

Development Management Committee
16 August 2018

WELWYN HATFIELD COUNCIL

Minutes of a meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held on Thursday 16 August 2018 at 7.30pm in the Council Chamber, Council Offices, The Campus, Welwyn Garden City, Herts, AL8 6AE.

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

S.Boulton, J.Caliskan, A.Chesterman, S.Elam, P.Hebden,
S.Kasumu (substituting for S.Markiewicz), M.Larkins,
T.Lyons, P.Shah, R.Trigg (substituting for H.Bromley),
S.Wrenn

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

35. SUBSTITUTION OF MEMBERS

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

Councillor S.Kasumu for S.Markiewicz
Councillor R.Trigg for H.Bromley

36. APOLOGIES

Apologies for absence was received from Councillors H.Bromley and S.Markiewicz.

37. MINUTES

The Minutes of the meeting held on 19 July 2018 were approved as a correct record and signed by the Chairman.

38. 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 Hertfordshire County Council.

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39. MILL GREEN, MILL GREEN LANE, HATFIELD, AL9 5NQ - 6/2018/0717/MAJ - ERECTION OF NINE DWELLINGS, REFURBISHMENT AND EXTENSION OF THE GRADE II LISTED GREEN MAN PH INCLUDING PROVISION OF A MICRO-BREWERY, NEW PUBLIC OPEN SPACE, WIDER PUBLIC REALM IMPROVEMENTS AND ALL ANCILLARY WORKS

Report of the Corporate Director (Public Protection, Planning and Governance) set out the proposal for the construction of nine dwellings which would help to fund the restoration of the Green Man Public House, a Grade 2 Listed Building and its future use as a Public House and community space.

The application had been presented to the Development Management Committee because it was a departure from local policy.

Mr David Morgan, supporter, spoke in favour of the application stating that he welcomed the proposed development, which was of a high quality and design and would bring many benefits to many different parties, including the Mill Green Museum.

It was then proposed by Councillor A.Chesterman, seconded by Councillor R.Trigg and

RESOLVED:
(unanimous)

That planning permission be approved subject to the imposition of relevant conditions as detailed in the Officers report and the satisfactory completion of a supplementary Section 106 Agreement, on or before 16 October 2018 to secure the following obligations

- Management and access plan for the public open space
- Management plan for the western meadow
- Scheme of works for the restoration of the listed building, with a requirement that the works will be complete before the sale or occupation of the seventh dwelling on site.

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

DRAWING NUMBERS

Plan Number	Revision Number	Details	Received Date
899-003	0	Existing Floor Plans (The Green Man)	19 March 2018
899-004	0	Existing Elevations (The Green Man)	19 March 2018
899-005	G	Proposed Ground Floor	19 March 2018

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		(The Green Man)	
899-006	F	Proposed First Floor Plan (The Green Man)	19 March 2018
899-007	F	Proposed Elevations (The Green Man)	19 March 2018
899-200	F	Street Elevations 01-05	19 March 2018
899-3B-CT-133-001		House Type 3B-CT-133	21 March 2018
899-3B-CT-133-003		House Type 3B-CT-133	21 March 2018
899-4B-CT-179-001		House Type 4B-CT-179	21 March 2018
899-4B-CT-179-002		House Type 4B-CT-179	21 March 2018
899-3B-CT-133-002		House Type 3B-CT-133	21 March 2018
899-4B-CT-179-003		House Type 4B-CT-179	21 March 2018
899-002	E	Existing Site Location Plan	19 March 2018
899-102	D	Site Plan	19 March 2018
899-100	T	Masterplan	19 March 2018
899-103	D	Proposed Parking Plan	19 March 2018
1027-4B-SD-132-001-F		House Type 4B-SD-132	21 March 2018
899-101	E	Proposed Fencing Plan	19 March 2018
1027-4B-SD-132-002-F		House Type 4B-SD-132	21 March 2018
045_001	D	Landscape Masterplan	16 March 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 1.

40. 13A STATION ROAD WELHAM GREEN HATFIELD AL9 7PN - 6/2018/1117/FULL - ERECTION OF A 3-BED CHALET STYLE BUNGALOW

Report of the Corporate Director (Public Protection, Planning and Governance) sets out the application which sought planning permission for the erection of a three bedroom detached chalet style bungalow with dormer windows following the demolition of the existing detached outbuilding.

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The application had been presented to the Development Management Committee because Councillor Zukowskyj had called-in the application:

'I would like to call in this application as the location is really prominent in the village so raises sensitive planning issues as it would visually impact the central village green. There is also the issue around the scale of development where the internal footprint of the dwelling is more than 50% of the curtilage area, which is atypical of the area.'

Officers stated that Condition 1 should read as follows:

"Prior to the first occupation of the development hereby permitted, the proposed onsite car parking shall be laid out and surfaced in accordance with drawing number 1036-P03 Rev B. This provision must be retained permanently thereafter for the parking of vehicles for residents/occupiers of the dwelling hereby approved and No.13A Station Road and must not be used for any other purpose. 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.

REASON: To ensure the permanent availability of the parking and manoeuvring area, in the interests of highway safety with Policy M14 of the Welwyn Hatfield District Plan 2005, Policy SADM12 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and National Planning Policy Framework 2018."

North Mymms Parish Council – Commented as follows:

"North Mymms Parish Council have concerns about the footprint of the proposed building in relation to the overall size of the plot."

Mr Kevin Davies, Agent, spoke in support of the application.

Welwyn Hatfield Borough Councillor Helen Quenet, spoke as Ward Member, in support of the application. Stating that the proposed development would not be prominent in the village nor would it visually impact the central village green. The scale of development was appropriate for its location and would improve the appearance of the plot.

RESOLVED:
(unanimous)

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

Condition 1:

"Prior to the first occupation of the development hereby permitted, the proposed onsite car parking shall be laid out and surfaced in accordance

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with drawing number 1036-P03 Rev B. This provision must be retained permanently thereafter for the parking of vehicles for residents/occupiers of the dwelling hereby approved and No.13A Station Road and must not be used for any other purpose. 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.

REASON: To ensure the permanent availability of the parking and manoeuvring area, in the interests of highway safety with Policy M14 of the Welwyn Hatfield District Plan 2005, Policy SADM12 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016 and National Planning Policy Framework 2018.”

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
1036-P04	A	Proposed Plans and Elevations	28 June 2018
1036-P02	A	Existing Site Plan and Street Scene	28 June 2018
1036-P03	B	Proposed Site Plan and Street Scene	28 June 2018
1036-P01	A	Location Plan	28 June 2018
		Proposed Elevation Materials	30 April 2018
		Ecology Report	30 April 2018

41. SAWMILL COTTAGE WATEREND LANE AYOT ST PETER WELWYN AL6 9BB - 6/2018/0931/HOUSE - ERECTION OF A FIRST FLOOR SIDE EXTENSION TO INCLUDE THREE DORMER WINDOWS

Report of the Corporate Director (Public Protection, Planning and Governance) set out the application which sought planning permission to erect a first floor side extension with the inclusion of three dormer windows and included the removal of a chimney breast.

The application had been presented to the Development Management Committee because Councillor Kingsbury had called-in the application:

“I would like to call in this application if the officer is minded to refuse it, on the basis that the development is in keeping with, and improves the character of the existing building. The property is set back from a quiet road and the development does not in my opinion impact on the openness of the green belt. The additional space also supports growth of an existing business at the property, supporting the local economy.”

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Mr Nigel Hunt, applicant, spoke in support of the development.

Welwyn Hatfield Borough Councillor Tony Kingsbury, as Ward Councillor, spoke in favour of the proposed development, reiterating the views he had expressed when he had called-in the application.

It was then proposed by Councillor T.Lyons, seconded by Councillor S.Kasumu and

RESOLVED:
(10 for and 3 against)

That planning permission be refused for the reason set out in the report of Officers.

POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 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).

42. APPEAL DECISIONS

Report of the Corporate Director (Public Protection, Planning and Governance) detailing recent appeal decisions for the period 5 July to 3 August 2018.

RESOLVED:

That appeal decisions during this period be noted.

43. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS

Report of the Corporate 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.

Meeting ended 8.35pm
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