

Part I
Main author: Christopher Dale
Executive Member: Councillor
S.Boulton

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 20 JANUARY 2022
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 If the call-in or application is withdrawn, the item will not be presented.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- Councillor Julie Cragg, Welwyn Hatfield Borough Council
In/Objection from
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- Jasmine McCabe, Welwyn Parish Council
In/Objection from
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- Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council
In/Objection
from

Reason for I would like to formally 'call in ' this applicaiton as it meets at least two
Committee of the key criteria for a call in, namely 1. The application is of an
Decision 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 Mr Mark Peacock
Officer

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

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

6/2021/0079/FULL

Address 8 Hill Rise Cuffley Potters Bar EN6 4EE
 Proposal Erection of dwelling. Revisions to planning permission 6/2018/0383/FULL (retrospective)
 Applicant Mr Moe Harissa
 Ward Northaw and Cuffley
 Agent Mr Amir Faizollahi
 Call-In/Objection from Councillor George Michaelides, Welwyn Hatfield Borough Council
 Reason for Committee Decision Further to my below email, to which I have had no reply, please note that I would like to call in the said application on the following grounds:
 1. The size of the construction has already exceeded what was approved and its effect is harmful to the character and appearance of the locality.

2. It affects the privacy enjoyed by the houses on either side of the property.
3. Safety issues resulting from the construction of the retaining walls adjacent to both neighbouring properties.

Case Officer Mr David Elmore

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 HERNS 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- Councillor Jane Quinton, Welwyn Hatfield Borough Council
In/Objection from
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 HERNS 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- Councillor Terry Mitchinson, Welwyn Hatfield Borough Council
In/Objection from
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 Sam Frake, 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

6/2021/1277/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

6/2021/1644/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

6/2021/2754/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.
1/12/2021 13:27 - The Parish Council notes the amendments in this application but still wish to submit a major objection to this application. 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.

Case Officer Ms Emily Stainer

6/2021/2967/FULL

Address 28 Maryland Hatfield AL10 8DZ
Proposal Erection of a single storey rear extension, alterations to fenestrations, internal alterations to allow for additional fifth bedroom to existing HMO and formation of hardstanding to front to provide on-site parking.
Applicant Mr George Stratis
Ward Hatfield South West
Agent Mr Samir Lariko
Call-In/Objection from Sam Frake, Hatfield Town Council
Reason for Committee Decision
2/12/2021 10:46 - We support Cllr Thorpe's objection with respect to parking and high occupancy of the property.
This area of Hatfield already has an exceptionally high density of HMOs, we would ask that the Article 4 directive is closely looked at in

this case, as there will likely be a high number of unregistered HMOs in this area.

Whilst we know there is an Article 4 direction in force it desperately needs reviewing and this has been recognised by the LPA. Until such time that this has been carried out and bearing in mind that the overall concentration of HMOs in Hatfield Town Council's area needs to be reduced.

Case Officer	Ms Emily Stainer
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Address	28 Maryland Hatfield AL10 8DZ
Proposal	Erection of a single storey rear extension, alterations to fenestrations, internal alterations to allow for additional fifth bedroom to existing HMO and formation of hardstanding to front to provide on-site parking.
Applicant	Mr George Stratis
Ward	Hatfield South West
Agent	Mr Samir Lariko
Call-In/Objection from	Councillor Craig Stanbury, Welwyn Hatfield Borough Council
Reason for Committee Decision	I would like to call in this application, should planning officers be minded to approve it, due to poor design, insufficient parking access and overdevelopment.
Case Officer	Ms Emily Stainer

6/2021/2968/FULL

Address	22 High Dells Hatfield AL10 9HU
Proposal	Erection of a 2 storey and a single storey rear/side extension including demolition of pitched roof and creation of additional bedroom space
Applicant	Mr George Stratis
Ward	Hatfield South West
Agent	Mr Samir Lariko
Call-In/Objection from	Sam Frake, Hatfield Town Council
Reason for Committee Decision	2/12/2021 11:07 - Original house was a 3 bed - proposal becomes a 6 bed. This is an HMO already but this is over development on a small site. No on site parking is mentioned and so with 6 rooms there should be 3 spaces allocated. Some rooms are very small.

This area of Hatfield already has an exceptionally high density of HMOs, we would ask that the Article 4 directive is closely looked at in

this case, as there will likely be a high number of unregistered HMOs in this area.

Whilst we know there is an Article 4 direction in force it desperately needs reviewing and this has been recognised by the LPA. Until such time that this has been carried out and bearing in mind that the overall concentration of HMOs in Hatfield Town Council's area needs to be reduced.

Case Officer Ms Elizabeth Mugova

6/2021/2991/FULL

Address 22 Parkway Welwyn Garden City AL8 6HG

Proposal Change of use of ground floor from a learning workshop to provide education, training and associated services (Class F1) to office (Class E).

Applicant Sir/Madam

Ward Handside

Agent Tom Graham

Call-In/Objection from Councillor Fiona Thomson, Welwyn Hatfield Borough Council

Reason for Committee Decision Good afternoon.
If officers are mindful to approve this application I wish to 'call in' the application, as this site has previously attracted a very high level of public interest, the current application is unclear and has wider ramifications of more than just local interest, including concerns regarding the impact on the amenity of the area and to residents.

Case Officer Mr Raymond Lee

6/2021/3056/FULL

Address Four Oaks Great North Road Welwyn AL6 0PL

Proposal Proposed alterations and side extension to western elevation of existing building.

Applicant Mr J Connors

Ward Welwyn West

Agent Mr Graham Clark

Call-In/Objection from Councillor Sunny Thusu, Welwyn Hatfield Borough Council

Reason for Committee Decision 28/12/2021 13:19 - I would like to make a conditional call in on this application as many residents have contacted me and my fellow Borough Councillors very concerned about the latest and increasing development of this site within the green belt. In accordance with our constitution, I believe it raises some unusual and sensitive planning issues as well as attracting a high level of public interest. If the officer is minded to approve this application, I would request that it comes to the Development Management Committee for further scrutiny and consideration

Case Officer Mr Raymond Lee

Address Four Oaks Great North Road Welwyn AL6 0PL

Proposal Proposed alterations and side extension to western elevation of existing building.

Applicant Mr J Connors

Ward Welwyn West

Agent Mr Graham Clark

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

Reason for Committee Decision 4/01/2022 20:09 - Welwyn Parish Council at its Planning and Licencing Committee, held on the 4th January 2022, agreed to submit the following:

Permission was granted for a building with the dimensions of 9m x 7m and a maximum height of 4m in 2010; no extension to these measurements has ever been asked for or approved, therefore Welwyn Parish Council do not accept that the four year ruling should apply. The site plan is inaccurate and misleading because it does not show the true density of caravans and buildings currently on the site, which is known in excess of granted permissions and regulations. Therefore we believe this to be an invalid application.

Case Officer Mr Raymond Lee

6/2021/3077/VAR

Address 75 Oaklands Avenue Hatfield AL9 7UH

Proposal Variation of condition 13 (approved drawings) on planning permission 6/2020/3441/VAR to provide two additional first floor level balconies, and fenestration alterations

Applicant Oaklands Redevelopment Ltd

Ward Brookmans Park & Little Heath

Agent Ms Danielle Tinero

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

Reason for 6/12/2021 11:37 - Welwyn Hatfield Borough Council need to be aware
Committee that this development is in contravention of original Restrictive
Decision Covenants on the site - which also apply to surrounding properties,
therefore, the building is in breach and neighbours (many of whom
objected originally) have the benefit of applying the Restrictive
Covenants which principally state that only detached or semi-detached
houses may be built on the plot. Therefore, North Mymms Parish
Council will not hinder any action by neighbours and in planning terms
this building is and always has been inappropriate. We therefore
maintain our Major Objection as originally pointed out this proposal will
affect the neighbour's privacy.

Case Ms Ashley Ransome
Officer

6/2021/3096/OUTLINE

Address Land North East of Welwyn Garden City Panshanger Welwyn Garden
City AL7 2QJ

Proposal Outline permission for the erection of 215 x dwellings (Class C3),
associated infrastructure, landscaping, provision of allotments and 12
x Gypsy & Traveller Pitches with all matters reserved except access

Applicant Homes England

Ward Haldens

Agent Mr D Jobbins

Call- Councillor Jane Quinton, Welwyn Hatfield Borough Council
In/Objection
from

Reason for 13/12/2021 11:18 - I wish to call in this application because it proposes
Committee a major development on greenbelt land which is not within the current
Decision local plan and exceeds the proposals in the draft Local plan. In
addition, the application does not comply with Biodiversity legislation in
the 2021 Environment act.

Case Ms Emily Stainer
Officer

6/2021/3278/VAR

Address 172 Travellers Lane Welham Green Hatfield AL9 7HN

Proposal Variation of conditions 3 (traffic barriers) and 4 (unloading on the
western side of the building) of planning permission S6/2006/0760/FP

Applicant Freshwater Group of Companies

Ward Welham Green & Hatfield South

Agent Andrew Boothby

Call- Christine Wootton, North Mymms Parish Council
In/Objection
from
Reason for See attached letter
Committee
Decision
Case Ms Kirsty Shirley
Officer

6/2021/3319/FULL

Address 2 Theobalds Road Cuffley Potters Bar EN6 4HQ
Proposal Erection of a detached 2 x bed dwelling following demolition of rear garages.
Applicant Levins
Ward Northaw and Cuffley
Agent Jamie Innes-Wilkin
Call- The Clerk, Northaw & Cuffley Parish Council
In/Objection
from
Reason for 15/12/2021 16:29 - The Parish Council have reviewed the new
Committee submission but would like to resubmit their previous comments made
Decision A major objection was instructed to be submitted for the following reasons: The development is considered to have inappropriate access arrangements across an unadopted service road which has not been designed as a permanent access to a dwelling, 2.The application is considered over development of the site. 3. One car park space for this size of development is inappropriate and below standard.
Case Ms Kirsty Shirley
Officer

6/2021/3380/MAJ

Address 73 Bridge Road East Welwyn Garden City AL7 1UT
Proposal Erection of 2 x buildings comprising of 111 x apartments, access, car and parking works, and landscaping and ancillary development, involving demolition of existing building
Applicant Mr David Cooper
Ward Peartree
Agent Mr Tim Waller
Call- Councillor Russ Platt, Welwyn Hatfield Borough Council
In/Objection
from

Reason for Committee Decision 14/12/2021 13:48 - I wish to call-in this application as I do not believe this application has adequately addressed the previous reasons for refusal. The previous application attracted an unusually high level of public interest and this is a major application which should be considered by committee. I would withdraw this if the officer decision is to refuse the application.

Case Officer Mr Raymond Lee
