



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

24 January 2018

Dear Councillor

You are requested to attend a meeting of the WELWYN HATFIELD BOROUGH COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE to be held on Thursday 1 February 2018 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 4 January 2018 (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 NOTIFICATION OF URGENT BUSINESS TO BE CONSIDERED UNDER ITEM 13 AND ANY ITEMS WITHDRAWN FROM THE AGENDA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. 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 5 - 34)

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

7. UNIT 9-11 PEATREE FARM, WELWYN GARDEN CITY - 6/2017/1152/FULL - CHANGE OF USE OF LAND TO A B2 USE FOR VEHICLE REPAIRS INVOLVING ERECTION OF A WORKSHOP FOLLOWING PART DEMOLITION OF EXISTING WORKSHOP (Pages 35 - 52)

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

8. ACCORD HOUSE, 28 BRIDGE ROAD EAST, WELWYN GARDEN CITY, AL7 1HX - 6/2017/2415/MAJ - ADDITION OF TWO FLOORS TO FORM 15 X 1 BED FLATS AND 1 X 2 BED FLAT, ALTERATIONS TO ELEVATIONS INCLUDING FENESTRATION DETAILS AND ASSOCIATED CYCLE PARKING, BIN STORAGE FACILITIES AND DISABLED PARKING SPACES FOLLOWING REMOVAL OF EXISTING ROOF (Pages 53 - 76)

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

9. 111 THE RYDE, HATFIELD, AL9 5DP - 6/2016/0900/FULL - CHANGE OF USE TO SUI-GENERIS LARGE HOUSE IN MULTIPLE OCCUPATION (HMO) FOR UP TO 9 OCCUPANTS (Pages 77 - 90)

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

10. 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 91 - 110)

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

11. APPEAL DECISIONS (Pages 111 - 114)

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

12. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS (Pages 115 - 126)

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
		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