

Development Management Committee
29 March 2018

WELWYN HATFIELD COUNCIL

Minutes of a meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held on Thursday 29 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)

J.Beckerman, D.Bennett, A.Chesterman, M.Cowan
(substituting for S.Elam), B.Fitzsimon, M.Larkins, T.Lyons,
T.Mitchinson, F.Thomson, J.Weston, P.Zukowskyj

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

OFFICIALS PRESENT: Head of Planning (C.Haigh)
Development Management Service Manager (C.Carter)
Legal Adviser, Partner, Trowers and Hamlins LLP (J.Backhaus)
Principal Planning Enforcement Officer (B.Owusu)
Development Management Officer (L.Sahlke)
Governance Services Officer (M.Lowe)
Governance Services Officer (G.Paddan)

127. SUBSTITUTION OF MEMBER

The following substitution of a Committee Member had been made in accordance with Council Procedure Rules 19-22:

Councillor M.Cowan for S.Elam.

128. APOLOGIES

Apologies for absence was received from Councillors S.Elam and P.Shah.

129. MINUTES

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

130. DECLARATIONS OF INTEREST BY MEMBERS

Councillors S.Boulton declared a non-pecuniary interest in items on the agenda as appropriate by virtue of being a Member of North Mymms Parish Council.

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131. 51 BRIDGE ROAD EAST, WELWYN GARDEN CITY, AL7 1JR - 6/2017/2104/MAJ - ERECTION OF 54 RESIDENTIAL FLATS CONSISTING OF (19 X1 BED AND 35 X 2 BED), WITH ASSOCIATED ACCESS, CAR PARKING, AMENITY SPACE AND LANDSCAPING INVOLVING DEMOLITION OF EXISTING OFFICE BUILDING (B1)

Report of the Executive Director (Public Protection, Planning and Governance) detailing the erection of 54 residential flats consisting of (19 X1 BED and 35 X 2 BED), with associated access, car parking, amenity space and landscaping involving demolition of existing office building (B1).

Members noted the site was located in a central position within Welwyn Garden City's employment area on a corner plot located off Bridge Road East and Tewin Road. Bridge Road East was one of the major thoroughfares of Welwyn Garden City.

Access to the site would be gained directly from Bridge Road East or via the industrial area to the south east indirectly from Bridge Road East by vehicular access points.

The application had been presented to the Development Management Committee by virtue of the proposed development being a departure from the Development Plan as represents residential development in a designated employment area.

Updates from the case officer had been circulated to Members of the Committee prior to the meeting regarding

Members expressed concern regarding the proposed amount of visitor parking available, which was considered to be inadequate due to the location of the site to the town centre and the parking restrictions in the neighbouring roads.

Following discussion, it was then moved by Councillor N.Pace, seconded by Councillor A.Chesterman and

RESOLVED:
(11 voting for and 2 against)

That planning permission be granted, subject to the conditions set out in the report and amendment to conditions 19 and 23 to read as follows:

Condition 19 (drawing number updated)

Prior to occupation the vehicular access (indicated for improvement on drawing number PL_1000 rev G) shall be upgraded in accordance with the Hertfordshire County Council specifications. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway. Concurrent with such works, a

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new pedestrian refuge shall be provided in the position shown on Bridge Road East.

REASON: In the interest of highway safety and traffic movement, and improving pedestrian connectivity to the site. In accordance with NPPF 2012, Policies M2, M3, M5, M6, M8, M14, and D1, Supplementary Planning Guidance Parking Standards 2004 and Council's Interim Policy for Car Parking and Garage Sizes 2014.

Condition 23

Prior to the first occupation of the development hereby permitted, full details of a car parking management plan, including adequate visitor car parking arrangements, shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented and maintained on site.

REASON: To ensure the permanent availability of the parking/manoeuvring area, in the interests of highway safety in accordance with the National Planning Policy Framework and Policies M14 and D1 of the Welwyn Hatfield District Plan 2005.

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

Updated list of drawing numbers as circulated prior to the meeting.

PL_1000	G	Proposed Site Layout	17 January 2018
PL_0002	A	Existing Plans	19 September 2017
PL_1100	D	Proposed Ground Floor Plan- Blocks A&B	17 January 2018
PL_1101	C	Proposed 1st & 2nd Floor Plan- Blocks A&B	27 September 2017
PL_1103	C	Proposed Third Floor Plan (03) - Blocks A&B	27 September 2017
PL_1104	C	Proposed Roof Plan - Blocks A&B	27 September 2017
PL_1106	C	Proposed Lower Ground (LG) Floor Plan - Block C	27 September 2017
PL_1107	C	Proposed Ground, 1st & 2nd Floor Plan - Block C	27 September 2017
PL_1110	C	Proposed Roof Plan- Block C	27 September 2017
PL_1112	C	Proposed Ground Floor Plan- Block D	27 September 2017

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PL_1113	C	Proposed 1st & 2nd Floor Plans - Block D	27 September 2017
PL_1115	C	Proposed Roof Plan-Block D	27 September 2017
PL_1116	F	Proposed Bins And Bike Store	17 January 2018
PL_2000	C	Proposed Site Sections	27 September 2017
PL_3000	C	Proposed Elevations 1&2	27 September 2017
PL_3001	C	Proposed Elevations 3&4	27 September 2017
PL_0001	B	Location Plan	27 September 2017
TWNT 20946 11	B	Landscape Proposals	17 January 2018
TWNT 20946 10	B	Landscape Masterplan	17 January 2018
PL_3002	C	Proposed Elevations-Partial	27 September 2017
22820_01_070_01	B	Drainage Strategy	16 January 2018
22820_01_070_02		Drainage Catchment Plan	16 January 2018

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

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 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).

132. 33 BROOKSIDE CRESCENT, CUFFLEY, EN6 4QW - 6/2017/2659/FULL - ERECTION OF A NEW BUILDING TO ACCOMMODATE CATS ON A SHORT TERM BASIS INCLUDING CHANGE OF USE TO MIXED RESIDENTIAL AND CATTERY

Report of the Executive Director (Public Protection, Planning and Governance) detailing the erection of a new building to accommodate cats on a short term basis including change of use to mixed residential and cattery.

33 Brookside Crescent was a detached bungalow at the end of a cul-de-sac in the designated settlement of Cuffley. The surrounding bungalows were set on a

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curved building line around the head of the cul-de-sac, approximately 12m back from the footway and road. Properties had off street car parking and the road was characterised by soft landscaping and trees. The properties and their associated garages were set with gaps between them. The properties were designed in a traditional manner. There were no parking controls on the street.

The application had been presented to the Development Management Committee because North Mymms Parish Council had objected to the application.

“There are a number of issues which require further examination including: - there are no storage areas shown. It is not clear where solid waste will be stored or how it will be collected/disposed of. It is not clear how foul water (from cleaning etc) will be dealt with. Car access to premises and impact on street parking.”

Late representation had been received and circulated prior to the meeting.

Abi Purser, Agent, speaking in support of the application, referred to the purpose of the cattery, high quality of design and limited impact on the neighbouring properties and area.

Following discussion it was then proposed by Councillor T.Lyons, seconded by Councillor N.Pace and

RESOLVED:
(unanimous)

That planning permission be granted subject to the conditions set out in the report.

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
3B		Proposed Front Elevation	1 December 2017
3D		Proposed Left Side Elevation	1 December 2017
4A		Site Location Plan	1 December 2017
3A		Proposed Floor Plan Dimensions	1 December 2017
3C		Proposed Rear Elevation	1 December 2017
3E		Proposed Right Side Elevation	1 December 2017
4B		Block Plan	1 December 2017

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

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 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).

133. 66 BROOKMANS AVENUE, BROOKMANS PARK, HATFIELD, AL9 7QQ - 6/2017/2930/HOUSE - ERECTION OF TWO STOREY REAR EXTENSION, GARAGE CONVERSION, REPLACEMENT OF FRONT PORCH AND ALTERATIONS TO OPENINGS AND ROOF

Report of the Executive Director (Public Protection, Planning and Governance) detailing the erection of two storey rear extension, garage conversion, replacement of the front porch and alterations to openings and roof.

The application was similar to that granted planning permission under delegated powers, reference 6/2016/1651/HOUSE, for 'erection of two storey front and rear extension and garage conversion following the removal of existing porch'. The permission remained extant and could be implemented.

It was important to note that the current proposal was smaller than that approved under 6/2016/1651/HOUSE because it was proposed that the front porch would be single storey, and not two storey as approved, and the two storey rear projection would only project 2m, instead of the 4m approved.

The application had been presented to the Development Management Committee because North Mymms Parish Council had objected.

"This application is totally out of keeping with the character and visual amenity of the existing street scene at this location. The choice of materials is unsuitable for a rural village location with slate not being a local material. The window treatment would be at great variance with neighbouring properties. Whilst there is a variety of styles in Brookmans Avenue this proposal would be visually obtrusive as a result of the poorly conceived, unsympathetic design, the proposed finishes and be over dominant in the street scene at this point in the road."

Late representation had been received and circulated prior to the meeting.

North Mymms Parish Councillor Linda Saffer spoke against the application.

It was then proposed by Councillor T.Lyons, seconded by Councillor M.Cowan and

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RESOLVED:
(12 for and 1 against)

That planning permission be granted subject to the conditions set out in the report.

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
12462-P007-D		Proposed Plans & Elevations	22 February 2018
12462-S001		Existing Plans and Elevations	19 December 2017

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be inspected at these offices).

134. APPEAL DECISIONS

Report of the Executive Director (Public Protection, Planning and Governance) detailing recent appeal decisions for the period 15 February 2018 to 13 March 2018.

RESOLVED:

That appeal decisions during this period be noted.

135. 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 call-in or application was withdrawn, the item would not be presented to Committee.

RESOLVED:

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

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136. EXCLUSION OF PRESS AND PUBLIC

RESOLVED:

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 13 (Minute 137 refers) 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 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.

137. ENFORCEMENT CASES MONITORING REPORT

Exempt report of the Executive Director (Public Protection, Planning and Governance) provided an update on ongoing planning enforcement cases and sought authorisation of the enforcement of the cases.

RESOLVED:

That Members note the content of the report.

Meeting ended 8.45pm
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