



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

29 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 7 December 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 9 November 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 NOTIFICATION OF URGENT BUSINESS TO BE CONSIDERED UNDER ITEM 15 AND ANY ITEMS WITHDRAWN FROM THE AGENDA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. 98-102 GREAT NORTH ROAD, HATFIELD AL9 5DB - 6/2017/1194/MAJ - ERECTION OF 24 RETIREMENT LIVING UNITS (CATEGORY II SHELTERED HOUSING) WITH ASSOCIATED COMMUNAL FACILITIES, CAR PARKING AND LANDSCAPING FOLLOWING THE DEMOLITION OF EXISTING BUILDINGS (Pages 5 - 26)

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

7. 11 AND 11A HOLLY CLOSE HATFIELD AL10 9JB - 6/2017/2064/FULL - CONVERSION OF EXISTING 6-BEDROOM DWELLING AT 11 HOLLY CLOSE INTO TWO SELF-CONTAINED 2-BEDROOM FLATS (Pages 27 - 40)

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

8. 106A COLLEGE LANE, HATFIELD AL10 9PA - 6/2017/2053/HOUSE - ERECTION OF SINGLE STOREY REAR, SIDE AND FRONT EXTENSIONS, HIP-TO-GABLE ROOF ENLARGEMENT, AND THE INSTALLATION OF FRONT ROOFLIGHTS AND DORMER WINDOW TO FACILITATE LOFT CONVERSION (Pages 41 - 48)

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

9. THE BELLBROOK, BULLS LANE, HATFIELD AL9 7AZ - 6/2016/2606/FULL - ERECTION OF TWO BOX STABLE BUILDING AND MANAGE FOR PRIVATE EQUESTRIAN USE WITH HARDSTANDINGS FOR STABLE YARD, PARKING AND TURNING, WITH ACCESS TRACK TO STABLES (Pages 49 - 62)

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

10. 62 HILL RISE CUFFLEY POTTERS BAR EN6 4RG - 6/2017/2412/HOUSE - ALTERATIONS TO THE ROOF TO INCLUDE AN INCREASE IN RIDGE HEIGHT, FORMATION OF HIP TO GABLE AND INCREASE IN HEIGHT OF FRONT GABLE TO FACILITATE ACCOMODATION IN EXISTING LOFT SPACE AND THE ADDITION OF TWO FRONT AND TWO REAR DORMERS AND A ROOF LIGHT (Pages 63 - 70)

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

11. APPEAL DECISIONS (Pages 71 - 74)

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

12. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS (Pages 75 - 92)

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

13. DEVELOPMENT MANAGEMENT PERFORMANCE REPORT - JULY - SEPTEMBER 2017 (Pages 93 - 102)

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

14. PLANNING APPLICATION VALIDATION CHECKLIST (Pages 103 - 158)

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 (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

17. ENFORCEMENT CASES MONITORING REPORT (Pages 159 - 168)

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

Circulation: Councillors

S.Boulton (Chairman)	M.Larkins
N.Pace (Vice-Chairman)	T.Lyons
Vacant	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