

Development Management Committee  
1 March 2018

## WELWYN HATFIELD COUNCIL

Minutes of a meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held on Thursday 1 March 2018 at 7.30pm in the Council Chamber, Council Offices, The Campus, Welwyn Garden City, Herts, AL8 6AE.

PRESENT: Councillors S.Boulton (Chairman)  
N.Pace (Vice-Chairman)

S.Elam, B.Fitzsimon, C.Gillett (substituting for T.Mitchinson), K.Holman (substituting for J.Beckerman), M.Larkins, T.Lyons, P.Shah, F.Thomson, P.Zukowskyj

OFFICIALS Head of Planning (C.Haigh)  
PRESENT: Development Management Service Manager (C.Carter)  
Legal Adviser, Partner, Trowers and Hamlins LLP (J.Backhaus)  
Planning Officer (D.Elmore)  
Governance Services Officer (M.Lowe)  
Governance Services Officer (H.Johnson)

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### 116. SUBSTITUTIONS OF MEMBERS

The following substitutions of Committee Members had been made in accordance with Council Procedure Rules 19-22:

Councillor M.Cook for A.Chesterman  
Councillor K.Holman for J.Beckerman  
Councillor C.Gillett for T.Mitchinson

### 117. APOLOGIES

Apologies for absence were received from Councillors A.Chesterman, J.Beckerman, D.Bennett, I.Dean, M.Perkins, T.Mitchinson and J.Weston.

An apology was also received from M.Cook who was due to substitute for A.Chesterman.

### 118. MINUTES

The Minutes of the meeting held on 1 February 2018 were approved as a correct record and signed by the Chairman.

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119. DECLARATIONS OF INTEREST BY MEMBERS

Councillor S.Boulton and P.Zukowskyj declared non-pecuniary interests in items on the agenda as appropriate by virtue of being a Member of Hertfordshire County Council.

Councillor K.Holman declared non-pecuniary interests in items on the agenda as appropriate by virtue of being a Member of Hatfield Town Council.

120. 36 SALISBURY SQUARE, HATFIELD, AL9 5AF - 6/2017/1902/FULL - CHANGE OF USE OF GROUND FLOOR FROM SUI-GENERIS TO RESIDENTIAL (C3) TO INCLUDE THE CREATION OF 2NO 1-BEDROOM AND 3NO 2-BEDROOM FLATS WITH EXTERNAL ALTERATIONS INCLUDING NEW FENESTRATIONS, ASSOCIATED CYCLE AND BIN STORE, CAR PARKING AND LANDSCAPING

Report of the Executive Director (Public Protection, Planning and Governance) detailing the change of use of ground floor from Sui-Generis to Residential (C3) to include the creation of 2no 1-bedroom and 3no 2-bedroom flats with external alterations including new fenestrations, associated cycle and bin store, car parking and landscaping.

The application site was situated to the western side of Salisbury Square, Old Hatfield and comprised a 3-storey building with associated car parking on a 0.16ha plot, within the Old Hatfield Conservation Area.

The building was currently in use as a 'Jobcentre Plus' on the ground floor with offices above. The principle of residential development had recently been established on the first and second floors of the building through prior approval (Ref: 6/2017/1176/PN11). The permission had not been implemented.

The application had been presented to the Development Management Committee because Hatfield Town Council had objected.

*"Members were not aware that the Job Centre in Hatfield was targeted for closure. They do not see in the application details of where it will be relocated. They wish to raise concerns regarding parking, loss of more commercial space in Old Hatfield to residential units and lack of any amenity area for the new residential units."*

Vikki Davies (Agent) spoke in favour of the application, emphasising key points in the report. She reinforced the Planning Officer's decision that the development would contribute to meeting housing needs and would reuse previously developed land, being consistent with the National Planning Policy Framework (NPPF).

Ken McGuinness spoke against the application on behalf of The Old Hatfield Resident's Association, raising various concerns including the detrimental impact on the vitality and viability of Old Hatfield, and noise from the main road, railway

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and Great Northern public house. They also made reference to the trend towards smaller units which would be out of line with the Council's indicative mix of housing set out in SP7.

In addition, Mr McGuinness emphasised that the association had not been consulted and it was not clear whether Gascoyne Cecil Estates (GCE) had been consulted either. They were concerned that the development could impact on an integral part of GCE's major project to re-vitalise Salisbury Square, with new car parking impeding on the proposed direct access across Salisbury Square to the Station.

Hatfield Town Councillor James Broach spoke against the application, raising concerns about the loss of vital services, such as the Job Centre, and the resulting impact on the economic needs of the area. In addition, he also raised concerns about the noise of the main road and railway.

Following a discussion, it was moved by Councillor F.Thompson and seconded by Councillor N.Pace that the Officer's recommendation be approved and planning permission granted. Being put to the vote this was lost (5 voting for and 6 against).

It was then moved by Councillor P.Zukowskyj and seconded by Councillor P.Shah and

RESOLVED:  
(7 voting for, 4 against)

That planning permission for application 36 Salisbury Square, Hatfield, AL9 5AF 6/2017/1902 notwithstanding the Officer's recommendation for approval the planning application be refused for the following reason:

*"By reason of the resulting loss of commercial floorspace, the proposal would have an unacceptable adverse impact on the vitality and viability of Old Hatfield neighbourhood centre and would therefore fail to accord with the requirements of paragraph 23 of the National Planning Policy Framework".*

121. 36 SALISBURY SQUARE, HATFIELD, AL9 5AF - 6/2017/1903/FULL - ERECTION OF 4NO FRONT, 4NO REAR AND 2NO SIDE DORMER WINDOWS, 5NO FRONT AND 5NO REAR ROOF-LIGHTS TO FACILITATE CONVERSION OF ROOF, TO INCLUDE THE CREATION OF 2NO 1-BEDROOM AND 2NO 2-BEDROOM FLATS WITH ASSOCIATED PARKING, CYCLE STORE AND LANDSCAPING

Report of the Executive Director (Public Protection, Planning and Governance) setting out the erection of 4no front, 4no rear and 2no side dormer windows, 5no front and 5no rear roof lights to facilitate conversion of roof to include the creation of 2no 1-bedroom and 2no 2-bedroom flats with associated parking, cycle store and landscaping.

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The application site was situated to the western side of Salisbury Square, Old Hatfield and comprised a 3-storey building with associated car parking on a 0.16ha plot, within the Old Hatfield Conservation Area.

The reason the application had been presented to the Development Management Committee was because Hatfield Town Council objected.

*“Members were not aware that the Job Centre in Hatfield was targeted for closure. They do not see in the application details of where it will be relocated. They wish to raise concerns regarding parking, loss of more commercial space in Old Hatfield to residential units and lack of any amenity area for the new residential units.”*

Vikki Davies (Agent) spoke in favour of the application, reinforcing the Planning Officer’s conclusion in the report.

Ken McGuiness, representing The Old Hatfield Residents Association spoke against the application, raising concerns that it was overdevelopment of the site and contrary to Gascoyne Cecil Estate’s project to revitalize Old Hatfield.

Hatfield Town Councillor James Broach spoke against the application, stating that it was overdevelopment of the site and would set a precedent for converting commercial space to residential. He raised additional concerns about the noise, lack of green space and parking for residents.

A discussion followed which in the main acknowledged that a roof conversion would have minimal impact on the economic vitality of the town.

It was then proposed by Councillor N.Pace and seconded by Councillor F.Thompson and

RESOLVED:  
(10 voting for, 1 against)

That planning permission be approved subject to the conditions set out in the report of Officers.

In addition:

#### DRAWING NUMBERS

(1) 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
1702_03_001	PL02	Site Location Plan	06 September 2017
1702_03_002	PL01	Block Site Plan	06 September 2017

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1702_01_100	PL01	Existing Plan Ground Floor Plan	06 September 2017
1702_01_101	PL01	Existing Plan First Floor Plan	06 September 2017
1702_01_102	PL01	Existing Plan Second Floor Plan	06 September 2017
1702_01_103	PL01	Existing Plan Third Floor Plan	06 September 2017
1702_01_104	PL01	Existing Plan Third Floor Roof Plan	06 September 2017
1702_01_201	PL01	Existing Front/East Elevation View from Salisbury Square	06 September 2017
1702_01_200	PL01	Existing Rear/West Elevation View from Great North Road	06 September 2017
1702_01_202	PL01	Existing Side Elevations	06 September 2017
1702_01_211	PL01	Existing Cross Section	06 September 2017
1702_01_210	PL01	Existing Long Section	06 September 2017
1702_00_103_B	PL04	Proposed Third Floor Plan	15 February 2018
1702_00_104_B	PL03	General Arrangement Plan Third Floor	15 February 2018
1702_04_101_B	PL03	Front/East Elevation View from Salisbury Square	15 February 2018
1702_04_100_B	PL03	Rear/West Elevation View from Great North Road	15 February 2018
1702_04_102_B	PL03	Side Elevations North and South	15 February 2018
1702_05_101_B	PL03	Cross Sections	15 February 2018
1702_05_100_B	PL03	Long Section	15 February 2018
1702_00_105	PL01	Car Parking Layout	06 September 2017

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

122. 124 LEMS FORD LANE, WELWYN GAREN CITY AL8 6YP - 6/2018/0094/HOUSE - GARAGE CONVERSION TO INCLUDE REPLACEMENT OF EXISTING GARAGE ROOF

Report of the Executive Director (Public Protection, Planning and Governance) detailed the application of a garage conversion to include replacement of existing garage roof.

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The application site was located within Lemsford Lane and set back approximately 18 metres from the highway. The site consisted of a two storey semi-detached/link attached dwelling with garage.

Planning permission had been sought to convert the garage into habitable accommodation and raise the height of the garage roof so it was of the same height of the link to the main dwelling.

The reason the application had been presented to the Development Management Committee for consideration was because the applicant was a Councillor for Welwyn Hatfield Borough Council.

Whilst, the proposed development would be visible within the streetscene, it was not considered that the works would be overly prominent as the roof would be of the same height as the existing link extension from the main dwelling.

Following a short discussion, it was generally agreed that the development would have little impact on the character and context of the area, the neighbours or parking.

It was then moved by Councillor N.Pace and seconded by Councillor B.Fitzsimon.

RESOLVED:  
(unanimous)

That planning permission be granted as per the Officer's recommendation and subject to the conditions set out in the report.

In addition:

#### DRAWING NUMBERS

- (1) The development/works shall not be started or completed other than in accordance with the approved plans and details:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
4329-OS2		Block Plan	11/01/2018
4329-OE1		Plans and Elevations as Existing	11/01/2018
4329-P01		Plans and Elevations as Proposed	11/01/2018
4329-OS1		Location Plan	11/01/2018

#### 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

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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).

123. 18 APPLECROFT ROAD, WELWYN GARDEN CITY AL8 6LA - 6/2017/2802/TPO - REDUCE LEYLAND CYPRESS HEDGE BY 5-6M IN HEIGHT

Report of the Executive Director (Public Protection, Planning and Governance) detailed the reduction of Leyland Cypress hedge by 5-6m in height.

The site encompasses two residential gardens within the Conservation Area of Welwyn Garden City.

The applicant had proposed reducing the height of a conifer hedge, which was in excess of 9m, located within the rear garden of 6 Meadow Green that abuts the rear garden boundary of 18 Applecroft Road.

The application had been presented to the Development Management Committee because the applicant was a member of staff within the Planning Department at Welwyn Hatfield Borough Council.

Following a brief discussion it was generally agreed that the reduction of the hedge was appropriate and would not have an adverse effect on the character of the Conservation Area.

It was then proposed by Councillor N.Pace seconded by Councillor F.Thompson and

RESOLVED:  
(unanimous)

That planning permission be granted as per the Officer recommendation and subject to the conditions set out in the Officer's report.

124. APPEAL DECISIONS

Report of the Executive Director (Public Protection, Planning and Governance) detailed recent appeal decisions for the period 19 January 2018 to 15 February 2018.

RESOLVED:

That the appeal decisions during the period 19 January 2018 to 15 February 2018 be noted.

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125. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS

Report of the Executive Director (Public Protection, Planning and Governance) provided Members with a summary of planning applications that might be presented to the Committee over the next one or two months. Members noted that if the application was called-in or withdrawn, the item would not be presented to Committee.

RESOLVED:

That future planning applications which might be considered by the Committee be noted.

126. DEVELOPMENT MANAGEMENT PERFORMANCE REPORT - OCTOBER-DECEMBER 2017

Report of the Executive Director (Public Protection, Planning and Governance related to the performance of the Development Management Service over the three month period October to December 2017.

Councillor M.Larkins noted the large increase in November's Estate Management Tree Applications.

RESOLVED:

That the content of the report be noted.

Meeting ended 8.40pm  
HJ