

Part I

Main author: Lisa Hughes

Executive Member: Councillor Perkins

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 26 MAY 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 If the call-in or application is withdrawn, the item will not be presented.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
Title

Lisa Hughes x 2247
Development Management Service Manager

A. REFERENCE NO: 6/2016/0630/FULL

ADDRESS: 2 TEWIN COURT, WELWYN GARDEN CITY, AL7 1AU

DESCRIPTION OF DEVELOPMENT: CHANGE OF USE FROM BUSINESS (B1) TO TRAINING CENTRE USE (D1)

APPLICANT: MR M UNDERDOWN

(Haldens)

1. REASON FOR COMMITTEE CONSIDERATION:

1.1 The application would be a departure from Welwyn Hatfield District Plan 2005.

2. SITE DESIGNATION:

2.1 The site lies within an Employment area as designated in the Welwyn Hatfield District Plan 2005.

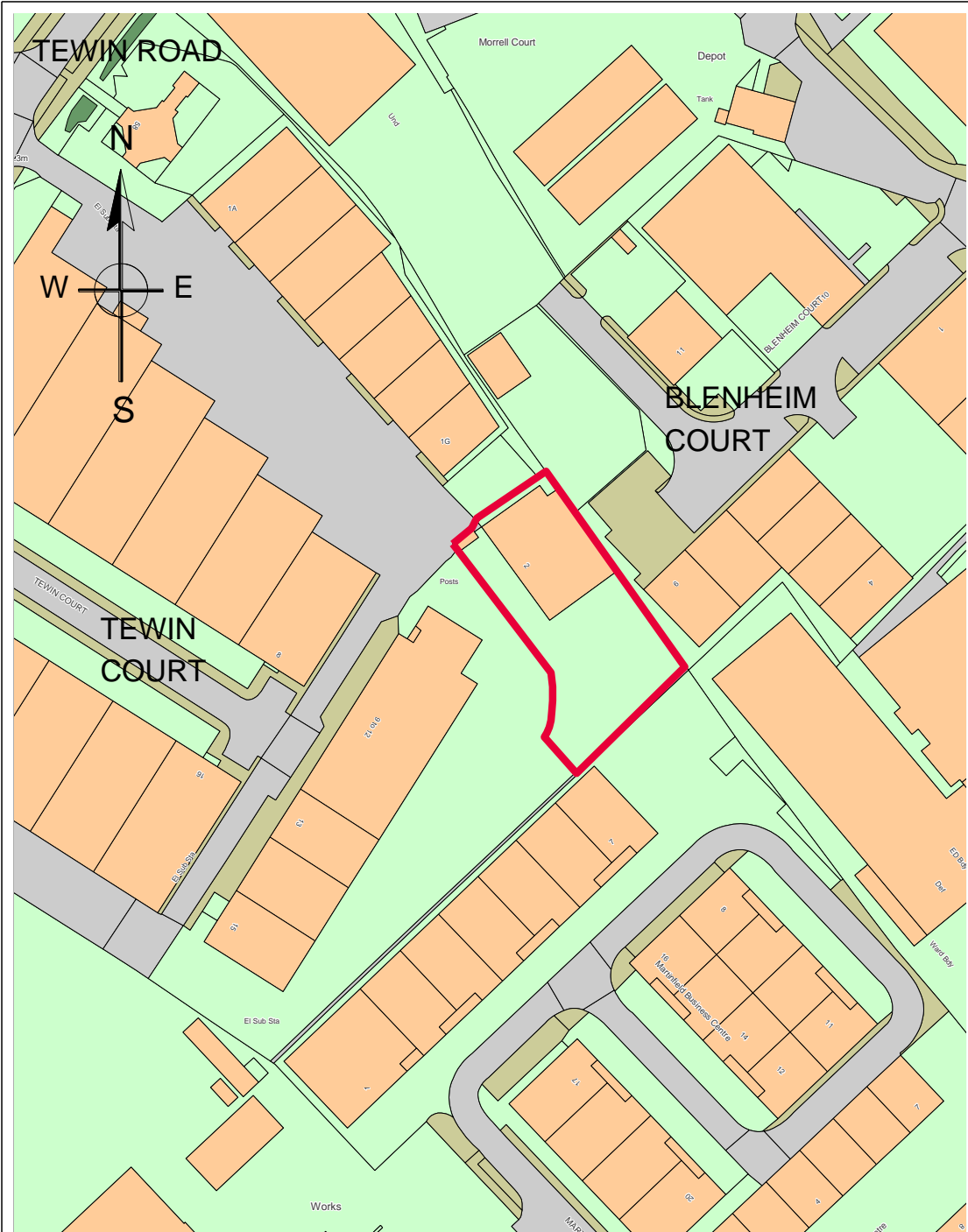
3. KEY ISSUES FOR CONSIDERATION

3.1 The key issues for consideration with this application area:

- a) The impact of the Change of Use within the Employment Area
- b) Other material planning considerations
 - i. Parking Provision

4. CASE OFFICER

4.1 The case officer dealing with this application is Rachael Collard



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

Title:

2 Tewin Court, WGC

Scale: DNS

Date: 2016

Project:

DMC Meeting

Drawing Number:

6/2016/0630/FULL

Drawn:

Andrew Windscheffel

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B. REFERENCE NO: 6/2015/2440/FULL

ADDRESS: THE ROWANS, GREAT NORTH ROAD, HATFIELD, AL9 5DB

DESCRIPTION OF DEVELOPMENT: ERECTION OF 3 BEDROOM DETACHED DWELLING TO REAR GARDEN OF THE ROWANS

APPLICANT: AIRSTONE LTD

(Hatfield East)

1. REASON FOR COMMITTEE CONSIDERATION:

1.1 An objection has been raised from Hatfield Town Council.

“Members consider this application out of keeping with neighbouring properties, over development of the site and having an adverse impact on neighbours.”

2. SITE DESIGNATION:

2.1 The site lies within the town of Hatfield as designated in the Welwyn Hatfield District Plan 2005.

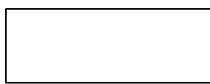
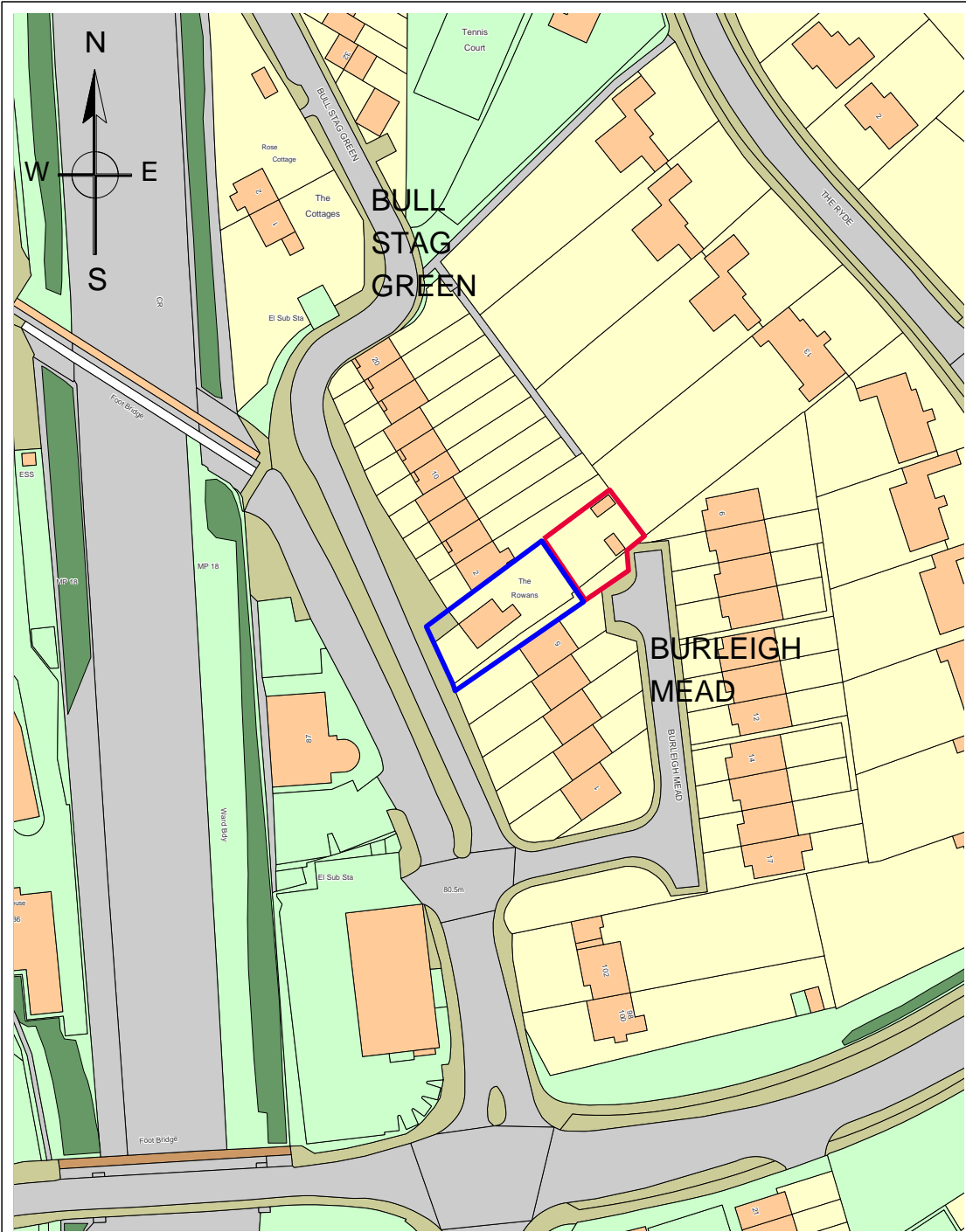
3. KEY ISSUES FOR CONSIDERATION

3.1 The key issues for consideration with this application area:

- c) The principle of the development
- d) The impact on the character of the area
- e) The impact on the residential amenity
- f) Other material planning considerations:
 - i) Parking provision and the impact on highway safetyOther material planning considerations
 - ii) Parking Provision

4. CASE OFFICER

4.1 The case officer dealing with this application is Sam Dicocco



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

Title:

The Rowans, Great North Road, Hatfield

Scale: DNS

Date: 2016

Project:

DMC Meeting

Drawing Number:

6/2015/2440/FULL

Drawn:

Andrew Windscheffel

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C. REFERENCE NO: 6/2016/0590/FULL

ADDRESS: ST MICHAELS, WILDHILL ROAD, WOODSIDE, HATFIELD, AL9 6DL

DESCRIPTION OF DEVELOPMENT: INSTALLATION OF WROUGHT IRON GATES TO THE MAIN ENTRANCE FROM WILDHILL ROAD, INSTALLATION OF 2NO TRADITIONAL LANTERNS TO GATE PIERS

APPLICANT: MR TOLLMAN

(Brookmans Park and Little Heath)

1. REASON FOR COMMITTEE CONSIDERATION:

1.1 Councillor Stephrn Boulton has called it in, should Officers be minded to refuse it, for the following reason:

“The design is appropriate for the setting of the wall, railings and gate and would meet the aims of Green Belt policy both nationally and locally.”

2. SITE DESIGNATION:

2.1 The site lies within the Green Belt as designated in the Welwyn Hatfield District Plan 2005. The house at St Michaels is Listed Grade II.

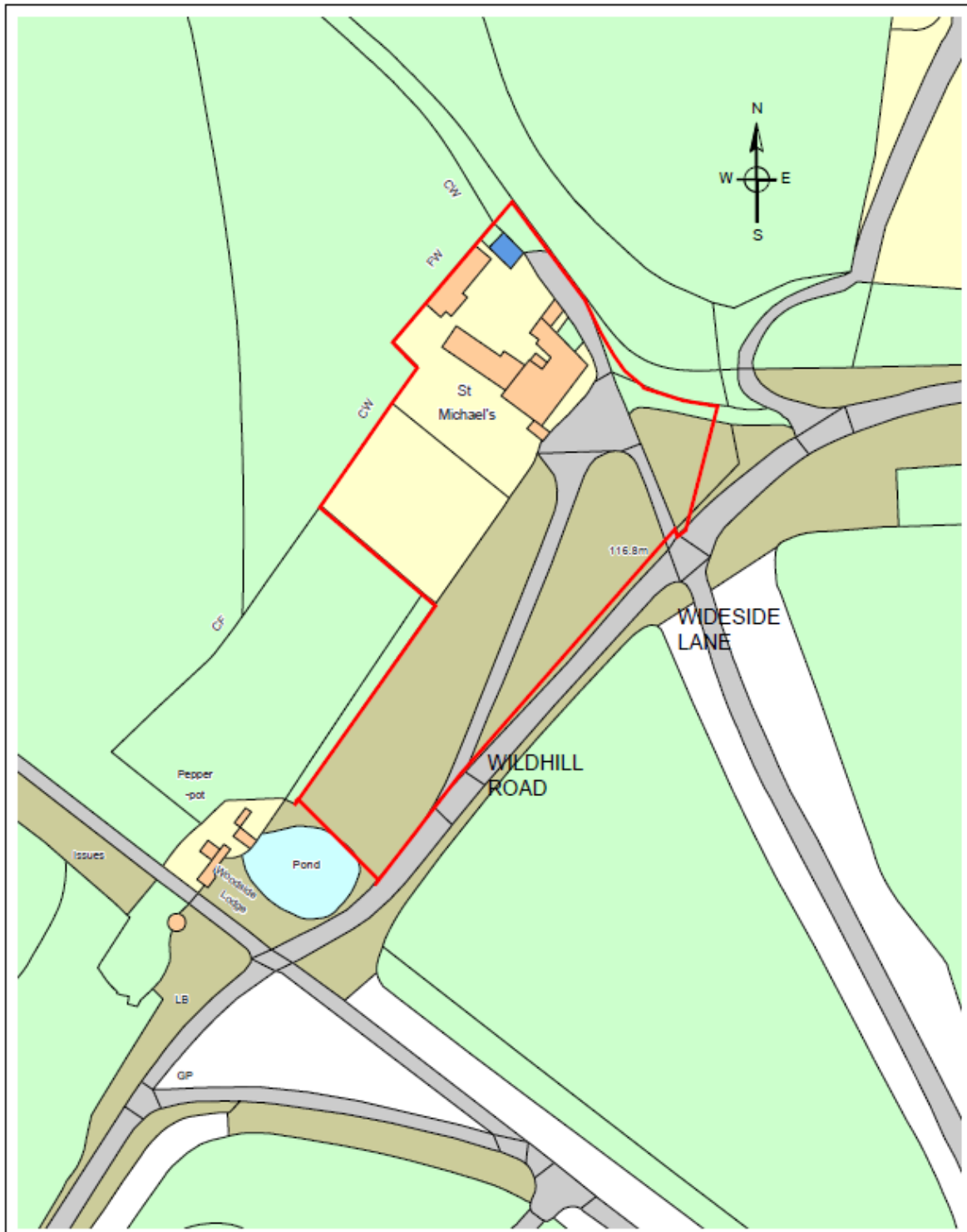
3. KEY ISSUES FOR CONSIDERATION


3.1 The key issues for consideration with this application area:

- a) The principle of the development in the Green Belt
- b) The impact on the Listed Building
- c) Character of the area
- d) The impact on the residential amenity
- e) Other material planning considerations:
 - i) Parking provision and the impact on highway safety

4. CASE OFFICER

4.1 The case officer dealing with this application is June Pagdin



 WELWYN HATFIELD Council Offices, The Campus, Welwyn Garden City, Herts. AL8 8AE	Title: St Michaels, Woodside, Wildhill Road, Brookmans Park		Scale: DNS
	Project: DMC Meeting		Date: 2016
	Drawing Number: 6/2016/0590/HOUSE		Drawn: Baras Mast-ingle
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