

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 16 JUNE 2022  
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 If the call-in or application is withdrawn, the item will not be presented.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                         Assistant Director (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

---

### 6/2021/0181/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, 15,247m<sup>2</sup> 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 Nick Pellegram

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 Hems 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

---

**6/2021/1277/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

---

**6/2021/2991/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

---

#### 6/2021/3096/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

---

#### 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	18/01/2022 13:44 - 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

**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-In/Objection from	Councillor Russ Platt, Welwyn Hatfield Borough Council
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

**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 from Jonah Anthony, Hatfield Town Council  
Reason for Committee Decision 1/02/2022 15:49 - Concern over staff facilities, where do they sleep? Concern over staff handover & visiting professionals - regarding parking. 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

---

#### 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 Aurora Properties (UK) Limited  
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 - See attached file  
Case Officer Mr David Elmore

---

#### 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

---

#### 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 Jonah Anthony, Hatfield Town Council

Reason for Committee Decision 11/02/2022 11:36 -  
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.  
Cllr Jackie Brennan & Jane Anderson – Hatfield Town Council

Case Officer Ms Louise Sahlke

---

#### 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

---

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 Jonah Anthony, Hatfield Town Council  
Reason for Committee Decision 22/02/2022 10:22 - In light of all the objections we support Cllr Zukowskyj in calling this application in. There are only 4 bedrooms and so how can 4 children and night staff have space to sleep. Also parking issues have been highlighted by many of the residents in the close. Major objection as the plan has not been fully developed.  
Case Officer Ms Ashley Ransome

---

#### 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

---

**6/2022/0195/FULL**

Address The Cottage Foxes Lane Hatfield AL9 7BA

Proposal Erection of 1 x single storey, 4-bed detached dwelling with basement extension and ancillary development, involving demolition of existing outbuilding

Applicant Mr & Mrs Rowe

Ward Welham Green & Hatfield South

Agent Mr Stuart Rackham

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

Reason for Committee Decision 1/03/2022 10:35 - Major Objection. No Special Circumstances have been given for a new residence in the Green Belt. This is abuse of the grant of a Certificate of Lawfulness for an ancillary building. North Mymms Parish Council maintain the Major Objection that this is an overlarge proposal which would cause harm as it would be inappropriate and highly visible and obtrusive, therefore affect the visual amenity of the Green Belt. The amount of fenestration and glazing would impact the area as a result of glare, particularly from the south elevation. The property will also require access by car (as shown on the basement plan) therefore this is not a sustainable site.

Case Officer Ms Ashley Ransome

---

**6/2022/0293/OUTLINE**

Address Carramore House 50 Vineyards Road Northaw Potters Bar EN6 4PD

Proposal Outline permission for the erection of 1 x dwelling with all matters reserved

Applicant Mr Tim Waller

Ward Northaw and Cuffley

Agent Mr Tim Waller

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

Reason for Committee Decision 16/03/2022 14:34 - The Parish Council would like to raise a major objection to this application on the basis that this application is in the Green Belt and is in an unsustainable location. Furthermore it is completely out of character with the surrounding area. Concerns were raised by local councillors that there is a mature tree and the front of the property would likely have to be felled if the application proceeds as stated.  
16/03/2022 16:00 - Please find attached a further comment made by the Parish Council which would not fit within the character limit allowed on the portal.

Case Officer Ms Elizabeth Mugova

---

6/2022/0442/FULL

Address 84 Warrengate Road North Mymms Hatfield AL9 7TY

Proposal Erection of a replacement dwelling with attached garage following demolition of existing dwelling (retrospective)

Applicant Mr N Neocleous

Ward Welham Green & Hatfield South

Agent Mr Tyrone Koursaris

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

Reason for Committee Decision 23/03/2022 11:49 - The proposal is totally out of keeping by virtue of the scale, volume, mass and lack of sympathetic design. It would be inappropriate development in the Green Belt and would have a detrimental impact on the openness, particularly at this highly visible corner site therefore would cause harm.

The original building was single storey in keeping with all the bungalows at this end of Warrengate Lane and was set well back from the road. The proposal bears no relation as a replacement and contravenes NPPF paragraph 147, 148 and 149.d). No special circumstances have been demonstrated and given that it was built in 1929 pre the 1947 Planning Act the amount of protection afforded to the site should carefully take account of the size of the original building.

Case Officer Ms Ashley Ransome

---

Address 84 Warrengate Road North Mymms Hatfield AL9 7TY

Proposal Erection of a replacement dwelling with attached garage following demolition of existing dwelling (retrospective)

Applicant Mr N Neocleous

Ward Welham Green & Hatfield South

Agent Mr Tyrone Koursaris

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

Reason for Committee Decision 30/03/2022 11:44 - In the event that the case officer intends to recommend approval I would like to call in this application as it presents a departure from local planning policy and is locally sensitive in terms of the impact on the green belt of this application. Specifically, the construction of a two storey dwelling with a pitched roof departs radically from the form and structure of the street in which this site sits (all being single-storey, albeit with high pitched roofs, many with conversions). This sensitive location would present issues with local residents as being out of keeping. Further, the impact on green belt of the increased height and volume of the proposed structure would mean the application was not compliant with planning policy and as

such that departure means the application should be determined by committee.

Case Officer Ms Ashley Ransome

---

#### 6/2022/0584/HOUSE

Address Folly Lodge And Arch Swanley Bar Lane Little Heath Potters Bar EN6 1NN  
Proposal Erection of an outbuilding to provide a home gym and office  
Applicant Mr and Mrs R Nicholas  
Ward Brookmans Park & Little Heath  
Agent Mr Graham Fisher  
Call-In/Objection from Christine Wootton, North Mymms Parish Council  
Reason for Committee Decision 31/03/2022 10:27 - This proposal is inappropriate overdevelopment in the Green Belt which would be intrusive in the landscape and cause harm to the openness particularly in this location beside an historic listed local landmark. Trees on the boundary to the south will not be a permanent screen and the proposal will be visible when they lose their leaves in winter. The site is also visible from the north as it is in an elevated position above the open farmland.  
This standalone building could become a separate dwelling.  
No special circumstances have been given which would outweigh the harm on the Green Belt and on a heritage asset.  
Case Officer Ms Elizabeth Mugova

---

#### 6/2022/0598/OUTLINE

Address The Bungalow Great North Road Hatfield Hertfordshire AL9 6DB  
Proposal Outline application for the erection of two detached dwellings (bungalow design) with all matters reserved  
Applicant Mr Daniel Brunt  
Ward Welham Green & Hatfield South  
Agent Mr Philip Koscienc  
Call-In/Objection from Christine Wootton, North Mymms Parish Council  
Reason for Committee Decision 31/03/2022 10:24 - Two bungalows on this site would be too much as they would obscure more of the Green Belt therefore be harmful to the openness and visual amenity. NMPC are concerned about the additional access onto the A1000 at a busy point on this main arterial road next to a petrol station in constant use. No special circumstances exist to outweigh the harm.

Case Officer Ms Ashley Ransome

---

**6/2022/0647/FULL**

Address 28 Hillcrest Hatfield Hertfordshire AL10 8HG  
Proposal Conversion of dwelling into two 1 x bedroom flats with erection of a single storey ground floor front extension  
Applicant Mrs Gina Levitchi  
Ward Hatfield South West  
Agent Mr Luke Keenan  
Call-In/Objection from Councillor Craig Stanbury, Welwyn Hatfield Borough Council  
Reason for Committee Decision 9/05/2022 18:42 - There may ne adequate off street Parking but I do not think it is right that we should be converting family homes into 1 bedroom Flats in this road of family homes.  
Case Officer Ms Kirsty Shirley

---

Address 28 Hillcrest Hatfield Hertfordshire AL10 8HG  
Proposal Conversion of dwelling into two 1 x bedroom flats with erection of a single storey ground floor front extension  
Applicant Mrs Gina Levitchi  
Ward Hatfield South West  
Agent Mr Luke Keenan  
Call-In/Objection from Jonah Anthony, Hatfield Town Council  
Reason for Committee Decision 13/05/2022 13:22 - The Town Council would like to support this application being called in and the major objection raised. Given the overwhelming tendency of new developments to deliver flats, we do not support the loss of this family home. The Town Council also has strong reservations about the parking provisions intended. We do not believe it reflects what would happen should the develop go ahead. The parking space outside the property can be used by anyone with the relevant parking permit, and so the assertions made in the proposal are not relevant. We support the neighbours concern over noise and parking and the risk of an unfortunate precedent being set.  
Case Officer Ms Kirsty Shirley

---

**6/2022/0685/FULL**

Address Land to the rear of 35 Skimpans Close Welham Green Hatfield Hertfordshire AL9 7PA  
Proposal Erection of new dwelling



Applicant	Mr Tom Penrose
Ward	Welham Green & Hatfield South
Agent	Mr Chris Ellerbeck
Call-In/Objection from	Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council
Reason for Committee Decision	I have received a number of objections from neighbours around this proposed development. It is clearly causing significant concern and the site is apparently sensitive, meaning I would like to call in this application as being one that is sensitive and the community want to see decided by committee.
Case Officer	Ms Elizabeth Mugova

---

### 6/2022/0820/OUTLINE

Address	Emmanuels Farm Great North Road Welwyn Garden City AL8 7TA
Proposal	Outline Planning Application for a residential development of up to 20 affordable units. Access, layout and scale are for approval; landscaping and appearance are reserved matters.
Applicant	Millen Homes
Ward	Hatfield Villages
Agent	Mr Tal Nikan
Call-In/Objection from	Jonah Anthony, Hatfield Town Council
Reason for Committee Decision	The Town Council would like to raise a major objection on the grounds that the expected exposure to traffic noise is above the BS 8233 recommended guidelines
Case Officer	Ms Louise Sahlke

---

### 6/2022/1045/HOUSE

Address	13 Lockley Crescent Hatfield AL10 0TL
Proposal	Proposed extension and alterations to an existing outbuilding to form ancillary habitable accommodation
Applicant	Mr Ditella Pasquale
Ward	Hatfield Cent.
Agent	Jeff Andrews
Call-In/Objection from	Jonah Anthony, Hatfield Town Council
Reason for Committee Decision	26/05/2022 09:23 - The Town Council has significant concerns about the current outbuilding, in terms of its design, construction and current use. On this latter point, the application seems to indicate that this is an ancillary

building to the existing property, whilst the accompany documentation seem to suggest that this would be an independent dwelling with its on access from Drovers Way. Comments from the neighbours would suggest that this is already the case. The Town Council feels strongly that any enforcement investigation and action should be concluded before planning permission for this application is considered.

Case Officer

Ms Elizabeth Mugova

---