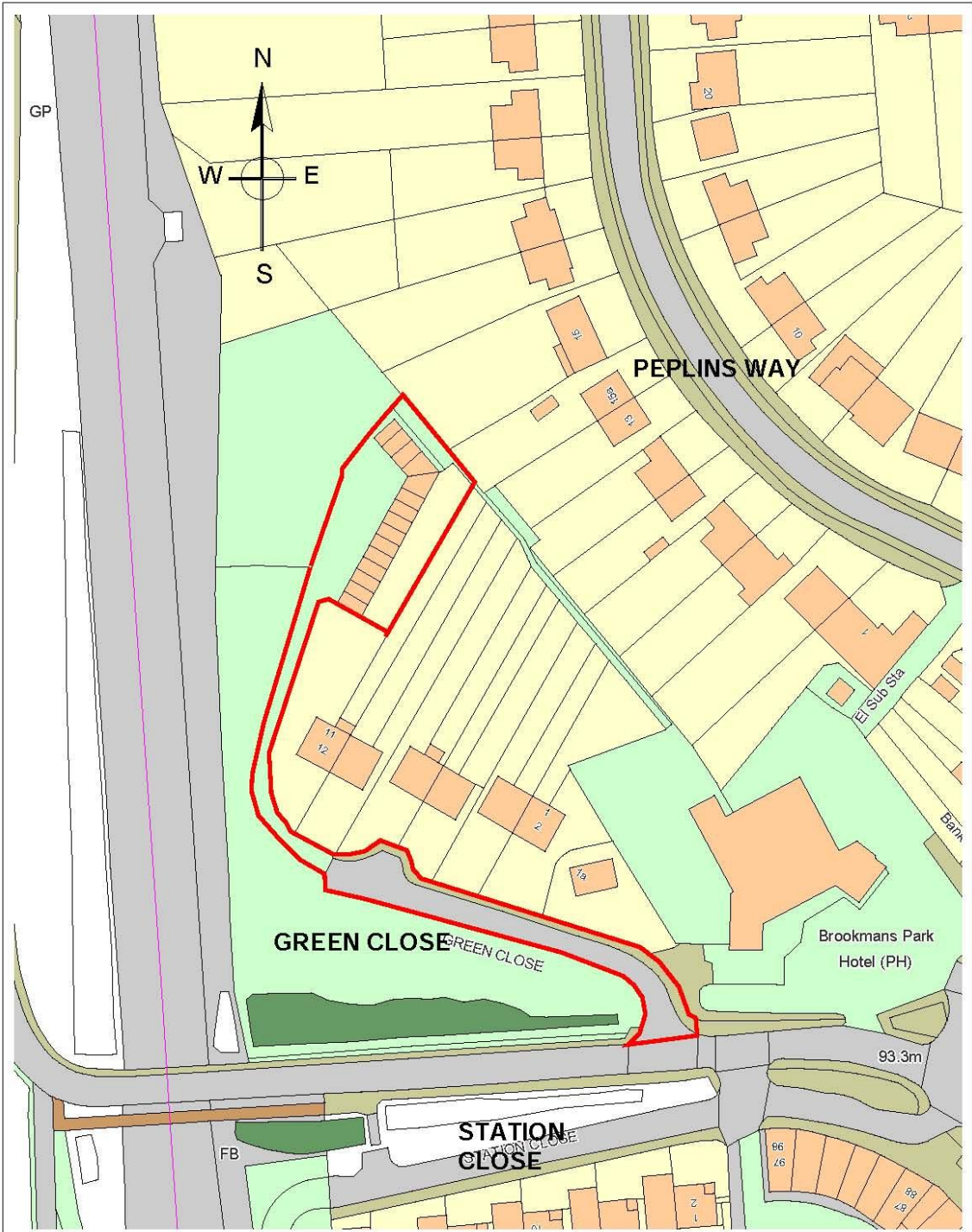
must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.


2. The development will involve the numbering of properties and naming new streets. The applicant MUST contact Welwyn Hatfield Borough Council, Transportation (Patrycja Kowalczyk 01707 357546 before any name or number is proposed. This is a requirement of the Public Health Act 1875 and Public Health (Amendment) Act 1907.
3. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
4. It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

David Elmore (Development Management)

Date of expiry: 07 March 2017

Time Extension: 26 May 2017



 WELWYN HATFIELD Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: Land at Green Close, Brookmans Park		Scale: DNS
	Project: DMC Meeting	Drawing Number: 6/2017/0048/FULL	Date: 2017
	© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2016		Drawn: Baras Mast-Ingle

Part I

Executive Member: Councillor Perkins

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 22 JUNE 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

6/2017/0725/HOUSE

1 LONGCROFT LANE WELWYN GARDEN CITY AL8 6EB

ERECTION OF FIRST FLOOR SIDE EXTENSION

APPLICANT: Mr P Stringer

AGENT: Mr P Stringer

(Handside)

1. Site Description

- 1.1 The application site is located on a corner plot at the northern end of Longcroft Lane on the edge of the Town Centre. Longcroft Lane is residential in character and features properties of similar style, appearance and architectural detailing.
- 1.2 The site comprises of a two storey end of terrace property constructed of traditional red brick with a clay pantile roof. It is set back from the highway with grass and hardstanding to the front.

2. The Proposal

- 2.1 This application seeks planning permission for the erection of a first floor side extension above part of the flat roofed garage. The proposed extension would be set back from the front elevation by approximately 1.6 metres and set in from the side boundary by approximately 2.4 metres. The roof would continue the ridge height of the existing dwelling.
- 2.2 The proposed extension would be finished in soft red facing brickwork laid in Flemish bond and reclaimed red clay pan tiles to match the existing dwelling. The proposed fenestration detailing would match the existing dwelling.

3. Reason for Committee Consideration

- 3.1 This application is presented to the Development Management Committee because Councillor Cowan has objected to the application on the grounds that coupled with previous extensions this *“would result in overdevelopment and would set a precedent of allowing 2 storey side extensions when this has not yet happened along this long series of formal neo-Georgian homes in a prominent position”*.

4. Relevant Planning History

- 4.1 6/2016/2526/HOUSE - Erection of single storey side extension, loft conversion, installation of bay window and removal of small apple tree – Granted 06 February 2017

5. Planning Policy

- 5.1 National Planning Policy Framework (NPPF) March 2012
- 5.2 Welwyn Hatfield District Plan 2005
- 5.3 Supplementary Design Guidance, February 2005
- 5.4 Supplementary Planning Guidance, Parking Standards, January 2004
- 5.5 Interim Policy for Car Parking Standards and Garage Sizes, August 2014

6. Site Designation

- 6.1 The site lies within the conservation area within Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.

7. Representations Received

- 7.1 The application was advertised by means of neighbour notification letters. One representation has been received in support of the application and is summarised below:

This is a welcome development to the street in need of some updating and investment. This would significantly add to and improve the current view and vista along Longcroft Lane. I hope that the council would also support this development and investment, in doing so, encourage more investment along Longcroft Lane

8. Analysis

- 8.1 The main planning issues to be considered in the determination of this application are:

- 1. The quality of the design and the impact on the character and appearance of the conservation area (D1 & D2 & GBSP2 & NPPF);**
- 2. The potential impact on the residential amenity of adjoining neighbours (D1, SDG and NPPF);**
- 3. Parking provision and highway safety (M14 and Supplementary Parking Guidance and Council's Interim Policy for Car Parking Standards and Garage Sizes)**

- 1. The quality of the design and the impact on the character and appearance of the conservation area**

- 8.2 The Government attaches great importance to the design of the built environment. The National Planning Policy Framework (NPPF) notes that

good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning decisions should aim to ensure that developments add to the overall quality of the area; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

- 8.3 Section 72 of the Listed Buildings and Conservations Areas Act (1990) states that 'special attention shall be paid to the desirability of preserving or enhancing the character or the appearance of that area'. Furthermore, saved Policy D1 requires the standard of design in all new development to be of a high quality and Policy D2 requires all new development to respect and relate to the character and context of the area in which it is proposed. It notes that development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area. Policy GBSP2 requires that 'within specified settlements development will be limited to that which is compatible with the maintenance and enhancement of their character'. The Welwyn Hatfield District Plan Supplementary Design Guidance (SDG) supplements the policies contained in the District Plan.
- 8.4 This application seeks planning permission for the erection of a first floor side extension. The proposed external materials including the proposed fenestration detailing would match those used in the construction of the existing dwelling.
- 8.5 It is noted that this site has previously been granted permission for the erection of a single storey side extension above which the first floor side extension is now proposed (reference 6/2016/2526/HOUSE).
- 8.6 The proposed extension would be set back from the front elevation of the house by approximately 1.6 metres and set in from the side boundary by approximately 2.4 metres. Whilst, the proposed roof of the extension would continue with the same ridge height as the existing dwelling, by virtue of the proposed modest width and depth, it is not considered that the extension would overwhelm the existing dwelling. The extension would therefore be subordinate in scale.
- 8.7 Furthermore, it is considered that the extension has been designed to complement both the existing dwelling and this row of terrace properties, maintaining the character and symmetry by virtue of its continued roof line, roof pitch and set back from the front elevation to mimic the relationship of the host dwelling with No.3.
- 8.8 The proposed extension would be finished in soft red facing brickwork laid in Flemish bond and reclaimed red clay pantiles to match the existing dwelling. The proposed fenestration detailing would reflect the style and positioning of those within the existing dwelling. The materials of the extension propose to match those within the existing dwelling, which would respect and preserve the character and appearance of the Welwyn Garden City Conservation Area. Both are considered acceptable in this regard, however if permitted, it would be reasonable to request a sample of the materials to be agreed in writing given the prominence of the site and setting within a Conservation Area.

- 8.9 The council's Supplementary Design Guidance outlines that there should be a minimum distance of 1 metre from an extension and an adjoining flank boundary for first floor side extensions. It is important that existing spacing in the street scene is reflected, which may result in larger distances being required.
- 8.10 In this instance, the first floor side extension would maintain an approximate 2.4 metre gap to the boundary and furthermore, the property as an end of terrace property on a corner plot has an area of open space and a car park between it and the highway on Church Road. It would not therefore appear cramped or significantly reduce a visual gap between houses. As an extension to an end of terrace property the extension is not considered to detract from the spacing between the properties that might in other circumstances be harmful to the character of the area.
- 8.11 The proposed development would adequately respect and relate to the existing dwelling, by virtue of its proposed scale, design and architectural form and detailing and would not result in harm to the character and appearance of the streetscene. Furthermore, the proposed extension would preserve the character and heritage of the Welwyn Garden City Conservation Area in accordance with the National Planning Policy Framework; Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and Supplementary Design Guidance.

2. The potential impact on the residential amenity of adjoining neighbours

- 8.12 Policies D1 and the Supplementary Design Guidance aim to preserve neighbouring amenity. Furthermore, guidance in paragraph 17 of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings.
- 8.13 With regard to the impact on the amenity of adjoining neighbours, Policy D1 and the SDG states that any extension should not cause loss of light or appear unduly dominant from an adjoining property and should not result in undue overlooking of a neighbouring property or result in a loss of privacy.
- 8.14 No neighbour representations have been received from any adjoining occupiers and no neighbour would be affected by the extension.
- 8.15 As the property is an end of terrace property, the adjoining property is No.3 Longcroft Lane. As the first floor extension would be located to the north of the site, it is not considered that it would result in a detrimental impact on the living conditions of the neighbouring occupier by way of overbearing impact, loss of light or result in a loss of privacy.
- 8.16 In light of all of the above observations, it is considered that the extension would respect and sufficiently retain the residential amenity of all surrounding neighbouring properties. The proposal is therefore in accordance with Policies D1, the Supplementary Design Guidance and the relevant paragraphs of the NPPF.

3. Parking provision and highway safety

- 8.17 Paragraph 39 of the NPPF states that if setting local parking standards, authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport; local car ownership levels and the overall need to reduce the use of high emission vehicles. Saved policy M14 of the District Plan and the Parking Standards Supplementary Planning Guidance (SPG) use maximum standards and are not consistent with the Framework and are therefore afforded less weight. In light of the above, the Council have produced an interim Policy for Car Parking Standards that states that parking provision will be assessed on a case by case basis and the existing maximum parking standards within the SPG should be taken as guidance only.
- 8.18 The dwelling as a result of the extension would provide an additional bedroom and would result in a 4 bedroom property. The SPG identifies the site as located within Zone 2 where a maximum of 1.5 spaces are required for a four bed property.
- 8.19 The property already benefits from an existing garage which would be retained although it is not considered that this garage is of a suitable size to be counted as a parking space. Under the Council's Interim Parking Standards the internal dimensions of a garage should be 3 m x 6 m. However, it is noted that the property benefits from a hard standing which would be maintained and can provide suitable off street parking for at least 2 vehicles. The SPG only requires 1.5 spaces as a result of the development and therefore the 2 existing spaces on site would provide adequate parking.
- 8.20 Therefore, sufficient off street parking would still be maintained on site relative to the size of the resultant building in accordance with Policy M14 of the District Plan, the SPG Parking Standards and the Council's Interim Policy for Car Parking Standards.

9. Conclusion

- 9.1 The proposed development would complement and reflect the design and character of the existing dwelling and would appear subordinate in scale. The proposed extension would therefore adequately respect and relate to the existing dwelling, representing a high standard of design that would sufficiently maintain and preserve the character, appearance and heritage of the Welwyn Garden City Conservation Area. Furthermore, the proposed extension would not result in any significantly detrimental impacts on the residential amenity of neighbouring properties. The proposal is therefore considered acceptable and is in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guide and the National Planning Policy Framework.
- 9.2 The proposal has also been considered with regard to parking and highway safety. The proposal is in accordance with Policies M14, the SPG Car Parking Standards and the Council's Interim Policy for Car Parking Standards and the relevant parts of the NPPF.

10. Recommendation

10.1 It is recommended that planning permission be approved subject to the following conditions:

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby granted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS

2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
100/2/PL00		Existing & Proposed	10 April 2017
1		Elevations & Block Plan	
100/2/PL00		Existing Floor Plans	10 April 2017
3			
100/2/PL00		Proposed Floor Plans	10 April 2017
2			
		Location Plan	10 April 2017

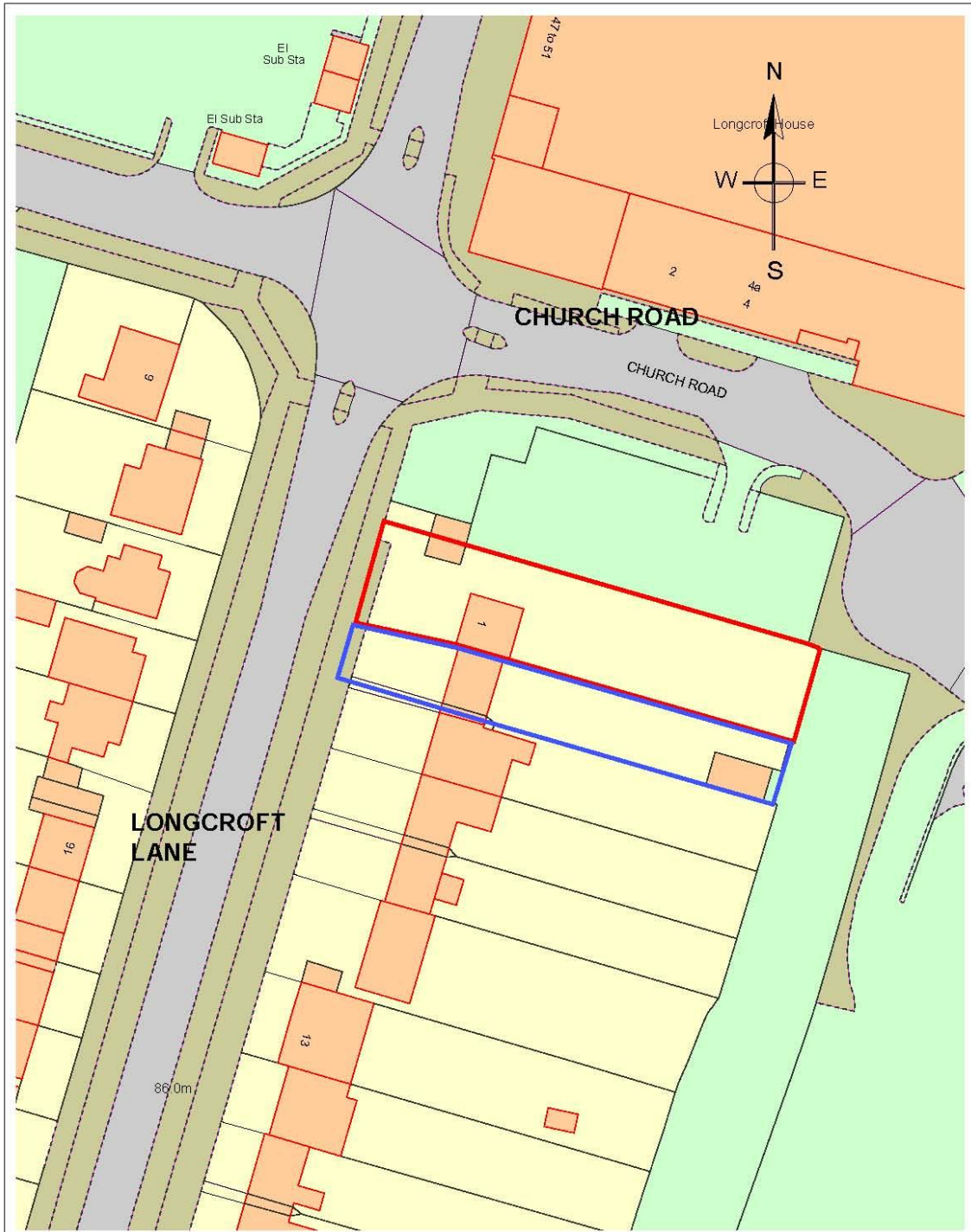
REASON: To ensure that the development is carried out in accordance with the approved plans and details.


1. 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).

Lucy Hale (Development Management)
Date 02 06 2017

Expiry date: 23/06/2017



 <p>WELWYN HATFIELD</p> <p>Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE</p>	Title: 1 Longcroft Lane Welwyn Garden City		Scale: DNS
			Date: 2017
	Project: DMC Meeting	Drawing Number: 6/2017/0725/HOUSE	Drawn: Baras Mast-Ingle
© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2017			

This page is intentionally left blank

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 22 JUNE 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND GOVERNANCE)

Appeal Decisions 04/05/2017 to 02/06/2017

1. DCLG No: APP/C1950/W/16/3164182

Application No: 6/2016/1895/HOUSE

Appeal By: Mr I Nathan

Site: 149 Cole Green Lane, Welwyn Garden City, AL7 3JG

Proposal: Change of use from amenity to residential and formation of hardstanding

Decision: Appeal Allowed with Conditions

Delegated or DMC Decision: Delegated

Summary: Two of the 12 properties on this part of Cole Green Lane have existing vehicle parking to their front. The Inspector therefore considered that the introduction of further parking areas would maintain the overall character of the area. Whilst acknowledging concerns that the proposed 'grasscrete' will not be durable over time, the Inspector concluded that there was no evidence that this would harm the character of the area.

2. DCLG No: APP/C1950/W/16/3162868

Application No: 6/2016/1792/FULL

Appeal By: Rockwell (London) Ltd

Site: 10 Wendover Drive Welwyn AL6 9LT

Proposal: Erection of 5no dwellings following demolition of two dwellings

Decision: Appeal Withdrawn

Delegated or DMC Decision: Delegated

3. DCLG No: APP/C1950/W/17/3168894
Application No: 6/2016/1426/FULL
Appeal By: Mr R Wrangle
Site: Howe Wood Farm White Stubbs Lane Bayford Hertford SG13 8QA
Proposal: Erection of storage barn
Decision: Appeal Allowed
Delegated or DMC Decision: Delegated
Summary: Agricultural buildings are defined in both national and local policy as appropriate development in the green belt. Although the appeal site as a whole is used as a livery stables (for which buildings would not automatically be appropriate in the green belt), the barn itself would only be used for the storage of hay and machinery, and therefore be agricultural. Accordingly, the Inspector allowed the appeal.

4. DCLG No: APP/C1950/D/17/3170283
Application No: 6/2016/2547/HOUSE
Appeal By: Mr and Mrs P Snee
Site: 107 Newgate Street Village Hertford SG13 8QR
Proposal: Erection of first floor front extension and single storey side extension with alterations to openings
Decision: Appeal Dismissed
Delegated or DMC Decision: Delegated
Summary: Whilst acknowledging that there is no definition to what is a disproportionate extension to a dwelling, the Inspector held that in this case the 121% increase in floorspace would be disproportionate and therefore inappropriate and harmful to the green belt. Although the Inspector concluded that harm to green belt openness would be limited (as the footprint of the building would remain the same), they judged that there are no very special circumstances to justify the proposal.

Author: Andrew Windscheffel
Date: 12 May 2017

Part I

Main author: Lisa Hughes

Executive Member: Councillor Perkins

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 22 JUNE 2017
REPORT OF THE EXECUTIVE DIRECTOR (PUBLIC PROTECTION, PLANNING AND GOVERNANCE)

PLANNING UPDATE – FUTURE PLANNING APPLICATIONS

1 Introduction

- 1.1 This report is for the Development Management Committee to provide a summary of applications that might be presented to Committee over the coming months. If the call-in or application is withdrawn, the item will not be presented.
- 1.2 The applications should not be debated as part of this agenda, however any Councillor wishing to raise specific points about the proposal – such as a need for planning obligations or issue(s) that might not readily be apparent from the proposal or any other matter, may do so and the case officer will consider, where they are planning considerations, these matters raised as part of the future Committee report.
- 1.3 Appendix 1 comprises all applications that have been called-in or objected to by Town or Parish Councils. Appendix 2 comprises those that are a departure from the Local Plan, Officers consider should be determined by Development Management Committee, the applicant is the Borough Council or it has an interest in the land and an objection has been received.

2 Recommendation

- 2.1 That members note this report.

Name of author	Lisa Hughes x2247
Title	Development Management Service Manager

Appendix 1 - Applications called-in or objected to

6/2016/0270/VAR

Address	Four Oaks, Great North Road, Welwyn, AL6 0PL
Proposal	Variation of conditions 1 (occupants) and 2 (number of caravans) of Planning Permission N6/2010/0211/S73B to increase the number of caravans from 10 to 20 of which no more than 5 shall be static caravans or mobile homes.
Applicant	Mr J Connors
Ward	Welwyn West
Agent	Mr M Green
Call-In/Objection from	Councillor Julie Cragg, Welwyn Hatfield Borough Council
Reason for Committee Decision	<p>Please can we call this in due to the fact that this raises a lot of issues of concern for the residents.</p> <p>There is uneasiness about the fact that the number of caravans fluctuates wildly and that they residents do not appear to adhere to the planing that they do have.</p> <p>The restrictions regarding children is there as this was not intended to be a permanent site but only to give stability to the children to enable them to attend school.</p> <p>Are they planning to use caravans as an office sutie and run business's from there? [sic]</p>
Call-In/Objection from	Caroline Williams, Welwyn Parish Council
Reason for Committee Decision	<p>15/03/2016 21:43 - Welwyn Parish Council at its Planning & Licensing Committee of the 15 March 2016 agreed to submit Major Objection. We are unclear why the existing conditions have not been enforced. We understand that the site was permitted as a temporary location linked to the schooling of the children which have now grown up and not as a permanent site. We are concerned that the number of caravans has continued to increase overtime both with, and without, permission and Welwyn Hatfield Borough Council have previously stated that 10 is the maximum that can be accommodated. The existing conditions include that the land should be restored in accordance with the scheme previously submitted and approved by the planning authority as the residents may have already changed.</p>
Case Officer	Mrs J Pagdin

6/2016/0900/FULL

Address	111 The Ryde, Hatfield, AL9 5DP
Proposal	Change of use to Sui-Generis Large House in Multiple Occupation (HMO) for up to 9 occupants

Applicant Mr I Kabala
 Ward Hatfield East
 Agent Planmore Design Architecture
 Call-In/Objection from Carrie Lloyd, Hatfield Town Council
 Reason for Committee Decision There is insufficient parking for this use, the development is cramped, insufficient welfare amenities for the number of occupants and this Council supports the Borough's Corporate Property Department in their objection regarding the covenants in place. Approving this application would set a bad precedent for HMO's in this area.
 Case Officer Mrs J Pagdin

6/2016/1094/FULL

Address Friday Grove Farm, Hawkshead Lane, North Mymms, Hatfield, AL9 7TF
 Proposal Provision of car parks
 Applicant The College for Animal Welfare
 Ward Brookmans Park & Little Heath
 Agent Mr N Bedford
 Call-In/Objection from Sue Chudleigh, North Mymms Parish Council
 Reason for Committee Decision 24/08/2016 10:17 - North Mymms Parish Council OBJECTS to this application. It is within Green Belt land and there are no very special circumstances that can be demonstrated to allow for a material change of use of the land. It is not covered by the exemptions listed within the National Planning Policy Framework (Paragraphs 89/90) and is therefore inappropriate development. It is the Royal Veterinary College's responsibility to ensure that their students comply with their Green Travel Plan, to use the car park at their main site and to encourage their use of the frequent bus service they provide for their students. Residents may wish to reconsider a residents parking scheme.
 Case Officer Mrs J Pagdin

6/2016/1493/VAR

Address Thunderbridge Yard, Bulls Lane, Hatfield, AL9 7BB
 Proposal Variation of condition 1 to make the temporary permission permanent; condition 3 to permit eight caravans of which no more than four would be static caravans; condition 4 to vary the approved drawings; and condition 5 to vary the site development scheme; of planning permission S6/2011/0116/FP
 Applicant Mr J Robb
 Ward Welham Green & Hatfield South

Agent	Mrs A Heine
Call-In/Objection from	Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council
Reason for Committee Decision	I would like to formally 'call in ' this applicaiton as it meets at least two of the key criteria for a call in, namely 1. The application is of an unusually sensitive nature as the current use of the site has led to significant adverse impact on neighbours amenity and that development beyond that permitted had occurred at the site. 2. The wider ramifications are the potential impact of permitting this development may have on setting precedent for permitting neighbouring sites in the forthcoming local plan examination in public. There is also the precedent that would be set of permitting such developments, even for a limited period, in flood zones.
Call-In/Objection from	Sue Chudleigh, North Mymms Parish Council
Reason for Committee Decision	NMPC OBJECT as this is clearly a new application. The name of the applicants is not the name to whom the extant Permission was originally given.

The Government Planning Policy for traveller sites Policy E, in its introduction, states that making and decision taking should protect the Green Belt from inappropriate development - Item 4d and Item 16 state that inappropriate development is harmful to the Green Belt except in exceptional circumstances. None have been indicated.

Item 4f - further states the local planning authority should aim to reduce the number of unauthorised developments and encampments. This site has consistently exceeded the numbers stated in the original Permission and it is too small a site to be abused in this way.

Item 4k - states the local planning authority have to have due regard to the protection of local amenities and local environment. There have also been sanitary issues arising from the over-use of the site. One or more travelling caravans have also been let to itinerant workers in contravention to the terms of the licence. This has caused considerable problems to the neighbourhood.

Item 13 of the Planning Policy for traveller sites states the local planning authority should ensure that their policies:

- a) promote peaceful and integrated co-existence between the site and the local community
- f) avoid placing undue pressure on local infrastructure and services
- g) do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans

Policy E, Item 24 addresses local provision and it is the case that WHBC do not have a firm policy on Gypsy and Traveller sites in the Borough but there are existing sites in Welham Green – including a long term Showmans site which causes no trouble – however the Foxes Lane site also is also over used as the numbers of caravans exceeds the permitted numbers. Item 27 states that if a local planning authority cannot demonstrate an up to date 5 year supply of deliverable sites this should be a material consideration and in this case the existing sites result in over supply in Welham Green therefore any expansion is unwarranted.

Item 25 states that the local planning authority should very strictly limit traveller site development in the Green Belt and further”sites in rural areas do not dominate the nearest settled community.” Expansion of this site would cause stress on services and neighbours.

Item 16 Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances, none of which have been indicated in this case.

Item 24(a) The Local Planning Authority has to take into account the existing level of local provision and Welham Green currently has provision. Indeed, even this is exceeded unlawfully – see report from Dennis Pennyfather, Licensing Technical Officer, dated 24 August 2016.

Item 25 This further states the Local Planning Authority should very strictly limit sites in rural areas should not dominate the nearest settled community. Of late the activities at Thunderbridge Yard have caused extreme concern and disturbance to the neighbourhood. Police and other authorities are aware of this, which seems to arise from the subletting of the excessive on-site accommodation to persons other than gypsies or travellers.

Footnote 9 States there is no presumption that a temporary grant of Planning Permission should be granted permanently, therefore North Mymms Parish Council consider, taking into account comments by Licensing Technical Officer that the site is not big enough, there are fire safety issues and this is a known flood plain with previous flooding issues, caravans on this Green Belt site are inappropriate development.

Case Officer

Mrs J Pagdin

6/2016/1882/FULL

Address	Former Roche Products Site, 40 Broadwater Road, AL7 3AY
Proposal	Change of use of former Roche Products Factory (Class B offices, research and manufacturing) to provide 34 residential units (Class C3) across basement, ground and first to third floors, with associated external alterations including excavation to the rear lightwell of southern elevation, additional and altered fenestration to the northern and southern elevations, creation of additional car parking and associated landscaping, together with internal alterations including the subdivision and reconfiguration of floorspace, the introduction of 5 new spiral staircases and provision of servicing within the building
Applicant	Taylor Wimpey North Thames
Ward	Peartree
Agent	Mrs A Herrick
Call-In/Objection from	Councillor Malcolm Cowan, Welwyn Hatfield Borough Council
Reason for Committee Decision	<p>Can I call in this application for committee decision.</p> <p>Reasons:</p> <p>It appears to be a departure from the SPD in having no community content when the SPD said the whole building was to be for community use.</p> <p>It is a departure from WHBC guidelines in having no social housing, and the justification given in their report are I understand from your officers, spurious on two grounds.</p> <p>I also note that most of the promised parking already exists and is in use.</p>
Case Officer	Mrs J Pagdin

6/2016/1891/FULL

Address	Land at Cucumber Lane, Essendon, Hatfield, AL9 6JB
Proposal	Erection of 3 no. agricultural barns comprising a grain store, cattle housing and straw/implement storage barn, the creation of a 3m high earth bund and the creation of a balancing pond.
Applicant	A T Bone & Sons
Ward	Hatfield East
Agent	Miss J Orsborn
Call-In/Objection from	Ms D Daniell, Essendon Parish Council
Reason for Committee Decision	This application has attracted considerable interest from the local community and the meeting was well-attended by the public. The applicant appeared before the meeting and sought to answer the public's concerns. However, it was clear that those present were not persuaded by many of his responses

and the Parish Council continued to receive representations over the subsequent days.

The concerns centre on the seeming escalation of the farming operation proposed and its potential impact. It is unclear why such large barns are required when it is proposed to split the function of the farm between grain and cattle. For example, a local farmer commented that the grain barn capacity is greater than the potential yield of the land (if it is solely given over to grain). Why, therefore, is it also proposed to have a shed for cattle? And why is such a large cattle shed being applied for given the numbers anticipated? There is a concern that the proposal is to facilitate the trading of grain, involving not tractor and trailer scale movements but vast 44 tonne lorry movements.

The consequence of this traffic is of major concern to many residents in the surrounding area. These are very minor rural roads and are not built to withstand these loadings (note the many potholes and collapsed soft verges along these roads). Many of these roads are too narrow to facilitate two-way passing of articulated lorries and other vehicles. Introducing this scale of traffic will inconvenience locals but, possibly of greater concern, present a danger to the very many cyclists who visit the area in pursuit of their sport or recreation.

The excessive scale of the buildings has motivated the applicant to surround the complex with an ugly bund in order to hide them. This will scar the landscape and have a harmful impact on the setting of nearby pond and heritage assets.

We suggest that if the nature of the proposed operation was resolved the scale of the building could then be reduced and their design improved such that they are less offensive to the landscape and the bund might not then be deemed necessary. The volume and scale of the traffic movements could then be reduced to something more compatible with the existing road network and safer for its other users. This should be further explored through a Traffic Management Plan.

One member of the public questioned the applicant on why this location had been chosen for the barns when other options and existing entrances were available that would avoid much of the above. Surprisingly, the applicant was not aware of these other options and we suggest that it would be appropriate for these to be fully explored as they may prove more satisfactory to all concerned than the current application.

The Parish Council is keen to support farming and farmers in our area but find that, in this instance, too many issues and concerns have not been properly considered and thought through. We would be pleased to be consulted on a further iteration that addresses the above public concerns.

Case Officer

Mr S Dicocco

6/2016/2339/FULL

Address 23 Park Street Hatfield
Proposal Change of use from Restaurant (A3) to residential (C3) and the erection of single storey and first floor rear extension and subdivision into four flats
Applicant Mrs M Harvey
Ward Hatfield East
Agent Mr M Skehill
Call-In/Objection from Carrie Lloyd, Hatfield Town Council
Reason for Committee Decision 12/12/2016 16:12 - Object to loss of a retail/restaurant unit within the shopping core of Old Hatfield.
Case Officer Mrs J Pagdin

6/2016/2606/FULL

Address The Bellbrook Bulls Lane Hatfield AL9 7AZ
Proposal Erection of two box stable building for private equestrian use with hardstandings for stable yard, parking and turning, with access track to stables and host dwelling
Applicant Mr Hassan
Ward Welham Green & Hatfield South
Agent Mr J Young
Call-In/Objection from Sue Chudleigh, North Mymms Parish Council
Reason for Committee Decision 5/01/2017 13:55 - North Mymms Parish Council OBJECT to this application as the proposed facility could be relocated and existing vehicular access used, negating the need for additional access and hard standing on Green Belt land. The proposed development would affect the openness of the site due to its closeness to the road frontage. No special circumstances have been demonstrated. NMPC also OBJECT to the proposed 'Change of Use' of the land from Agricultural to Grazing. This is unnecessary as the land would still be classed as Agricultural type use.
Case Officer Mr A Mangham

Appendix 2 - All other applications not comprising call-ins or objections

6/2017/0848/MAJ

Address	Entech House London Road Woolmer Green SG3 6JE
Proposal	Erection of 72 residential units consisting of 46 houses (12 x 3 bed and 34 x 4 bed) and 26 flats (4 x 1 bed and 22 x 2 bed), 657 sqm retail floor space (A1) and 485.1 sqm office floor space (B1)a) with associated landscaping, parking and infrastructure, involving demolition of existing industrial (B2) buildings and residential units.
Applicant	Taylor Wimpey North Thames
Ward	Welwyn East
Agent	Ms K Urbahn
Reason for Committee Decision	The application is a departure from the provisions of the appropriate development plan, other policy guidance or supplementary planning guidance.
Case Officer	Mrs S Smith

S6/2015/1342/PP

Address	Land to the north east of King George V Playing Fields, Northaw Road East, Cuffley, Hertfordshire, EN6 4RD
Proposal	Outline planning application for residential development of up to 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing field. All matters reserved except for new vehicular access to serve the site, the provision of surface water discharge points and the levels of development platforms
Applicant	Lands Improvement Holdings Landmatch
Ward	Northaw and Cuffley
Agent	Mr M Smith
Reason for Committee Decision	The application is of a scale, sensitive nature or is controversial and officer's consider that in accordance with the Council's constitution, it should be determined by the Development Management Committee. Additionally, the application is a departure from the provisions of the appropriate development plan, other policy guidance or supplementary planning guidance.
Case Officer	Mr M Peacock

This page is intentionally left blank