

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 21 OCTOBER
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING AND
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 coming 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 If the call-in or application is withdrawn, the item will not be presented.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 any other matter, may do so and the case officer will consider, where they are planning considerations, these matters raised as part of the future Committee report.
- 1.3 Appendix 1 comprises all applications that have been called-in or objected to by Town or Parish Councils. Appendix 2 comprises those that are a departure from the Local Plan, Officers consider should be determined by Development Management Committee, the applicant is the Borough Council or it has an interest in the land and an objection has been received.

2 Recommendation

- 2.1 That members note this report.

Name of author Christopher Dale
Title Head of Planning

Appendix 1 - Applications called-in or objected to

6/2016/0270/VAR

Address	Four Oaks 1-4 Great North Road Welwyn AL6 0PL
Proposal	Variation of conditions 1 (occupants) and 2 (number of caravans) of Planning Permission N6/2010/0211/S73B to increase the number of caravans from 10 to 20 of which no more than 5 shall be static caravans or mobile homes.

Applicant Mr J Connors
Ward Welwyn West
Agent Mr M Green
Call-In/Objection from Councillor Julie Cragg, Welwyn Hatfield Borough Council
Reason for Committee Decision Please can we call this in due to the fact that this raises a lot of issues of concern for the residents.
There is uneasiness about the fact that the number of caravans fluctuates wildly and that they residents do not appear to adhere to the planing that they do have.
The restrictions regarding children is there as this was not intended to be a permanent site but only to give stability to the children to enable them to attend school.
Are they planning to use caravans as an office sutie and run business's from there? [sic]
Case Officer Mr Michael Robinson

Address Four Oaks 1-4 Great North Road Welwyn AL6 0PL
Proposal Variation of conditions 1 (occupants) and 2 (number of caravans) of Planning Permission N6/2010/0211/S73B to increase the number of caravans from 10 to 20 of which no more than 5 shall be static caravans or mobile homes.

Applicant Mr J Connors
Ward Welwyn West
Agent Mr M Green
Call-In/Objection from Jasmine McCabe, Welwyn Parish Council
Reason for Committee Decision 15/03/2016 21:43 - Welwyn Parish Council at its Planning & Licensing Committee of the 15 March 2016 agreed to submit Major Objection. We are unclear why the existing conditions have not been enforced. We understand that the site was permitted as a temporary location linked to the schooling of the children which have now grown up and not as a permanent site. We are concerned that the number of caravans has continued to increase overtime both with, and without, permission and Welwyn Hatfield Borough Council have previously stated that 10 is the maximum that can be accommodated. The existing conditions include that the land should be restored in accordance with the scheme previously submitted and approved by the planning authority as the residents may have already changed.
Case Officer Mr Michael Robinson

6/2016/1493/VAR

Address Thunderbridge Yard Bulls Lane Hatfield AL9 7BB

Proposal Variation of condition 1 to extend the temporary permission; condition 3 to permit eight caravans of which no more than five would be static caravans; condition 4 to vary the approved drawings; and condition 5 to vary the site development scheme; of planning permission S6/2011/0116/FP

Applicant Mr J Robb

Ward Welham Green & Hatfield South

Agent Mrs A Heine

Call-In/Objection from Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council

Reason for Committee Decision I would like to formally 'call in ' this application as it meets at least two of the key criteria for a call in, namely 1. The application is of an unusually sensitive nature as the current use of the site has led to significant adverse impact on neighbours amenity and that development beyond that permitted had occurred at the site. 2. The wider ramifications are the potential impact of permitting this development may have on setting precedent for permitting neighbouring sites in the forthcoming local plan examination in public. There is also the precedent that would be set of permitting such developments, even for a limited period, in flood zones.

Case Officer Mr Mark Peacock

Address Thunderbridge Yard Bulls Lane Hatfield AL9 7BB

Proposal Variation of condition 1 to extend the temporary permission; condition 3 to permit eight caravans of which no more than five would be static caravans; condition 4 to vary the approved drawings; and condition 5 to vary the site development scheme; of planning permission S6/2011/0116/FP

Applicant Mr J Robb

Ward Welham Green & Hatfield South

Agent Mrs A Heine

Call-In/Objection from Christine Wootton, North Mymms Parish Council

Reason for Committee Decision NMPC OBJECT as this is clearly a new application. The name of the applicants is not the name to whom the extant permission was originally given.

The Government Planning Policy for traveller sites Policy E, in its introduction, states that making and decision taking should protect the Green Belt from inappropriate development - Item 4d and Item 16 state that inappropriate development is harmful to the Green Belt except in exceptional circumstances. None have been indicated.

Item 4f - further states the local planning authority should aim to reduce the number of unauthorised developments and encampments. This site has consistently exceeded the numbers stated in the original Permission and it is too small a site to be abused in this way.

Item 4k - states the local planning authority have to have due regard to the protection of local amenities and local environment.
There have also been sanitary issues arising from the over-use of the site. One or more travelling caravans have also been let to itinerant workers in contravention to the terms of the licence. This has caused considerable problems to the neighbourhood.

Item 13 of the Planning Policy for traveller sites states the local planning authority should ensure that their policies:

- a) promote peaceful and integrated co-existence between the site and the local community
- f) avoid placing undue pressure on local infrastructure and services
- g) do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans

Policy E, Item 24 addresses local provision and it is the case that WHBC do not have a firm policy on Gypsy and Traveller sites in the Borough but there are existing sites in Welham Green – including a long term Showmans site which causes no trouble – however the Foxes Lane site also is also over used as the numbers of caravans exceeds the permitted numbers. Item 27 states that if a local planning authority cannot demonstrate an up to date 5 year supply of deliverable sites this should be a material consideration and in this case the existing sites result in over supply in Welham Green therefore any expansion is unwarranted.

Item 25 states that the local planning authority should very strictly limit traveller site development in the Green Belt and further "...sites in rural areas do not dominate the nearest settled community." Expansion of this site would cause stress on services and neighbours.

Item 16 Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances, none of which have been indicated in this case.

Item 24(a) The Local Planning Authority has to take into account the existing level of local provision and Welham Green currently has provision. Indeed, even this is exceeded unlawfully – see report from Dennis Pennyfather, Licensing Technical Officer, dated 24 August 2016.

Item 25 This further states the Local Planning Authority should very strictly limit sites in rural areas should not dominate the nearest settled community. Of late the activities at Thunderbridge Yard have caused extreme concern and disturbance to the neighbourhood. Police and other

authorities are aware of this, which seems to arise from the subletting of the excessive on-site accommodation to persons other than gypsies or travellers.

Footnote 9 States there is no presumption that a temporary grant of Planning Permission should be granted permanently, therefore North Mymms Parish Council consider, taking into account comments by Licensing Technical Officer that the site is not big enough, there are fire safety issues and this is a known flood plain with previous flooding issues, caravans on this Green Belt site are inappropriate development.

Case Officer Mr Mark Peacock

6/2018/2768/OUTLINE

Address Hatfield Business Park Frobisher Way Hatfield AL10 9SL

Proposal Outline application for a large-scale mixed use development including 1,100 new homes and supporting infrastructure including a primary school, local centre and open space with all matters reserved

Applicant Arlington Business Parks

Ward Hatfield Villages

Agent Mr M Hill

Call-In/Objection from Councillor Duncan Bell, Welwyn Hatfield Borough Council

Reason for Committee Decision I would like to conditionally call-in the above application. Conditional in the sense that i would only ask for it to be brought before DMC if Planning Department is minded to recommend approval.

My grounds for calling this in are:

- The size and scale of the proposed development make it a matter of significant public interest.
- The proposal is on Green Belt land, and would risk coalescence with the eastern outskirts of St Albans.
- The site is not one of those accepted for development as part of our current Local Plan submission.

I will be making a more detailed set of representations once i have studied the plans in more detail, but i would be grateful if you could log my call-in on to the system as soon as possible.

Thank you for your assistance.

Case Officer Mr David Elmore

6/2020/3451/MAJ

Address	Wells Farm Northaw Road East Cuffley Potters Bar EN6 4RD
Proposal	Demolition of existing buildings and erection of 14 dwellings
Applicant	King & Co (Wells) Ltd
Ward	Northaw and Cuffley
Agent	Mr Mark Aylward
Call-In/Objection from	The Clerk, Northaw & Cuffley Parish Council
Reason for Committee Decision	5/02/2021 13:23 - At the Northaw & Cuffley Planning Committee this application was discussed and it was unanimously RESOLVED to submit a major objection. The document attached contains the basis of the objection sent on behalf of this Council.
Case Officer	Mr Mark Peacock

6/2021/0181/MAJ

Address	Former Shredded Wheat Factory Broadwater Road Welwyn Garden City AL7 1RR
Proposal	Hybrid planning application comprising: Detailed Planning Application for 399 Private Rented Sector (PRS) dwellings and 153 dwellings (Class C3), 250 units of residential care accommodation for the elderly (Use Class C2) with associated communal facilities, 15,247m2 of community and commercial hub (Use Classes E and F1) with associated cycling hub, car parking, access, landscaping, public art and other supporting infrastructure; and Outline Planning Application for up to 418 dwellings (Class C3) with all matters reserved except access.
Applicant	
Ward	Peartree
Agent	Mr Paul Chandler King
Call-In/Objection from	Councillor Malcolm Cowan, Welwyn Hatfield Borough Council
Reason for Committee Decision	Please note I would like to call this in for committee decision, as it currently appears to conflict with a number of council policies and the council's Broadwater Rd SPD. Regards, Malcolm.
Case Officer	Mr William Myers

6/2021/0456/MAJ

Address	71 Station Road Cuffley Potters Bar EN6 4HZ
Proposal	Demolition of existing car showroom and erection of three storey block of flats comprising of 9No 2 bedroom flats & 3No 1 bedroom flats, with associated access, parking, amenity space and landscaping.

Applicant	Rampard Ltd
Ward	Northaw and Cuffley
Agent	Mr Salvatore Zaffuto
Call-In/Objection from	The Clerk, Northaw & Cuffley Parish Council
Reason for Committee Decision	26/03/2021 13:43 - At the Planning Committee held on 17 March it was unanimously resolved to submit a major objection on the basis that this development is one storey higher than all the buildings around it with a roof top garden, this is out of keeping with the area and with the current street scene. The Committee felt that this development is overdevelopment and would certainly deter from the current look and feel of this area. If minded to permit it was agreed that the S106 funding for this development would be required for environmental improvements to Station Road in terms of landscaping, traffic calming and improved road signage and lighting schemes.
Case Officer	Mr David Elmore

6/2021/0516/VAR

Address	Land North East of Welwyn Garden City Panshanger Welwyn Garden City AL27 2QJ
Proposal	Variation of conditions 3, 4, 5, 6, 8, 11, 13, 24, 28, 30, 31 & 32 on outline planning permission (6/2018/0873/OUTLINE) for a residential-led development of up to 650 residential units, a two-form entry primary school, provision of six gypsy and traveller pitches, a new local centre (comprising retail and community uses), new vehicular access from Hens Lane, car parking, associated infrastructure and landscaping works with all matters except access reserved
Applicant	Ms Caroline Searle
Ward	Haldens
Agent	Mr David Jobbins
Call-In/Objection from	Councillor Jane Quinton, Welwyn Hatfield Borough Council
Reason for Committee Decision	15/03/2021 10:45 - I wish to call in the planning application for presentation to the DMC. There has been considerable concern from residents in the area about the new placement of the local centre immediately behind their properties, which they feel will be disruptive. In previous versions of the masterplan, houses were always placed adjacent to existing properties. There has also been concern about the placement of the School and Gypsy and Traveller site as well as the illustrative masterplan. I therefore feel the concerns of these residents need to be addressed in a public forum. Cllr Jane Quinton
Case Officer	Mr Mark Peacock

Address Land North East of Welwyn Garden City Panshanger Welwyn Garden City AL27 2QJ

Proposal Variation of conditions 3, 4, 5, 6, 8, 11, 13, 24, 28, 30, 31 & 32 on outline planning permission (6/2018/0873/OUTLINE) for a residential-led development of up to 650 residential units, a two-form entry primary school, provision of six gypsy and traveller pitches, a new local centre (comprising retail and community uses), new vehicular access from Hens Lane, car parking, associated infrastructure and landscaping works with all matters except access reserved

Applicant Ms Caroline Searle

Ward Haldens

Agent Mr David Jobbins

Call-In/Objection from Councillor Terry Mitchinson, Welwyn Hatfield Borough Council

Reason for Committee Decision Looking at the revisions I feel this is more than just a minor change to the existing outline permissions and could result in a more severe impact on existing dwellings.
I therefore request it is called in so it can be properly reviewed by councillors on the development control committee.
Kind regards,
Councillor Terry Mitchinson

Panshanger Ward

Executive Member Leisure, Culture and Communications

Case Officer Mr Mark Peacock

6/2021/0671/MAJ

Address South Side Former Shredded Wheat Factory Broadwater Road Welwyn Garden City

Proposal Erection of 317 dwellings (Class C3) with associated access, parking, landscaping and other supporting infrastructure, and outline planning for up to 404 dwellings (Class C3) with all matters reserved for access.

Applicant Adam Wadsworth

Ward Peartree

Agent Rob Morgan

Call-In/Objection from Councillor Malcolm Cowan, Welwyn Hatfield Borough Council

Reason for Committee Decision Thanks. I would like to call this one in, though I realise it was probably heading to DMC anyway.

My reasons are the conflict between the application and many of the council's policies, including but not limited to the Broadwater Road SPD, and the very high level of public interest indeed outrage.

Regards, Malcolm.

Case Officer Mr William Myers

6/2021/0773/FULL

Address 1 Maynard Place Cuffley Potters Bar EN6 4JA

Proposal The erection of a one storey roof extension to create 6 no. flats including 3 x 1 bed and 3 x 2 bed flats, with associated parking and cycle and refuse provision

Applicant JS & HBJ Conway 1994 Settlement

Ward Northaw and Cuffley

Agent Mr Brooks Murray Architects

Call-In/Objection from The Clerk, Northaw & Cuffley Parish Council

Reason for Committee Decision 14/04/2021 18:21 - The Parish Council met on 7th April and it was unanimously confirmed that a Major Objection be submitted for this application . It was felt by members of the Council that parking allocation remained an issue. There was a service function of the car parking area and as the lower units were all commercial some regularly serviced for catering business the vehicle access is very narrow and only allows one vehicle in and out at once. There is no turning circle and therefore vehicle conflict which requires reversing vehicles illegally onto the main highway. There is no mitigation available for this and it is also noted that several properties use this car park and access to drive through in order to obtain access to the rear of their properties in Plough Hill. This is a service area with little to no management and without clarity adding further vehicles would be inadequate and this is the reason for the major objection by this Council.

Case Officer Ms Kelsey Collins

6/2021/0894/FULL

Address Existing Base Station Bishops Rise Hatfield AL10 9QU

Proposal Removal of existing 12.5m Elara street works pole and installation of a replacement 20m Orion street pole in new location as shown supporting 6 no antennas and 3no Remote Radio Units underneath the antennas and 2no 300mm dishes. Installation of green York cabinet and ancillary development thereto.

Applicant Cornerstone and Telefonica UK Ltd

Ward Hatfield South West

Agent Miss Dianne Perry

Call-In/Objection from Carrie Lloyd, Hatfield Town Council

Reason for Committee Decision 20/04/2021 15:14 - The Chairman of Planning Committee raises a Major Objection having spoken to Cllr Eames-Petersen. I refer you to emails addressed to the Planning Officer & Planning@ email address requesting advice which is awaited. This Council supports the comments of the Borough Ward Councillors. This application is much taller than the existing mast. Operators are under an obligation to consider the natural and built environment when locating masts and limiting their visual effect. Whilst not within the application site, we are disappointed that the new high rise buildings nearby are not being considered as suitable locations.

Case Officer Ms Kelsey Collins

6/2021/1048/HOUSE

Address 4 Hawkshead Lane North Mymms Hatfield AL9 7TB

Proposal Erection of part single, part two storey side extension; basement; enlargement of roof; erection of three rear dormers; insertion of side rooflight; and alterations to openings.

Applicant Mr Mike LaCorte

Ward Welham Green & Hatfield South

Agent Mrs Faye Wright

Call-In/Objection from Christine Wootton, North Mymms Parish Council

Reason for Committee Decision 5/05/2021 16:09 - Irrespective of previous applications cumulatively or otherwise, this is over-development in the Green Belt, particularly including installation of a swimming pool. Consolidation of previous approvals does not constitute special circumstances or negate presumption against development in the Green Belt. The extent of the proposal on this application will be excessive and this building is visible from Swanland Road and Hawkshead Lane at the lower end. It is the only property that can be seen, but this means it is already prominent and therefore extension and increased height will exacerbate the visual impact on the openness of the Green Belt. Therefore, this would cause harm.

Case Officer Ms Emily Stainer

6/2021/1277/OUTLINE

Address B&Q, Swallowfields, Welwyn Garden City, AL7 1JD

Proposal Outline application for redevelopment of the site to provide 151 dwellings with all matters reserved except for access.

Applicant Thrive Homes

Ward Peartree

Agent James Holmes
Call-In/Objection from Councillor Jayne Lesley Ranshaw, Welwyn Hatfield Borough Council
Reason for Committee Decision 17/05/2021 10:31 - I would like to call in this application as it has attracted an unusually high level of public interest such as objection letters submitted within the planning portal. The application would result in the loss of retail / employment land.
Case Officer Mr Raymond Lee

6/2021/1440/FULL

Address 18 Station Road Cuffley Potters Bar EN6 4HT
Proposal Erection of a first floor rear extension, loft conversion with insertion of dormers and installation of 3 x front skylights, ground floor residential access, and the erection of 1 x additional residential unit
Applicant Fenbrook Holdings Ltd
Ward Northaw and Cuffley
Agent Archpl LTD
Call-In/Objection from The Clerk, Northaw & Cuffley Parish Council
Reason for Committee Decision 25/06/2021 12:08 - The Parish Council wish to submit a major objection to this application as there is no way of servicing the retail unit from the rear with regards loading and unloading, there is no free on or off street parking and there would be 2 residential units without car park provision. The storeroom being removed means access has gone and this combination along with the lack of car parking leads to an overdevelopment of this site. This development also threatens the viability of the unit for future retail use.
Case Officer Mr Raymond Lee

6/2021/1486/FULL

Address 10 Thrush Avenue Hatfield AL10 8QU
Proposal Erection of an attached 2 storey, 2 bed dwelling, demolition of detached garage and alterations to front elevation openings of existing property.
Applicant Mr. T. Mrabate
Ward Hatfield South West
Agent Mr S Cook
Call-In/Objection from Carrie Lloyd, Hatfield Town Council
Reason for Committee Decision 28/05/2021 10:43 - The existing semi maybe be used as mini HMO currently as downstairs bedroom and shower - we have not been provided with the first floor plans to confirm that there are already 3 beds and one bath. Adding a two storey 2 bed dwelling to the site makes 6 bedrooms in the

space allotted to one house in original plans. The new dwelling is in the space of the garage and parking for the original house. This application proposes to completely removed the front garden just to get sufficient parking.

(1) We need to know whether it is already an HMO.

(2) We object to the total removal of the front garden, garage and parking sufficient for one house.

(3) We need to see the plans for the first floor of the current building to have a complete picture

Case Officer Ms Kelsey Collins

6/2021/1644/HOUSE

Address Garden Cottage Danesbury Park Road Welwyn AL6 9SE

Proposal Demolition of one bedroom annex and erection of replacement one bedroom residential annex. Partial demolition of stables building, removal of shipping containers, builders yard, equipment and materials, and reduction in area of hard standing.

Applicant Mr and Mrs Adam Sewell

Ward Welwyn West

Agent Mr Barry Sewell

Call-In/Objection from Jasmine McCabe, Welwyn Parish Council

Reason for Committee Decision 24/06/2021 15:48 - At it's Planning and Licensing committee meeting of the 22 June 2021, Welwyn Parish Council agreed to submit the following response:
MAJOR OBJECTION
Welwyn Parish Council believe this would be an inappropriate development in the Green Belt, with no record or evidence of planning permission granted for the existing annex and stable block or shipping containers. There does not appear to be any special circumstances that would outweigh the harm to the Green Belt.

Case Officer Ms Emily Stainer

6/2021/1745/HOUSE

Address 31 The Ridgeway Cuffley Potters Bar EN6 4BB

Proposal Alterations to existing front boundary treatment comprising: removal of all walls, railings and piers (other than gate piers and a pier at each end); retention of gates; erection of 1.6m high fence; and provision of mature yew hedge.

Applicant Mr J Tucholski

Ward Northaw and Cuffley

Agent Mrs Gillian Davidson
Call-In/Objection from The Clerk, Northaw & Cuffley Parish Council
Reason for Committee Decision 8/07/2021 10:48 - The Parish Council wish to submit a major objection on the basis that there are serious concerns that the hedge goes beyond the boundary if this is the case then this should be moved back to the boundary of the resident.
Case Officer Mr David Elmore

6/2021/1791/VAR

Address Nyn Manor Vineyards Road Northaw Potters Bar EN6 4PQ
Proposal Variation of condition 4 (approved plans) on planning permission 6/2019/1813/FULL
Applicant Mr Andrew Newland
Ward Northaw and Cuffley
Agent Ms Liz Fitzgerald
Call-In/Objection from The Clerk, Northaw & Cuffley Parish Council
Reason for Committee Decision 30/07/2021 10:26 - The Parish Council wish to reconfirm their objection to 6/2020/0311/MAJ which was to object on the grounds of inappropriate development in the green belt. This remains a big structure to support what is alleged to be a domestic activity. If minded to permit development then steps to preclude further development should be made explicit. The Council members would like to highlight that this is one step further to domestication and this with the inclusion of a large and well lit driveway leading to the development feels like it will be more for domestic use.
Case Officer Mr David Elmore

6/2021/1973/FULL

Address Manor Cottage Vineyards Road Northaw Potters Bar EN6 4PQ
Proposal Erection of replacement residential dwelling following the demolition of existing
Applicant Mr Avanzi
Ward Northaw and Cuffley
Agent Mr Tom Hopkin
Call-In/Objection from The Clerk, Northaw & Cuffley Parish Council
Reason for Committee Decision 3/09/2021 12:18 - A copy of the major objection submitted by Northaw & Cuffley Parish Council is attached

Case Officer Ms Emily Stainer

6/2021/2042/FULL

Address 49 Briars Wood Hatfield AL10 8DH

Proposal Conversion of 3-bedroom house into a 6-bedroom HMO with 3 parking spaces and 1 bike store to hold 6 cycles and bin stores.

Applicant Mr Mohammad Choudhry

Ward Hatfield South West

Agent Mr Joe DUrso

Call-In/Objection from Councillor Kieran Thorpe, Welwyn Hatfield Borough Council

Reason for Committee Decision 1/09/2021 00:01 - Still cannot see any material difference in the previous applications.

The upstairs kitchen gives serious concern to safety given its location to the stairwell and size.

This is unsuitable for the area, and I believe the area already holds a large number of HMOs which impacts upon parking.

The provided drawings relating to parking spaces do not make sense to me, as they seem to indicate designated parking in-front of existing garages?

The entire plan demonstrates cramped, potentially unsafe and certainly unusual living conditions - Bedrooms 1, 2 & 3 especially seem very small for an adult to reside in.

A house being used as a HMO should not simply throw in as many bedrooms it can beyond what is safe and ethical to expect a person to live in. I would go as far to say conditions such as these warrant enforcement action in any property they exist - anywhere, and certainly do not warrant planning permission being granted in this area. This is a home for living in, not a hotel.

Case Officer Ms Emily Stainer

Address 49 Briars Wood Hatfield AL10 8DH

Proposal Conversion of 3-bedroom house into a 6-bedroom HMO with 3 parking spaces and 1 bike store to hold 6 cycles and bin stores.

Applicant Mr Mohammad Choudhry

Ward Hatfield South West

Agent Mr Joe DUrso

Call-In/Objection Carrie Lloyd, Hatfield Town Council

from

Reason for Committee Decision 16/09/2021 10:19 - Members support Cllr Thorp's comments. The proposal has not changed since the refusal except that parking spaces have been purchased. This application therefore does not address the HMO Article 4 Direction, inadequate toilet and bathroom facilities (particularly for the bedrooms on the first floor and poor of amenity sited close to bedrooms. Members consider this an over intensive form of development. With the exception of parking, we do not consider that our comments nor the Planning Officer's previous reasons for refusal have been addressed.

Case Officer Ms Emily Stainer

Address 49 Briars Wood Hatfield AL10 8DH
Proposal Conversion of 3-bedroom house into a 6-bedroom HMO with 3 parking spaces and 1 bike store to hold 6 cycles and bin stores.
Applicant Mr Mohammad Choudhry
Ward Hatfield South West
Agent Mr Joe DUrso

Call-In/Objection from Councillor Craig Stanbury, Welwyn Hatfield Borough Council

Reason for Committee Decision As requested I formally submit an objection to the above application, on the grounds of its excessive nature for such a property and the concurrent environmental impacts and call it in to DMC if the project is recommended for approval.

I assume I have not missed any deadline given no email traffic yesterday.

Case Officer Ms Emily Stainer

6/2021/2207/MAJ

Address Campus West The Campus Welwyn Garden City AL8 6BX
Proposal Expansion and adaptation of existing car park, including construction of new single suspended level parking deck, reorganisation of road and pavement arrangement, introduction of additional cycle parking, junction improvements and associated landscaping improvements
Applicant Sir/Madam
Ward Handside
Agent Mr Christopher Lloyd
Call-In/Objection from Councillor Frank Marsh, Welwyn Hatfield Borough Council
Reason for Committee RE:APPLICATION NUMBER 6/2021/2207/FULL-CAMPUS WEST CAR

Decision PARK REDEVELOPMENT

I am in receipt of your letter confirming that the application has been formally submitted.

Whilst I am pleased that a compromise was reached as a result of the consultation earlier in the year, I would like to call this matter in as it is a major development and residents should have a right to be able to scrutinise the plans and highlight any further or final points, it should not just be submitted for approval and dealt with by delegated authority.

1. The consultation period should be extended, say to Friday 24th September 2021 as most people are on holiday.
2. I would like to call this application in.
3. This matter should not be dealt with by delegated authority as this should go to DMC, as this very important and big project should not just be 'rubber stamped'..
- 4.As the residents have gone through a lot to minimise the height of the carpark, as there should be a permanent and irrevocable condition that the carpark should not have any further storeys added in the future . This will allow us to retain the garden city ethos.
4. The carpark should have a green outlook, sympathetic to the landscape.
5. Perhaps something could be clarified, for the purposes of transparency, the name of the agent has been redacted, can you kindly confirm the reason for this?

I await hearing from you and thank you in anticipation.

Case Officer Mr Raymond Lee

6/2021/2286/HOUSE

Address	14 Selwyn Drive Hatfield AL10 9NJ
Proposal	Erection of a single storey front, rear and side extension with two storey part rear and side extensions
Applicant	Mr & Mrs Anthony & Samantha Whytock
Ward	Hatfield Villages
Agent	Mr Damien Poulter
Call-In/Objection from	Carrie Lloyd, Hatfield Town Council
Reason for Committee	31/08/2021 14:09 - Creates a terracing effect. The huge extension makes another monster and No. 12 becomes a mid terrace property and is

Decision overdevelopment of the site.
Adding 1 bed and 1 bath but loses a garage and drive down side of house so massively reducing parking spaces. There is no mention of creating or replacing parking made in the plans. There a particular parking problems in this area and this application does not address parking and loss of spaces at all.

Case Officer Ms Kelsey Collins

6/2021/2325/FULL

Address 2 Theobalds Road Cuffley Potters Bar EN6 4HQ
Proposal Erection of a detached 3 x bed dwelling following demolition of rear garages.
Applicant Levins
Ward Northaw and Cuffley
Agent Jamie Innes-Wilkin
Call-In/Objection The Clerk, Northaw & Cuffley Parish Council
from
Reason for 3/09/2021 12:20 - The Parish Council wish to submit a major objection to
Committee this application. There are at least three grounds for objection, namely
Decision 1. Inappropriate access arrangements across an unadopted service road not
 designed as a
 permanent access to a dwelling
 2. Over development of the site
 3. One car park space for a 3 bed house is inappropriate and below
 standard

Case Officer Ms Kirsty Shirley

6/2021/2450/FULL

Address 33 Town Centre Hatfield AL10 0JX
Proposal Change of use from a former bank (Class E) to an adult gaming centre (AGC) (Sui Generis) including advertisement consent for 2 no. Internally illuminated fascia sign and 1 no. internally illuminated projecting sign
Applicant Merkur Slots Ltd
Ward Hatfield Cent.
Agent Henry Hodgson
Call-In/Objection Carrie Lloyd, Hatfield Town Council
from
Reason for 16/09/2021 10:35 - The application is incorrect, there are flats directly
Committee opposite this application site. Members are keen to ensure that they have
Decision been consulted.

Members do not consider the loss of a potential retail unit from the shopping core of Hatfield Town Centre acceptable.

24 hour operation so close to residential units (present and with planning permission) is also not acceptable and will harm the amenity of residential properties by reason of noise and disturbance- people can make more noise than machines.

Members are concerned at the public health issues involved especially as a betting shop is already established a couple of doors up.

Case Officer Ms Elizabeth Mugova

6/2021/2451/ADV

Address 33 Town Centre Hatfield AL10 0JX

Proposal Installation of 2 no. Internally illuminated fascia sign and 1 no. internally illuminated projecting sign

Applicant Merkur Slots Ltd

Ward Hatfield Cent.

Agent Henry Hodgson

Call-In/Objection from Carrie Lloyd, Hatfield Town Council

Reason for Committee Decision 16/09/2021 10:36 - The application is incorrect, there are flats directly opposite this application site. Members are keen to ensure that they have been consulted.
The proposal will be sited directly opposite residential windows causing light disturbance especially as the hours of operation are proposed to be 24 hours

Case Officer Ms Elizabeth Mugova

6/2021/2467/FULL

Address Land adjacent to 26 Starling Lane Cuffley Potters Bar EN6 4JX

Proposal Erection of a single storey workspace office/artist studio.

Applicant Code 4 LTD

Ward Northaw and Cuffley

Agent Mrs Gretel Muller

Call-In/Objection from The Clerk, Northaw & Cuffley Parish Council

Reason for Committee Decision The link on this application for a direct Parish Council objection is broken. The Parish Council wish to submit a MAJOR OBJECTION to this application. The main concerns relate to the

principle of the proposed commercial development, character and appearance, neighbouring amenity and highway considerations. It is believed that the change of use could lead to commercial or any other type of use, this is a standalone development and is not an annex to another building. The Council wish to repeat that there is no parking for this development. Furthermore it is noted that access is via a footpath only, this is considered inappropriate access. This is also considered inappropriate development for this location. "

Case Officer Ms Kelsey Collins

6/2021/2526/HOUSE

Address 379 St Albans Road West Hatfield AL10 9RU
Proposal Erection of a single storey rear extension, a two storey rear, front and side extension, a roof extension and insertion of a rear box dormer.
Applicant Mr & Mrs M & F Jaufarally
Ward Hatfield Villages
Agent Mr Steven Johnston
Call-In/Objection from Carrie Lloyd, Hatfield Town Council
Reason for Committee Decision 1/10/2021 13:10 - Huge extension turns modest 3 bed semi into 6 bed 5 bath house. Previous application refused due to size and poor design, we do not think that anything has changed except that this has a smaller first floor extension to the front which is less bad.
Case Officer Ms Kirsty Shirley

6/2021/2616/FULL

Address 7 Hanyards Lane Cuffley Potters Bar EN6 4AS
Proposal Demolition of existing dwelling and garage, and erection of a three storey, 6-bed detached dwelling.
Applicant Mr Vincenzo Montagnino
Ward Northaw and Cuffley
Agent Mr L Pitters
Call-In/Objection from The Clerk, Northaw & Cuffley Parish Council
Reason for Committee Decision Once again the Parish Council direct link to comment does not work. The Parish Council wish to submit a MAJOR OBJECTION to this application on the grounds of overdevelopment with the new footprint being nearly 4.5 times bigger than the original. The style of the building is out of character and as there is no other building like this in this road it sets a precedent

Case Officer

Ms Kirsty Shirley
