

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 9 DECEMBER 2021
REPORT OF THE HEAD OF PLANNING

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 If the call-in or application is withdrawn, the item will not be presented.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 applicaiton 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

6/2021/0516/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

6/2021/0894/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 Kirsty Shirley

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 17/05/2021 10:31 - I would like to call in this application as it has attracted

Committee Decision 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

6/2021/1644/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

6/2021/1973/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

6/2021/2286/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 Decision 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 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 Elizabeth Mugova

6/2021/2754/FULL

Address 22A Church Lane Northaw Potters Bar EN6 4NX
Proposal Erection of a 5-bedroom detached dwelling
Applicant Mr Martin Smeaton
Ward Northaw and Cuffley
Agent Mr Stuart Cunliffe
Call-In/Objection from The Clerk, Northaw & Cuffley Parish Council
Reason for Committee Decision 27/10/2021 10:23 - The Parish Council are submitting a major objection on the basis that access arrangements and car parking are unrealistic for the size of the development, the application is out of character within the area. The Parish Council consider the application to be overdevelopment of the current plot and would urge officers to consider that the area within the application is at the time of applicaiton not under the sole ownership of the applicant.
Case Officer Ms Emily Stainer
