

Part I

Main author: Lisa Hughes

Executive Member: Councillor Trigg

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 8 DECEMBER 2016  
REPORT OF THE DIRECTOR (STRATEGY AND DEVELOPMENT)

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 next one or two 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 If the call-in or application is withdrawn, the item will not be presented.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 constraints of the site, 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 Recommendation**

- 2.1 That Members note this report.

Name of author	Lisa Hughes x2247
Title	Development Management Service Manager



A. REFERENCE NO.6/2016/1855/VAR

ADDRESS - 45 NORTHAW ROAD EAST, CUFFLEY, POTTERS BAR EN6 4LU

DESCRIPTION OF DEVELOPMENT - REMOVAL OF CONDITION 2 (OBSCURED GLAZED DORMER WINDOWS) ON PLANNING PERMISSION 6/2016/0391/VAR

APPLICANT - MRS K ANKLESARIA

(Northaw and Cuffley)

**1. REASON FOR COMMITTEE CONSIDERATION:**

- 1.1 This application is to be presented to the Development Management Committee because Councilor Sarson called in the application.

**2. SITE DESIGNATION:**

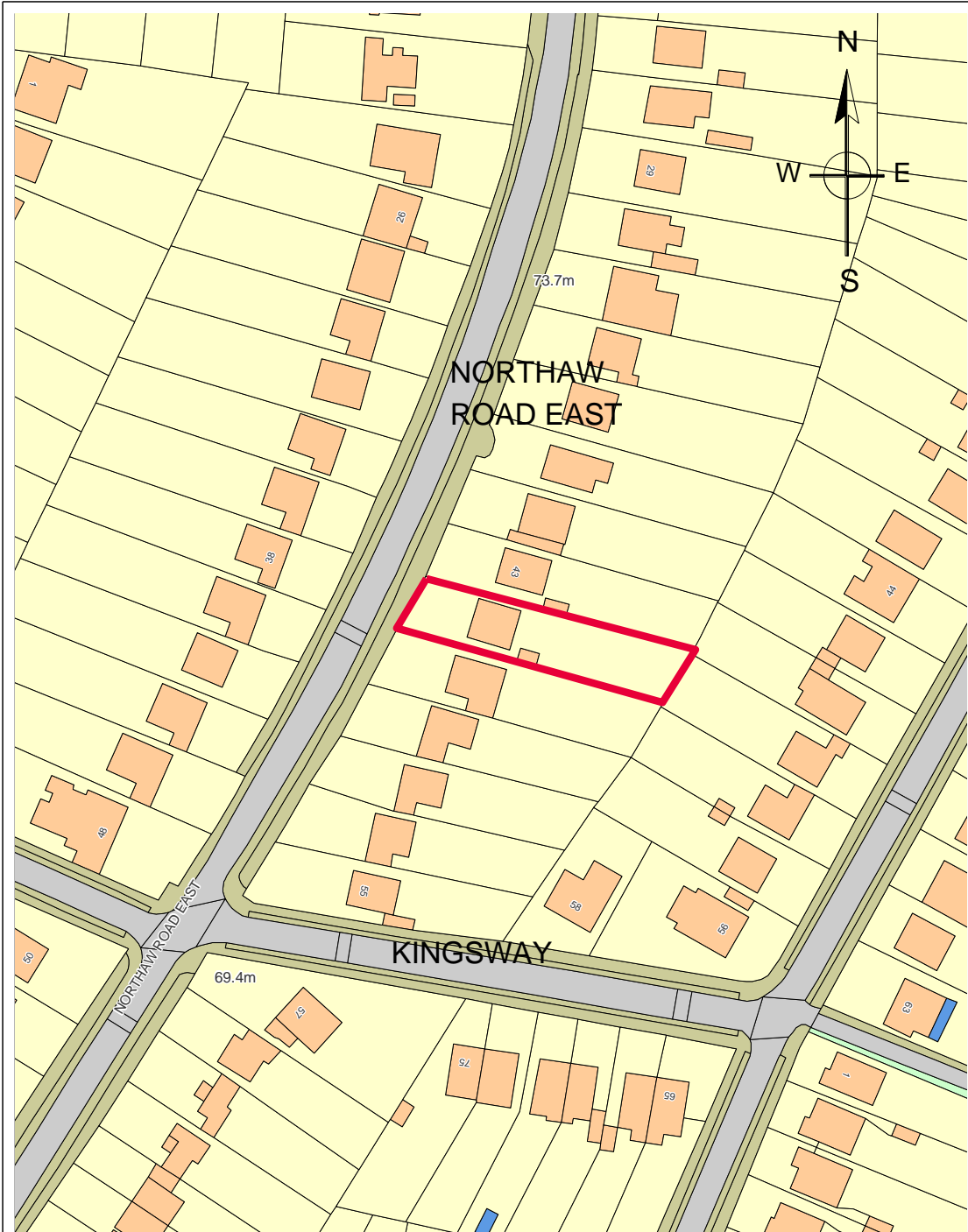
- 2.1 The site lies within the specified settlement of Cuffley as designated in the Welwyn Hatfield District Plan 2005.


**3. KEY ISSUES FOR CONSIDERATION**

- 3.1 The application is for the removal of condition 2 (obscured glazed dormer windows) on planning permission 6/2016/0391/VAR which approved the "*Variation of condition 1 (approved plans) on planning permission 6/2015/2223/HOUSE for the 'Erection of single storey side/rear extension, including extending the roof to form habitable accommodation'*". The key changes to be considered are the obscured glazing to be installed on side facing dormer windows throughout the dwelling.
- 3.2 The key issue for consideration with this application is the impact on the living conditions of adjoining occupiers, specifically privacy and overlooking.

**4. CASE OFFICER**

- 4.1 The case officer dealing with this application is Sam Dicocco.
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 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: <b>45 Northhaw Road East, Cuffley</b>	Scale: DNS Date: 2016
	Project: DMC Meeting	Drawing Number: 6/2016/1855/VAR
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B. REFERENCE NO. 6/2016/1891/FULL

ADDRESS - LAND AT CUCUMBER LANE, ESSENDON, HATFIELD, AL9 6JB

DESCRIPTION OF DEVELOPMENT - ERECTION OF 3 NO. AGRICULTURAL BARNs COMPRISING A GRAIN STORE, CATTLE HOUSING AND STRAW/IMPLEMENT STORAGE BARN

APPLICANT - A T BONE & SONS

(Hatfield East)

**1. REASON FOR COMMITTEE CONSIDERATION:**

- 1.1 This application is to be presented to the Development Management Committee because Essendon Parish Council object to the proposed development –

*“in this instance, too many issues and concerns have not been properly considered and thought through”*

**2. SITE DESIGNATION:**

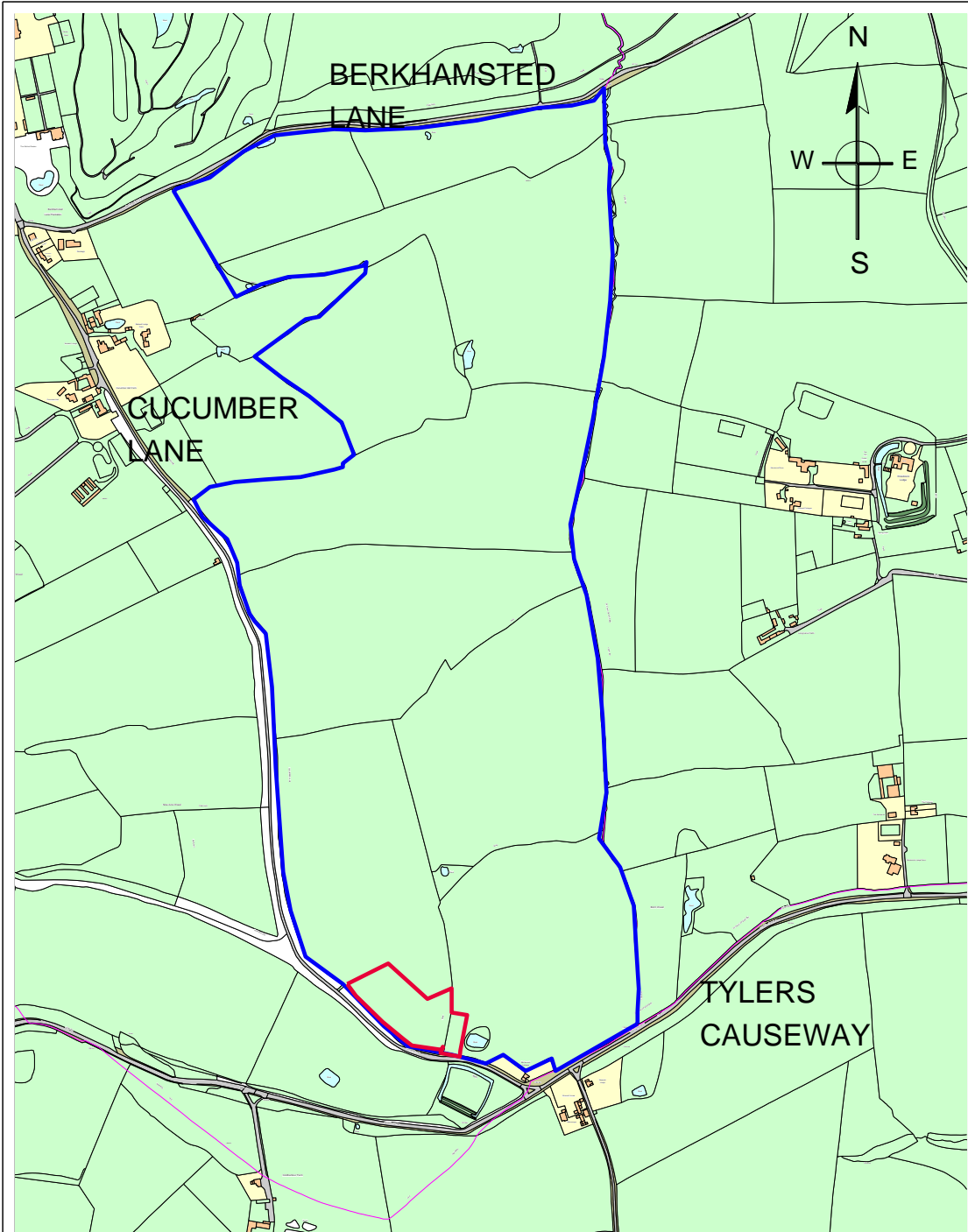
- 2.1 The site lies within the Metropolitan Green Belt and Little Berkhamsted Settled Plateau Landscape Character Area as designated in the Welwyn Hatfield District Plan 2005. Additionally, the Coldharbour Moat scheduled monument is located within approximately 20m of the proposed buildings.


**3. KEY ISSUES FOR CONSIDERATION**

- 3.1 The key issues for consideration with this application are; (a) Development within the Green Belt; (b) The impact on the setting of a scheduled monument; (c) Good quality design; (d) The impact on the character and context of the area; and (d) The impact on the living conditions of adjoining occupiers.

**4. CASE OFFICER**

- 4.1 The case officer dealing with this application is Sam Dicocco.



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: <b>Land at Cucumber Lane, Essendon</b>	Scale: DNS
	Project: DMC Meeting	Date: 2016
Drawing Number: 6/2016/1891/FULL		Drawn: Andrew Windscheffel
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