

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 28 APRIL 2016
REPORT OF THE DIRECTOR (GOVERNANCE)

PLANNING UPDATE – FUTURE PLANNING APPLICATIONS

1 Introduction

- 1.1 This report is for the Development Management Committee to provide a summary of applications that might be presented to Committee over the next one or two months. If the call-in or application is withdrawn, the item will not be presented.
- 1.2 The applications should not be debated as part of this agenda, however any Councillor wishing to raise specific points about the proposal – such as a need for planning obligations or issue(s) that might not readily be apparent from the proposal or constraints of the site, may do so and the case officer will consider, where they are planning considerations, these matters raised as part of the future Committee report.

2 Recommendation

- 2.1 That Members note this report.

Name of author	Lisa Hughes x 2247
Title	Development Management Service Manager

A. REFERENCE NO: 6/2015/2416/MAJ

ADDRESS: The Holdings, Cole Green Lane, Welwyn Garden City, AL7

DESCRIPTION OF DEVELOPMENT: Proposed two storey office (B1a) use and general industrial (B2) use and storage and distribution (B8) use on former equestrian land as permitted and commenced under planning permission N6/1993/0244/OP

APPLICANT: Mr K Alder-Barber

1. REASON FOR COMMITTEE CONSIDERATION:

- 1.1 This application is presented to Committee because it represents a departure from the Welwyn Hatfield District Plan 2005.

2. SITE DESIGNATION:

- 2.1 The site is located in the Green Belt as designated in the Welwyn Hatfield District Plan 2005.

3. KEY ISSUES FOR CONSIDERATION

- 3.1 The key issues for consideration in this application are as follows:
- a) Is the development appropriate within the Green Belt? If not do very special circumstances exist which outweigh the harm? (GBSP1, GBSP2 & NPPF)
 - b) The quality of the design and the impact on the character and appearance of the area (D1 & D2, SDG & NPPF)
 - c) The potential impact on the residential amenity of adjoining neighbours (D1, SDG and NPPF)
 - d) Other material planning matters
 - (i) Highway issues
 - (ii) Biodiversity
 - (iii) Security
 - (iv) Flood Risk and Drainage
 - (v) Landscape and Trees
 - (vi) Fire and Rescue Services
 - (vii) Minerals and Waste and contamination

4. CASE OFFICER

- 4.1 The case officer dealing with this application is June Pagdin



Council Offices, The Campus,
Welwyn Garden City, Herts. AL8 6AE

Title:

The Holdings, Cole Green Lane, Welwyn Garden City

Scale: DNS

Date: 2016

Project:

DMC Meeting

Drawing Number:

6/2015/2416/MAJ

Drawn:

Andrew Windscheffel

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B. REFERENCE NO: 6/2016/0168/FULL

ADDRESS: Swan Lodge, Bell Lane, Brookmans Park, Hatfield, AL9 7AY

DESCRIPTION OF DEVELOPMENT: Erection of 8no one and two bedroom apartments, car port, refuse and recycling store and associated works following demolition of existing buildings

APPLICANT: Restora AC Ltd

1. REASON FOR COMMITTEE CONSIDERATION:

- 1.1 This application has been called in by Councillor Pieri for the following reason:
“By virtue of its scale, height, size, mass and location, the proposal would have a harmful impact on the surrounding area ,the grade11 lower farm and the green belt. As such I wish the above application to be called in.”

2. SITE DESIGNATION:

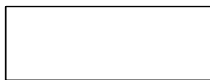
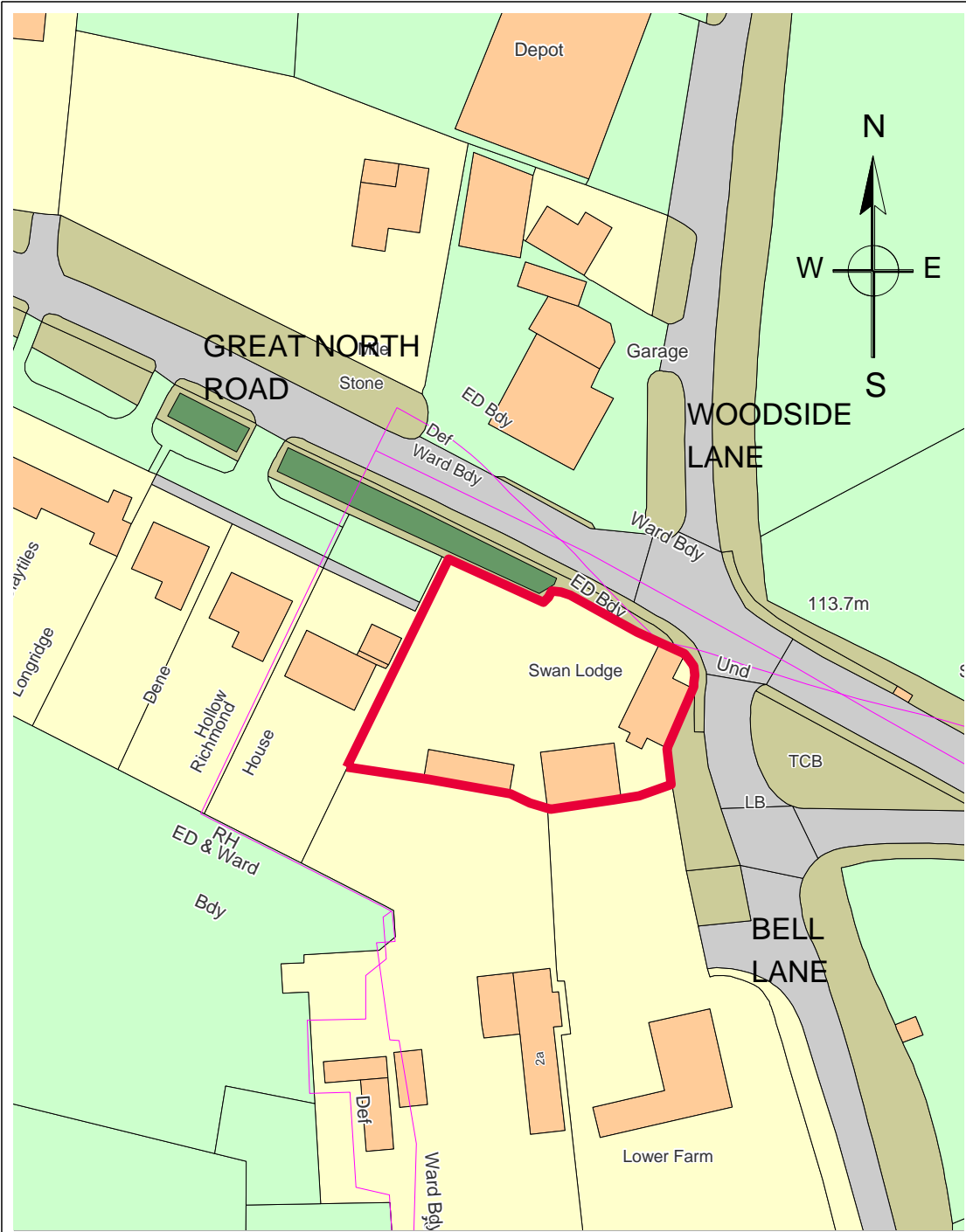
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 - d) Other material planning matters
 - (i) Highway issues
 - (ii) Biodiversity
 - (iv) Flood Risk and Drainage
 - (v) Landscape and Trees
 - (vi) Fire and Rescue Services

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