

WELWYN HATFIELD BOROUGH COUNCIL - DEVELOPMENT MANAGEMENT COMMITTEE
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 If the call-in or application is withdrawn, the item will not be presented.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
Hatfield East	6/2024/1644/FULL	60 Wood Close Hatfield AL10 8TX	Change of use from 6 resident House in Multiple Occupation (HMO) (C4) to 8 resident HMO (Sui-Generis)	Ms Jessica Fuller	Councillor Cathy Watson, Welwyn Hatfield Borough Council	30/09/2024	
Hatfield South West	6/2024/1114/FULL	17 Thrush Avenue Hatfield AL10 8QU	Subdivision of existing dwelling into two dwellings with additional parking space	Ms Elizabeth Mugova	Councillor Helena Goldwater, Welwyn Hatfield Borough Council	01/08/2024	
Hatfield Villages	6/2023/1677/FULL	Emmanuels Farm Great North Road Welwyn Garden City AL8 7TA	Change of use of land to add 4 pitches for Gypsy/Traveller family, comprising the siting of 1 mobile and 1 touring caravan per pitch, formation of access road and retention of the existing temporary pitch granted	Mr William Myers	Councillor Samuel Kasumu, Welwyn Hatfield Borough Council	09/11/2023	
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 Emily Stainer	Councillor Lynn Chesterman, Welwyn Hatfield Borough Council	05/09/2023	
Northaw and Cuffley	6/2024/1433/MAJ	Woodlands Well Road Northaw Potters Bar EN6 4BN	Erection of dwelling following the demolition of existing dwelling with a reconfiguration of the domestic curtilage and associated works	Mr Mark Peacock	The Clerk, Northaw & Cuffley Parish Council	03/10/2024	

Northaw and Cuffley	6/2024/1608/FULL	45 Hill Rise Cuffley Potters Bar EN6 4EH	Erection of two detached dwellings following the subdivision of the existing plot	Ms Jessica Fuller	The Clerk, Northaw & Cuffley Parish Council	04/10/2024	
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	
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	6/2023/0988/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	6/2024/0628/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	Mr Raymond Lee	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 East	6/2024/1183/MAJ	55 New Road Digswell Welwyn Hertfordshire AL6 0AL	Erection of 3 storey 10 x apartment following demolition of existing dwelling, alterations to access, provision of parking and bin/cycle stores	Mr Raymond Lee	Arooj Afzal, Welwyn Parish Council	18/07/2024	Nov 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	6/2024/0080/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	Mr James Wells	Councillor Tony Kingsbury, Welwyn Hatfield Borough Council	05/03/2024	Nov 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.	