

WELWYN HATFIELD BOROUGH COUNCIL - DEVELOPMENT MANAGEMENT COMMITTEE – 25 JULY 2024

REPORT OF THE ASSISTANT DIRECTOR (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 If the call-in or application is withdrawn, the item will not be presented.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.

Appendix 1 - Applications comprising call-ins or major objections							
Ward	Application Ref	Site Address	Proposal	Case Officer	Called in by	Call In Date	Expected DMC
Brookmans Park & Little Heath	6/2024/0551/FULL	Land adjacent to Bell Lane Bell Bar The Brookmans Park Estate AL9 7AY	Erection of three four-bedroom dwellings with associated car parking and landscaping	Ms Ashley Ransome	Christine Wootton, North Mymms Parish Council	29/04/2024	
Hatfield Cent.	6/2023/1802/MAJ	Land East of A6129 Stanborough Hatfield AL8 7TB	Installation of 10MW solar photovoltaic array across approximately 10 hectares of land with installation of 1.5MW battery energy storage system and associated landscaping	Ms Emily Stainer	Councillor Gemma Moore, Welwyn Hatfield Borough Council	06/10/2023	September 2024
Hatfield Cent.	6/2023/2539/FULL	Sylvia Adams House 24 The Common Hatfield AL10 0ND	Proposed two additional 1 bed units at third floor level to infill the section to the rear within the footprint of the building approved under the prior approval application 6/2020/3226/PN32	Mr Raymond Lee	Councillor Kieran Thorpe, Welwyn Hatfield Borough Council	06/02/2024	September 2024
Hatfield Cent.	6/2023/2562/FULL	22 The Common Hatfield AL10 0ND	Erection of additional storey to approved 4-storey block of 8 self-contained flats to facilitate an additional 2 bed 4 person self-contained flat.	Mr Raymond Lee	Councillor Kieran Thorpe, Welwyn Hatfield Borough Council	06/02/2024	
Hatfield South West	6/2024/0541/FULL	48 Woods Avenue Hatfield AL10 8NA	Change of use from one dwellinghouse to three self-contained flats	Ms Elizabeth Mugova	Councillor Timothy Rowse, Welwyn Hatfield Borough Council	01/05/2024	
Hatfield Villages	6/2023/1677/FULL	Emmanuel's Farm Great North Road Welwyn Garden City AL8	Change of use of land to add 4 pitches for Gypsy/Traveller family, comprising the siting of	Mr William Myers	Councillor Samuel Kasumu, Welwyn	09/11/2023	

		7TA	1 mobile and 1 touring caravan per pitch, formation of access road and retention of the existing temporary pitch granted		Hatfield Borough Council		
Hollybush	6/2023/1220/FULL	Land off Beehive Lane Welwyn Garden City AL7 4BW	Change of use from sui generis to dwellinghouse (class C3) and erection of 4 new dwelling houses, with associated access, car parking, amenity space and landscaping following demolition of existing building (amended scheme)	Ms Louise Sahlke	Councillor Lynn Chesterman, Welwyn Hatfield Borough Council	05/09/2023	
Northaw and Cuffley	6/2020/3451/MAJ	Wells Farm, Northaw Road East, Cuffley, Potters Bar, Herts. EN6 4RD	Demolition of existing buildings and erection of 14 dwellings	Mr Mark Peacock	The Clerk, Northaw & Cuffley Parish Council	05/02/2021	September 2024
Northaw and Cuffley	6/2023/2418/OUTLINE	Former Hook Estate and Kennels, Coopers Lane Road/Firs Wood Close, Northaw EN6 4BY	Outline planning application with all matters reserved except for primary means of access for up to 150 C2 (extra care) dwellings, ancillary community facilities, landscaping, and access from Coopers Lane Road	Mr David Elmore	The Clerk, Northaw & Cuffley Parish Council	08/02/2024	
Northaw and Cuffley	6/2024/0306/FULL	Cuffley Hills Barn The Ridgeway Cuffley Potters Bar EN6 4AY	Erection of two new dwellings following the demolition of the existing B8 commercial building	Ms Ashley Ransome	The Clerk, Northaw & Cuffley Parish Council	07/03/2024	
Northaw and Cuffley	6/2024/0608/FULL	13 Tolmers Road Cuffley Potters Bar EN6 4JF	Erection of a new 6 bedroom house with rooms in the loft space following the demolition of existing house	Ms Elizabeth Mugova	The Clerk, Northaw & Cuffley Parish Council	09/05/2024	
Northaw and Cuffley	6/2024/0608/FULL	13 Tolmers Road Cuffley Potters Bar EN6 4JF	Erection of a new 6 bedroom house with rooms in the loft space following the demolition of existing house	Ms Elizabeth Mugova	Councillor George Michaelides, Welwyn Hatfield Borough Council	10/05/2024	
Northaw and Cuffley	6/2024/0627/HOUSE	70 The Meadway Cuffley EN6 4ES	Erection of additional storey (part rear), single storey rear extension, front porch and alterations to the front driveway.	Ms Elizabeth Mugova	The Clerk, Northaw & Cuffley Parish Council	10/05/2024	
Peartree	6/2021/0181/MAJ	Former Shredded Wheat Factory Broadwater Road Welwyn Garden City AL7 1RR	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.	Mr William Myers	Councillor Malcolm Cowan, Welwyn Hatfield Borough Council	18/02/2021	
Peartree	6/2021/0671/MAJ	South Side Former Shredded Wheat Factory Broadwater Road Welwyn Garden City	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.	Mr William Myers	Councillor Malcolm Cowan, Welwyn Hatfield Borough Council	31/03/2021	
Sherrards	6/2024/0468/LB	Templewood Primary School Pentley Park Welwyn Garden City	Installation of replacement windows, doors and glazed screens to the external elevation and	Mrs Sarah Madyausiku	Councillor Jean-Paul Skoczylas, Welwyn	07/04/2024	September 2024

		AL8 7SD	entrance lobby		Hatfield Borough Council		
Welham Green & Hatfield South	6/2016/1493/VAR	Thunderbridge Yard Bulls Lane Hatfield AL9 7BB	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	Mr Mark Peacock	Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council	22/08/2016	
Welham Green & Hatfield South	6/2016/1493/VAR	Thunderbridge Yard Bulls Lane Hatfield AL9 7BB	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	Mr Mark Peacock	Christine Wootton, North Mymms Parish Council	05/09/2016	
Welham Green & Hatfield South	6/2023/0988/VAR	Roundhouse Farm, Land Off of Bullens Green Lane, Colney Heath	Variation to conditions 2 (boundary and surface treatment plan), 3 (fire tracking and parking plan), 4, (visitor spaces on fire tracking and parking plan), 5 (on plot garages on fire tracking and parking plan), 6 (soft landscaping), 7 (Landscape and ecological management plan), 8 (arboricultural method statement) and 10 (approved plans) on planning permission 6/2022/0824/RM	Mr David Elmore	Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council	16/05/2023	
Welham Green & Hatfield South	6/2023/1118/FULL	Linden Lodge Bulls Lane Hatfield AL9 7BB	Retention of concrete hard-standing area and 2 x roller shutter doors, with installation of 2 x new roller shutter doors, roof and side wall to storage area, re-cladding of existing storage building, to include windows and doors and replacement of asbestos roof.	Ms Louise Sahlke	Christine Wootton, North Mymms Parish Council	08/11/2023	
Welham Green & Hatfield South	6/2023/1532/OUTLINE	Land at South Way Hatfield	Outline planning application with all matters reserved except access, for the erection of 120 homes and a two form entry primary school with associated access, open space, landscaping and other infrastructure	Mr David Elmore	Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council	01/08/2023	
Welham Green & Hatfield South	6/2023/1532/OUTLINE	Land at South Way Hatfield	Outline planning application with all matters reserved except access, for the erection of 120 homes and a two form entry primary school with associated access, open space, landscaping and other infrastructure	Mr David Elmore	Christine Wootton, North Mymms Parish Council	16/08/2023	September 2024
Welham Green & Hatfield South	6/2024/0628/FULL	Glendee Boarding Kennels Dixons Hill Close Welham Green Hatfield AL9 7EN	Erection of nine dwellings, including access road, hard standing and fencing following the demolition of existing buildings	Ms Elizabeth Mugova	Christine Wootton, North Mymms Parish Council	14/05/2024	
Welwyn East	6/2023/2093/MAJ	57 New Road Digswell Welwyn AL6 0AL	Erection of two new residential apartment buildings to provide 12 x 2-bedroom and 5 x 3-bedroom apartments, construction of access, landscape planting and ancillary development following the demolition of existing house and outbuildings	Mr Raymond Lee	Arooj Afzal, Welwyn Parish Council	09/11/2023	

Welwyn East	6/2023/2483/FULL	38 New Road Digswell Welwyn AL6 0AH	Erection of a detached two storey building with accommodation at lower ground level comprising 9 apartments following demolition of existing property with associated bin and cycle storage and car parking provision	Ms Louise Sahlke	Arooj Afzal, Welwyn Parish Council	15/01/2024	
Welwyn East	6/2024/0576/HOUSE	46 New Road Woolmer Green SG3 6LB	Erection of single storey front extension, extension and alterations to front/side dormers, part single storey and part two storey rear extension, alterations to window and door openings following demolition of verandah	Ms Elizabeth Mugova	Councillor Julie Cragg, Welwyn Hatfield Borough Council	03/05/2024	
Welwyn West	6/2016/0270/VAR	Four Oaks 1-4 Great North Road Welwyn AL6 0PL	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.	Mr Raymond Lee	Councillor Julie Cragg, Welwyn Hatfield Borough Council	02/03/2016	
Welwyn West	6/2016/0270/VAR	Four Oaks 1-4 Great North Road Welwyn AL6 0PL	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.	Mr Raymond Lee	Arooj Afzal, Welwyn Parish Council	15/03/2016	
Welwyn West	6/2024/0080/FULL	Land to the front of The Frythe and to the south of Butterwick Way Wilshere Park Welwyn Garden City	Addition of 14 visitor parking bays	Ms Louise Sahlke	Councillor Tony Kingsbury, Welwyn Hatfield Borough Council	05/03/2024	
Welwyn West	6/2024/1029/OUTLINE	Wendover Lodge Church Street Welwyn AL6 9LR	Outline permission for erection of 3 storey block of 14 2-bed flats restricted for the over 55's, with semi-basement parking	Mr Raymond Lee	Arooj Afzal, Welwyn Parish Council	27/06/2024	
Welwyn West	6/2024/1029/OUTLINE	Wendover Lodge Church Street Welwyn AL6 9LR	Outline permission for erection of 3 storey block of 14 2-bed flats restricted for the over 55's, with semi-basement parking	Mr Raymond Lee	Councillor Tony Kingsbury, Welwyn Hatfield Borough Council	08/07/2024	

Appendix 2 - All other applications not comprising call-ins or major objections

Ward	Application Ref	Site Address	Proposal	Case Officer	Reason	Expected DMC
Howlands	6/2020/1162/MAJ	Howlands House, Howlands, Welwyn Garden City AL7 4SD	Erection of 72 units of temporary residential accommodation with a staff office, children's play area, parking, cycle store, refuse areas, landscaping and amenity space, following demolition of existing buildings	Mr William Myers	This is a major application which has been submitted by the Council's Housing team and officers consider that in accordance with the constitution it should be dealt with by the Council's Development Management Committee.	