

Part I

Main author: Christopher Dale

Executive Member: Councillor S.Boulton

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 If the call-in or application is withdrawn, the item will not be presented.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

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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 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.

Case Officer Mr William Myers

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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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#### 6/2021/1277/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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### 6/2021/3096/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 Mr A Gray

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

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### 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

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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 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 10/02/2022 11:47



Committee  
Decision

**NMPC:** Major Objection

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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### 6/2022/0015/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

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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  
Hi Julie  
Hope you have been keeping safe and well in these still difficult times. You will have seen that a new planning application was submitted last week for the site of the old butchers shop and the area behind. Although this is a small improvement on the previous application (which was withdrawn in March 2021) in that the houses are now 2 storeys rather than 2.5 storeys and the basement and the ground floor flat have been removed from the block at the front, I still believe it is an overdevelopment of the site. In particular the car parking requirement for the number of units means that there are insufficient spaces retained for exiting uses and users. I would be very grateful if you could do the necessary for the application to be 'called in' so that it is determined by Committee.

I attach my initial comments on the new application. They are not in the form of a formal objection, but could form the basis for reasons for the application to be called in.

Thanks for your help.  
All best wishes  
Regards  
Paul

Case Officer Ms Louise Sahlke

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**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

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**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

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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

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### 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

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**6/2022/0820/OUTLINE**

Address Emmanuel 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

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**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 Drivers 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

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**6/2022/1107/OUTLINE**

Address Roebuck Farm Lemsford Village Lemsford AL8 7TW

Proposal Outline Application for the development of up to 33 dwellings (Use Class C3) together with all ancillary works (all matters reserved except access) at land at Roebuck Farm, Lemsford Village  
 Applicant Shortgrove Developments Ltd  
 Ward Hatfield Villages  
 Agent Ms Maria Boyce  
 Call-In/Objection from Councillor James Broach, Welwyn Hatfield Borough Council  
 Reason for Committee Decision 9/06/2022 20:10 - I would like to call this application for consideration at DMC please, unless the recommendation is for refusal, in which case I am happy for the decision to be made by officers.

My reasons for the call in is that myself and several residents in the ward are concerned that the proposal may be overdevelopment of the site, and that the proposal may result in overlooking and or loss of light to existing properties. Residents have also expressed concerns about the impact on the existing wildlife/ecological structure around the village.

Case Officer Mr Raymond Lee

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Address Roebuck Farm Lemsford Village Lemsford AL8 7TW  
 Proposal Outline Application for the development of up to 33 dwellings (Use Class C3) together with all ancillary works (all matters reserved except access) at land at Roebuck Farm, Lemsford Village  
 Applicant Shortgrove Developments Ltd  
 Ward Hatfield Villages  
 Agent Ms Maria Boyce  
 Call-In/Objection from Councillor Samuel Kasumu, Welwyn Hatfield Borough Council  
 Reason for Committee Decision Called in  
 Case Officer Mr Raymond Lee

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**6/2022/1267/FULL**

Address Milkwood Farm Dixons Hill Close Welham Green Hatfield AL9 7EF  
 Proposal Erection of replacement dwelling and cartlodge following demolition of all buildings / structures on site  
 Applicant Mr Brian Lenihan  
 Ward Welham Green & Hatfield South  
 Agent Mr Barney Walker

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

Reason for Committee Decision 16/06/2022 12:35 - This is over-development in the Green Belt as this application bears no relation to S6/2014/2586/MA and is nearly three times the size. Therefore, it would affect the openness of the Green Belt. No Special Circumstances have been given to outweigh the visual amenity and the location. It is three times the size because it is a house and a garage and the flood risk is circumstantial.

Case Officer Ms Elizabeth Mugova

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### 6/2022/1308/FULL

Address 41 Hawkshead Lane North Mymms AL9 7TD

Proposal Subdivision of the plot and the erection of a new building housing a pair of semi-detached dwellings with associated parking, bins and shared access following the part demolition of the existing dwellinghouse

Applicant Mr Eric Handler

Ward Welham Green & Hatfield South

Agent Mr R Patel

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

Reason for Committee Decision 30/06/2022 10:44 - This is inappropriate development in the Green Belt. This is not a gap site. The previous permission 6/2019/0844 is not material as each application should be judged on its own merits. There is constrained access on a bend and very sloping with insufficient parking for three x four-bedroom houses. The height, size and mass would affect the openness of the Green Belt and would not match the existing house with front dormers. The proposed houses would not be subordinate to the existing property. The Green Belt would be adversely affected which would result in the loss of visual amenity and result in harm. No Special Circumstances have been given.

Case Officer Ms Emily Stainer

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### 6/2022/1355/MAJ

Address Former Beales Hotel Comet Way Hatfield AL10 9NG

Proposal Demolition of existing building and construction of 145 residential units (Use Class C3) with private and communal amenity space, landscaping, access, associated car and cycle parking, refuse and recycling storage and supporting infrastructure.

Applicant Hatfield Park Homes Ltd

Ward Hatfield Villages

Agent Mr Mark Westcott



Call-In/Objection from Jonah Anthony, Hatfield Town Council

Reason for Committee Decision Hatfield Town Councils Planning, Environment and Policy committee wish to raise a major Objection on many issues;

#### Property Mix and Design

This a large development with a large number of 1 bedroom dwellings - about 40% of the total. These dwellings are likely to attract students and the 2 & 3 bedroom flats, couples and families. This is a difficult mix and is unlikely provide a cohesive community.

Restrictive covenants or planning conditions needed to restrict occupation of 2 and 3 bed apartments to family units. Put restrictions on use as HMo's. The design appears to lack any social housing.

This site is best suited to student living, a mix of semi communal and 1 bed room 2 person accommodation

If redesigned as student accommodation, many concerns fall away and car parking could be reduced to sustainable development levels of 0.6 or less spaces per dwelling is one of the two lifts in each tower, big enough to function as a goods lift?

There is no Mention of the BREEM rating - it should achieve excellent Massing - North side of building – this is long and heavy mass The Design and Access Statement makes reference to being inspired by local buildings with a strong horizontal design elements (which are positive features) and says the design reflects these. in fact, the dominant lines are the bulky vertical columns, so the design is markedly different to the buildings referenced in the statement.

#### Site History

The Site History element of the design and Access statement is full of errors

#### Sustainable location, Travel Plan, Access and Parking

The development is described as being in a sustainable location. The development requires a travel plan, but it has almost no measures. People change their travel choices following life events, waiting 6 months before offering intervention is a missed opportunity as they will have already adjusted their transport, and if it means buying a car, they will not give it up.

The Travel Plan process needs to offer support before people move in, offering a personal planning session and voucher to experience local bus travel for 1 month free of charge, first years membership of the car club and some complimentary use. The car club cars should be electric.

The Transport report and Travel Plan are a cut and paste from planning application in London. There are still mention of tube journeys in the journey type matrix and Oyster cards The disabled parking spaces at the front (why are they there) are accessed by passing in front of the main entrance - poor design adds vehicle/pedestrian conflicts. It is unclear how deliveries will be

made from HGV's to the front doors. Removal vans cannot get into the car park or close to the block entrances. this could result in vehicles queuing on the dual carriageway to enter the site - Hazard. It is likely that the refuse lorries will attempt to reverse into the site from the dual carriageway or three point turn in the pedestrian area outside the main entrance. Any vehicles stopped or reversing near the main access will result in vehicles queuing on the dual carriageway to enter the site - Hazard

Would the Highway Authority require closing access from Comet Way. The developers should instead promote a shorter access road from Parkhouse Court. The Developers should make the development more porous, with pedestrian/cycle access too Parkhouse shops and to Mosquito Way

#### Access to open space

Application fails to provide outdoor green space or access to offsite green space. The development provides 82 2 and 3 bedroom flats - family dwellings, that will need access to greenspace and child play areas.

#### Access

The Highway Authority has a policy of removing accesses to A road when a site is redeveloped, the proposed access is therefore contrary to the HA's policy and an alternate location should be found - there is a possible access on to Clarkton Court, which passes behind the shops and flats adjacent to the site. Alternatively the existing vehicle access between the car park and Parkhouse Court could be repurposed to form the motorised access to the development.

We disagree that the access to the site is safe. The pattern of arrivals and departures for residential is different to that of a hotel, with more manoeuvres in the AM and PM peaks. It's not just numbers, its site specific. Given the platoons of traffic generated by the Comet Hotel roundabout traffic signals, a vehicle slowing right down to turn left is likely to lead to rear end collisions and near misses, which will not be recorded in the official statistics as they rarely result in injuries. The access to the site should be a continuous footway and most importantly cycleway and a discontinuous carriageway. This requirement adds to the safety concerns as drivers will be more concerned about fast moving traffic behind them, rather than the vulnerable pedestrians and cyclist in front of them. This mixture of strategic policy, site specific issues of platooning traffic and vulnerable road users, means that the access needs to go elsewhere

#### EV Charging

I understand that 100% of parking spaces are now required to have EV charging facilities. This development would have 10%.

Case Officer

Mr David Elmore

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Address 25A Station Road Digswell Welwyn AL6 0DU  
Proposal Subdivision of single dwelling house (C3) to 2no. dwelling flats (C3)  
Applicant Stay New Homes  
Ward Welwyn East  
Agent Liam Sutton  
Call-In/Objection from Councillor Julie Cragg, Welwyn Hatfield Borough Council  
Reason for Committee Decision Please can you call this in as there is local concern on parking & also how these fit in to the area & other proposed development.  
Case Officer Ms Louise Sahlke

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