



# WELWYN HATFIELD

**Please note that by law this meeting can be filmed, audio-recorded, photographed or reported electronically by the use of social media by anyone attending. This does not apply to any part of the meeting that is held in private session. The Council will webcast the meeting.**

Please ask for:  
Marie Lowe

1 November 2017

Dear Councillor

You are requested to attend a meeting of the WELWYN HATFIELD BOROUGH COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE to be held on Thursday 9 November 2017 at 7.30pm in the Council Chamber, Council Offices, The Campus, Welwyn Garden City, Herts, AL8 6AE

Yours faithfully

Executive Director  
Public Protection, Planning and Governance

## **AGENDA** **PART 1**

1. **SUBSTITUTIONS**

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

2. **APOLOGIES**

3. **MINUTES**

To confirm as a correct record the Minutes of the meeting held on 12 October 2017 (circulated separately).

4. **NOTIFICATION OF URGENT BUSINESS TO BE CONSIDERED UNDER ITEM 13 AND ANY ITEMS WITHDRAWN FROM THE AGENDA**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. 22 THE AVENUE, WELWYN, AL6 0PP - 6/2017/1751/OUTLINE - OUTLINE PLANNING PERMISSION FOR THE ERECTION OF UP TO 12 DWELLINGS WITH ALL MATTERS EXCEPT ACCESS RESERVED TO INCLUDE DEMOLITION OF EXISTING DWELLING AND INDUSTRIAL BUILDING (Pages 5 - 30)

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

7. PLOT 6000 LAND ADJACENT TO PORSCHE GARAGE HATFIELD AVENUE HATFIELD BUSINESS PARK HATFIELD AL10 9UA - 6/2017/0550/MAJ - ERECTION OF A 75 BED ELDERLY CARE HOME DEVELOPMENT (C2) WITH 24 PARKING BAYS AND ASSOCIATED LANDSCAPING (Pages 31 - 60)

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

8. FORMER ROCHE PRODUCTS SITE, 40 BROADWATER ROAD, AL7 3AY - 6/2016/1882/FULL - 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 FLOORSPEACE, THE INTRODUCTION OF 5 NEW SPIRAL STAIRCASES AND PROVISION OF SERVICING WITHIN THE BUILDING (Pages 61 - 90)

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

9. FORMER ROCHE PRODUCTS SITE, 40 BROADWATER ROAD, AL7 3AY - 6/2016/1883/LB - 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 FLOORSPEACE, THE INTRODUCTION OF 5 NEW SPIRAL STAIRCASES AND PROVISION OF SERVICING WITHIN THE BUILDING (Pages 91 - 106)

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

10. 16 THE MEADWAY, CUFFLEY, EN6 4ES - 6/2017/1648/HOUSE - ERECTION OF DETACHED ANNEXE IN REAR GARDEN FOLLOWING THE DEMOLITION OF EXISTING SHED, STUDIO AND GREENHOUSE (Pages 107 - 114)

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

11. APPEAL DECISIONS (Pages 115 - 116)

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

12. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS (Pages 117 - 132)

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

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

14. 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 15 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**

15. 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](mailto:democracy@welhat.gov.uk)**