



WELWYN HATFIELD

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Please ask for:
Marie Lowe

6 September 2017

Dear Councillor

You are requested to attend a meeting of the WELWYN HATFIELD BOROUGH COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE to be held on Thursday 14 September 2017 at 7.30 pm in the Council Chamber, Council Offices, The Campus, Welwyn Garden City, Herts, AL8 6AE

Yours faithfully

Executive Director
Public Protection, Planning and Governance

AGENDA **PART 1**

1. **SUBSTITUTIONS**

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

2. **APOLOGIES**

3. **MINUTES**

To confirm as a correct record the Minutes of the meeting held on 17 August 2017 (previously circulated).

4. **NOTIFICATION OF URGENT BUSINESS TO BE CONSIDERED UNDER ITEM 15 AND ANY ITEMS WITHDRAWN FROM THE AGENDA**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. ENTECH HOUSE, LONDON ROAD, WOOLMER GREEN SG3 6JE - 6/2017/0848/MAJ - ERECTION OF 72 RESIDENTIAL UNITS CONSISTING OF 46 HOUSES (12 X 3 BED AND 34 X 4 BED AND 26 FLATS (4X1 BED AND 22 X 2 BED), 657 SQM RETAIL FLOOR SPACE (A1) AND 485.1 SQM OFFICE FLOOR SPACES (B1) A) WITH ASSOCIATED LANDSCAPING, PARKING AND INFRASTRUCTURE INVOLVING DEMOLITION OF EXISTING INDUSTRIAL (B2) BUILDINGS AND RESIDENTIAL UNITS (Pages 5 - 48)

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

7. KNEBWORTH CARE HOME, 59 LONDON ROAD, WOOLMER GREEN, SG3 6JE - 6/2017/1064/FULL - INSTALLATION OF 4 X DORMER WINDOWS AND ALTERATIONS TO THE INTERNAL LAYOUT TO PROVIDE ADDITIONAL BEDROOMS (Pages 49 - 58)

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

8. THE BUNGALOW, BULLS LANE, HATFIELD, AL9 7AZ - 6/2017/0772/FULL - CHANGE OF USE OF HIGHWAY LAND TO FORM NEW DRIVEWAY WITH DROPPED KERB TO FRONT OF PROPERTY (Pages 59 - 68)

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

9. FLINT COTTAGE, BLACKHORSE LANE, POTTERS BAR, EN6 3NB - S6/2014/2003/FP - ALTERATIONS TO EXTENDED DWELLING TO INCLUDE: REMOVAL OF 5NO. DORMER WINDOWS, REMOVAL OF FIRST FLOOR SIDE EXTENSION, REPLACEMENT OF TWO STOREY FRONT EXTENSION WITH SINGLE STOREY ENTRANCE PORCH AND RETENTION OF SINGLE STOREY REAR EXTENSION (Pages 69 - 86)

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

10. 60 HOMEWOOD AVENUE, CUFFLEY, POTTERS BAR, EN6 4QR - 6/2017/0887/VAR - VARIATION OF CONDITION 3 (MATCHING MATERIALS) PURSUANT TO PLANNING PERMISSION 6/2016/0596/HOUSE TO BE READ AS WHITE RENDER FACING, GREY ALUMINIUM WINDOWS AND ARTIFICIAL SLATE ROOF TILES (Pages 87 - 92)

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

11. 55 HOMEWOOD AVENUE, CUFFLEY, POTTERS BAR, EN6 4QQ - 6/2017/1340/VAR - VARIATION OF CONDITION 3 (MATERIALS) ON PLANNING PERMISSION S6/2014/2388/FP (Pages 93 - 98)

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

12. APPEAL DECISIONS (Pages 99 - 102)

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

13. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS (Pages 103 - 118)
Report of the Executive Director (Public Protection, Planning and Governance).
14. DEVELOPMENT MANAGEMENT PERFORMANCE REPORT (Pages 119 - 124)
Report of the Executive Director (Public Protection, Planning and Governance).
15. SUCH OTHER BUSINESS AS, IN THE OPINION OF THE CHAIRMAN, IS OF SUFFICIENT URGENCY TO WARRANT IMMEDIATE CONSIDERATION
16. EXCLUSION OF PRESS AND PUBLIC

The Committee is asked to resolve:

That under Section 100(A)(2) and (4) of the Local Government Act 1972, the press and public be now excluded from the meeting for Items 17 and 18 on the grounds that they involve 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 Local Government Act 1972 (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

17. ENFORCEMENT CASE MONITORING REPORT (Pages 125 - 134)
Exempt report of the Executive Director (Public Protection, Planning and Governance).
18. 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	

M.Perkins (Executive Member for Planning, Housing and
Community)

Executive Board
Press and Public (except Part II Items)

If you require any further information about this Agenda please contact Marie Lowe on 01707 357443 democracy@welhat.gov.uk