

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 03 MARCH 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 If the call-in or application is withdrawn, the item will not be presented.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-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

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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

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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

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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

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#### 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

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#### 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

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**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

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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

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**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.  
Case Officer Mr William Myers

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**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 exiting 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

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**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

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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

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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 13/01/2022 13:28 - Council reviewed again following notification of changes made to the application, the Parish Council saw no reason to amend their previous comment on this application and wish to restate their major objection for the reasons as previously highlighted  
Case Officer Ms Emily Stainer

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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

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**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

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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

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### 6/2021/3096/OUTLINE

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

Proposal Outline application for the erection of up to 210 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-In/Objection from Councillor Jane Quinton, Welwyn Hatfield Borough Council

Reason for Committee Decision 13/12/2021 11:18 - I wish to call in this application because it proposes a major development on greenbelt land which is not within the current 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 Officer Ms Emily Stainer

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

Reason for Committee Decision

Major Objection. The original restrictions were put on in the first place owing to the close proximity to a considerable number of residential dwellings, both to the south of the site, immediately opposite at Pooleys Lane and to the south-eastern corner extension of Pooleys Lane into a cul-de-sac. These are family homes and some of the bungalows are occupied by older residents with bedrooms to the front. An additional 4.5 hours a day Monday to Friday is not a modest increase and would not be acceptable as it would create noise, intrusion and disturbance, for example reversing beepers, at a time of day when people and children are settling down for the evening. The status quo (the original Conditions 3 & 4 of planning permission S6/2006/0760/FP) is reasonable and having operated for 15 plus years has been accepted by residents. Any increase in operating hours would be inappropriate in this location. It is noted that the Noise Assessment Survey range at tables at 4.2 is between 43-53 decibels, in excess of guidance stated at 2.3 of the Noise Assessment. This is material, particularly as the Planning Statement at 2.3 states that the building is vacant, therefore the Noise Assessment is not reflective of the occupied use of the Application site. North Mymms Parish Council are concerned that local residents have not been consulted over this variation which is significant and material.

Case Officer Ms Kirsty Shirley

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**6/2021/3338/FULL**

Address 44 Tolmers Road Cuffley Potters Bar EN6 4JF  
Proposal Erection of 2 x detached dwellings involving demolition of existing detached dwelling  
Applicant Mr C Kyriacou  
Ward Northaw and Cuffley  
Agent Mr John Perrin  
Call-In/Objection from The Clerk, Northaw & Cuffley Parish Council  
Reason for Committee Decision 13/01/2022 13:34 - The Parish Council reviewed this application and noted they have submitted comments on a previous application, it appears that there are no material changes so they wish to resubmit their previous major objection on the basis that is overdevelopment of the plot. The application is attempting to squeeze two properties into this plot, it is not consistent and out of character for the area and there is poor vehicular access for the size and nature of this proposed development.

Case Officer Mr Raymond Lee

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**6/2021/3402/FULL**

Address 2 Mulberry Mead Hatfield AL10 9EN  
Proposal Change of use of private residential dwelling (Use Class C3) to Children's Home (Use Class C2).  
Applicant Savannah Lodge  
Ward Hatfield Villages  
Agent Karen Crowder-James  
Call-In/Objection Sam Frake, Hatfield Town Council  
from  
Reason for 1/02/2022 15:49 - Concern over staff facilities, where do they sleep?  
Committee Concern over staff handover & visiting professionals - regarding parking.  
Decision We support & agree with Cllr Duncan Bells comments.  
Also location on a corner and a road does not seem an ideal location.

Case Officer Ms Ashley Ransome

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**6/2021/3461/FULL**

Address 10 Thrush Avenue Hatfield AL10 8QU  
Proposal Erection of a two storey side extension for use as an attached 2-bed dwelling, involving demolition of existing detached garage, alterations to fenestrations, erection of 2 x driveways and associated landscaping works  
Applicant Mr. T. Mrabate  
Ward Hatfield South West  
Agent Mr. S. Cook  
Call-In/Objection Sam Frake, Hatfield Town Council  
from  
Reason for 1/02/2022 16:19 - No access for number 10 to rear garden amenities.  
Committee Application is an over development.  
Decision The application limits daylight for the new dwelling and reduces daylight to existing property.

Case Officer Ms Elizabeth Mugova

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**6/2021/3538/OUTLINE**

Address Upper Bell Lane Farm, Bell Lane, The Brookmans Park Estate, Bell Bar, Hatfield AL9 6JN  
Proposal Outline permission for residential development for up to 110 dwellings, associated infrastructure and the provision of a new footpath and cycleway

with all matters reserved except a new vehicular access from Bell Lane

Applicant Sir/Madam

Ward Brookmans Park & Little Heath

Agent Mr Roland Bolton

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

Reason for Committee Decision 10/02/2022 11:47 -

1. North Mymms Parish Council (NMPC) note that the proposal includes a good mix of housing types and does not appear over dense in its layout.

2. This site was removed from the Emerging Local Plan at the Welwyn Hatfield Borough Council (WHBC) meeting on 27 January 2022. Therefore, is inappropriate in the Green Belt as it will affect the openness, the spatial and visual amenity and would result in loss of green space in a rural location.

3. It is not a sustainable site.

a) It is located remotely from shops (other than two convenience shops within a plant nursery and a garage), local amenities (such as doctor/dentist surgeries), primary and kindergarten schools and owing to the lack of transport links, (such as the distance from either Brookmans Park or Welham Green train stations and lack of bus services) will result in increased reliance on cars.

b) Brookmans Park Primary School has normally, a full roll with a waiting list for places. St Mary's Primary School in Welham Green currently has 60 spaces (confirmed by the Chair of Governors February 2022). Therefore, it is most likely children will be allocated to Welham Green which would mean travelling by car, as on foot would involve walking alongside the A1000 and Dixons Hill Road or down Bulls Lane which does not have pavement and is a winding country land and dangerous for pedestrians of any age.

c) It is noted that the proposal includes a pedestrian/cycle path across private land to connect the site to Brookmans Park. This is of concern:

i. The land owner could withdraw the use or not maintain the path;

ii. The route is unlikely to be used by primary school age children *if* they have a place at Brookmans Park School as it is a potentially unsafe means of travel for young children;

iii. Use by adults may be more likely but only recreationally and probably not after dark, therefore the benefit of the path is *de minimus*;

4. *The development of the site would cause traffic issues;*

a) This location by the A1000 and Bell Lane and access points are of concern and the Illustrative Access Strategy Plan (489/20/OUT/PL1005) does not address egress or vehicular movement turning right across the

A1000 traffic which is difficult and dangerous given the nature, speed and density of vehicles using this busy main road;

b) The ingress/egress point adjacent to Bulls Lane is of concern as it is a narrow country lane and the Lane is subject to flooding regularly;

c) The provision of a pedestrian crossing (and bus shelters) on the A1000 is a sop and would be dangerous for the previous stated reasons – the nature, speed and density of the traffic on this busy arterial road. A crossing, just to get to very little on the other side, is not an appropriate justification or compensation to develop this site.

5. The Statement of Community Involvement makes tenuous arguments for development of the site and relies on consultations by other bodies as no local engagement has been undertaken by the promoters of the application site.

6. The Planning Statement at Executive Summary 0.4, bullet point 9, states “The site is highly contained within an urban setting and does not perform any significant natural Green Belt purpose”. This is a shallow and untrue statement given that the site is within the Metropolitan Green Belt covering this area, Bell Bar and beyond, is an open field in a rural location and, whilst there are some dwellings nearby, they form a small hamlet which cannot be described as “urban”.

7. Building on the site will have the effect of increasing ribbon development along the A1000 and coalesce Brookmans Park into the hamlet of Bell Bar, therefore, would be contrary to SADMI of the Draft Local Plan as the proposal would result in disproportionate growth taking into account the position of an additional settlement within the settlement hierarchy.

8. NMPC consider the proposal for 110 dwellings to be the maximum the site might accommodate and would not support any attempt to increase this number.

9. There is a precedent to refuse this application following the dismissal of an Appeal in November 2021 in respect of 6/2021/0168/FULL at Welham Manor.

10. The proposal does not meet paragraph 145 of the National Planning Policy Framework and would constitute inappropriate development in the Green Belt

Case Officer Mr David Elmore

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**6/2022/0012/FULL**

Address	Garages and Former Allotment Site Haseldine Meadows Hatfield AL10 8HB
Proposal	Erection of 5 x 2 storey, 2-bed dwellings and 1 x 2 storey, 3 bed dwelling with associated landscaping and parking

Applicant	Sir/Madam
Ward	Hatfield South West
Agent	Mr Andrew Fisher
Call-In/Objection from	Councillor Kieran Thorpe, Welwyn Hatfield Borough Council
Reason for Committee Decision	20/01/2022 20:44 - I would expect an application of this size and location to normally be determined at DMC. I have no objections to this application but trust these homes will be Council owned given the public land they are being built upon.
Case Officer	Ms Elizabeth Mugova

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**6/2022/0015/FULL**

Address	58 St Albans Road East Hatfield AL10 0EH
Proposal	Erection of a one and half storey community centre with ancillary prayer space following the demolition of the existing structure
Applicant	Mr Abdul Rouf
Ward	Hatfield East
Agent	CityScape PA
Call-In/Objection from	Sam Frake, Hatfield Town Council
Reason for Committee Decision	<p>11/02/2022 11:36 –</p> <p>The modified profile of the building is less dominating and the reduced height is welcomed. However the parking issue has not been resolved. The statement by the parking officer outlines the many errors in the planning document. The image on page 11 of the Transport document is completely out of date. Parking options are limited to the Multi-storey car park in The Common and Asda customer car park. We assume the one non-disabled parking space is for staff. Does this mean there will never be 2 or more staff requiring parking on duty? The small patch of land between this site and the existing church is used for funeral and wedding cars and those visiting the graveyard. It can not be used as a builders compound. The site is on a busy roundabout with limit access and egress. Large numbers of cars dropping people off and picking up will be a danger for other drivers. There still appears to be no fire escape from the upper floor of the building which we consider to be a serious omission. The tree reports included are now over 4 years old and the trees in Coronation Gardens and the Church yard should be reconsidered. The diagrams associated with the tree report do not show the proposed footprint of the planned building so how can the comments be accurate? We hope from these comments it is clear that the purpose of a community centre is not the issue. For these reasons we still raise a major objection to this development.</p> <p>Cllr Jackie Brennan &amp; Jane Anderson – Hatfield Town Council</p>



Case Officer Ms Louise Sahlke

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**6/2022/0061/FULL**

Address 4 Strawberry Field Hatfield AL10 8LS  
Proposal Change of use from a residential dwelling (C3(a)) to residential care home to accommodate 4 x children (C2)  
Applicant Dr Mulenga Chanda  
Ward Welham Green & Hatfield South  
Agent Dr Mulenga Chanda  
Call-In/Objection from Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council  
Reason for Committee Decision 13/02/2022 17:57 - I'd like to call in this application as almost all the local residents have been in touch expressing concerns over the application and it also seems to raise sensitive planning issues.  
Case Officer Ms Ashley Ransome

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**6/2022/0142/FULL**

Address 23 & 25 Station Road Digswell Welwyn AL6 0DU  
Proposal Demolition of two vacant commercial units and erection of two apartments, incorporating a retail unit at ground floor level, and four semi-detached dwellings with residential/private parking, cycle store, refuse store, private and communal amenities  
Applicant  
Ward Welwyn East  
Agent Sir/Madam  
Call-In/Objection from Councillor Julie Cragg, Welwyn Hatfield Borough Council  
Reason for Committee Decision Called in  
Case Officer Ms Louise Sahlke

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