

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 2 FEBRUARY 2017  
REPORT OF THE EXECUTIVE 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 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 If the call-in or application is withdrawn, the item will not be presented.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.

**2 Recommendation**

- 2.1 That Members note this report.

Name of author	Lisa Hughes x2247
Title	Development Management Service Manager

A. REFERENCE NO.S6/2016/1448/MAJ

ADDRESS – 1 ROE GREEN CLOSE, HATFIELD, AL10 9PD

DESCRIPTION OF DEVELOPMENT – ERECTION OF 15 FLATS AND UNDERGROUND CAR PARKING FOLLOWING DEMOLITION OF DWELLINGHOUSE

APPLICANT – Mr H Jones

(Hatfield South West)

**1. REASON FOR COMMITTEE CONSIDERATION:**

- 1.1 This application is presented to the Development Management Committee because Councillor Kieran Thorpe has called it in for the following reason:

*This application should be called into committee as it is a major development that has already caused considerable concern to the local neighbourhood. I feel this is a case of overdevelopment, out of keeping with the local area, narrow roads ill suited to increased traffic and a significant loss of local amenity.*

**2. SITE DESIGNATION:**

- 2.1 The site within the town of Hatfield as designated in the Welwyn Hatfield District Plan 2005.
- 2.2 Based upon the findings of our Wider Hatfield Risk Assessment – Risk Review Report dated February 2009, the southern part of the site (over half of the site) is located within the 'buffer zone' to Mine Areas 10 & 11 (Roe Green Dell and University of Hertfordshire Innovation Centre) which has a Very High Mining Hazard Probability Classification for chalk mining.

**3. KEY ISSUES FOR CONSIDERATION**

- 3.1 The key issues for consideration with this application are:

- (a) Principle of development in regards to sustainability
- (b) Whether the proposal is overdevelopment of the site
- (c) Quality design and impact on the character of the area
- (d) Impact on residential amenity and living conditions
- (e) Parking provision and impact on the highway
- (f) Chalk mining

**4. CASE OFFICER**

- 4.1 The case officer dealing with this application is Mark Peacock.



B. REFERENCE NO. 6/2016/2624/FULL

ADDRESS – MERCURY HOUSE, 1 BROADWATER ROAD, WELWYN GARDEN CITY, AL7 3BQ

DESCRIPTION OF DEVELOPMENT – CHANGE OF USE FROM B1(A) OFFICE TO C3 RESIDENTIAL, CONSTRUCTION OF ROOF AND SIDE EXTENSIONS, CREATION OF 43 RESIDENTIAL APARTMENTS AND CYCLE STORAGE COMPOUND

APPLICANT – Mr M Quinn

(Peartree)

**1. REASON FOR COMMITTEE CONSIDERATION:**

- 1.1 This application is to be presented to the Development Management Committee because it is a departure from the Development Plan as it is located on employment land.

**2. SITE DESIGNATION:**

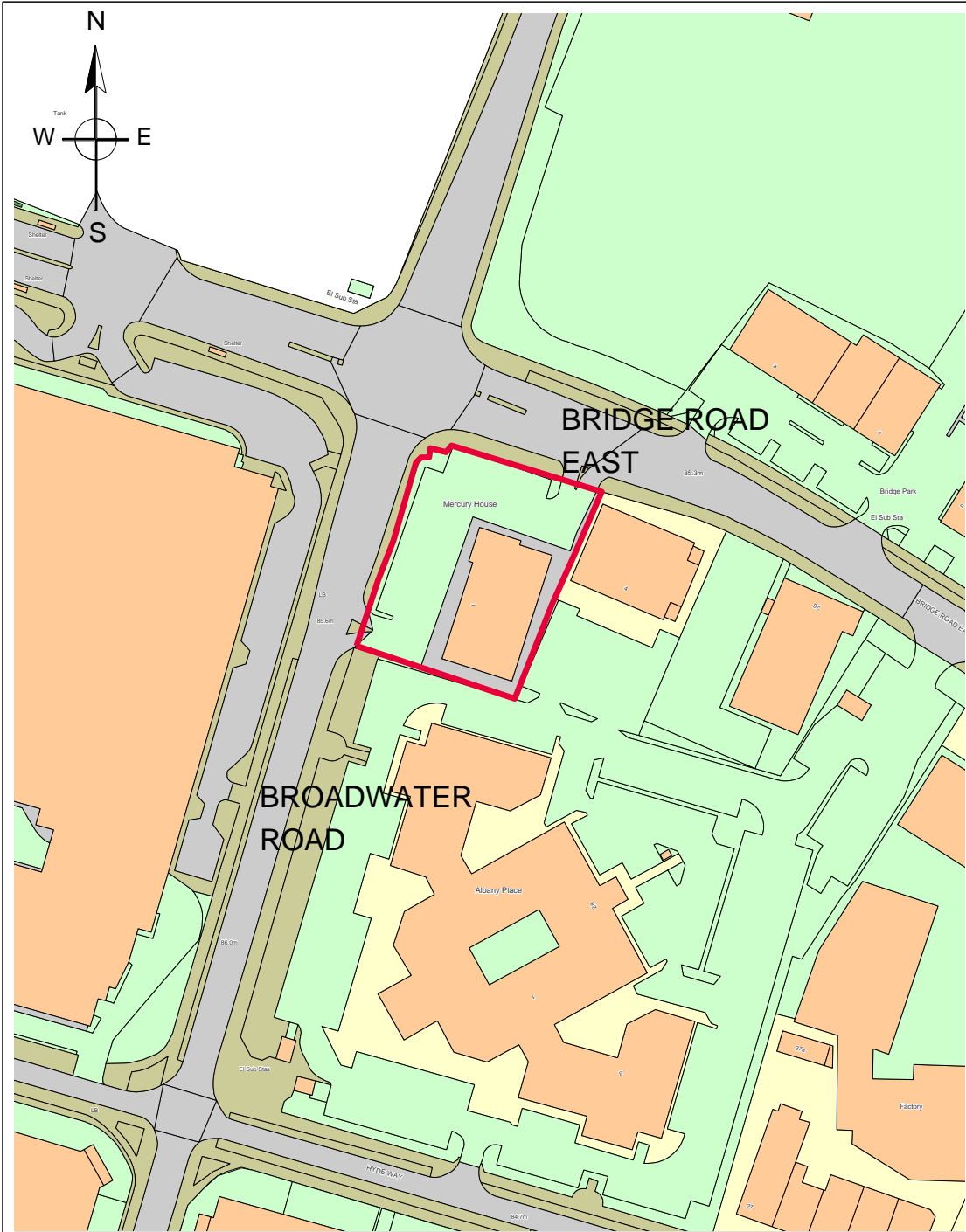
- 2.1 The site lies within the town of Welwyn Garden City and lies within an employment area as designated in the Welwyn Hatfield District Plan 2005.


**3. KEY ISSUES FOR CONSIDERATION**

- 3.1 They key issues for consideration with this application are;
- (a) Principle of development
  - (b) Quality of design
  - (c) Impact upon neighbouring occupiers
  - (d) Impact on the character of the area

**4. CASE OFFICER**

- 4.1 The case officer dealing with this application is Rachael Collard.



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: <b>Mercury House 1 Broadwater Road WGC</b>	Scale: DNS
	Project: <b>DMC Meeting</b>	Date: 2017
	Drawing Number: <b>6/2016/2624/FULL</b>	Drawn: <b>Andrew Windscheffel</b>
© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2017		

C. REFERENCE NO. 6/2016/2617/HOUSE

ADDRESS – 8 THE HOLT, WELWYN GARDEN CITY, AL7 2HU

DESCRIPTION OF DEVELOPMENT – ERECTION OF SINGLE STOREY REAR  
AND FIRST FLOOR EXTENSIONS WITH INTERNAL ALTERATIONS

Applicant - Mr N & Mrs J Nagle

(Panshanger)

**1. REASON FOR COMMITTEE CONSIDERATION:**

- 1.1 This application is presented to the Development Management Committee because Councillor Sara Johnston has called it in for the following reason:

*“Should you be minded to refuse the application, is that I believe they have overcome the previous reasons for refusal and the extension would not have a negative impact on the amenity of the area”*

**2. SITE DESIGNATION:**

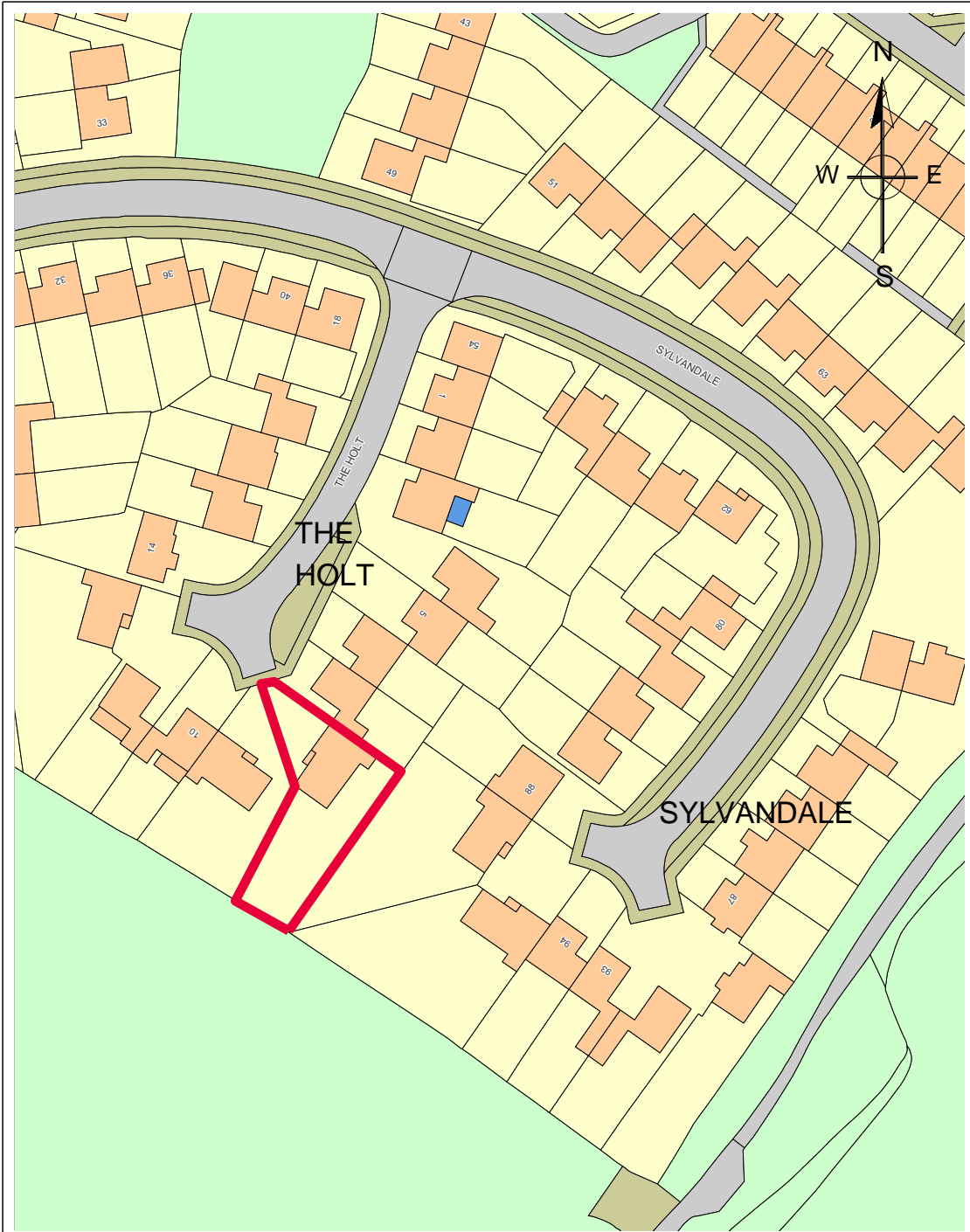
- 2.1 The site lies within the settlement of Welwyn Garden City as designated in the Welwyn Hatfield District Plan 2005.


**3. KEY ISSUES FOR CONSIDERATION**

- 3.2 They key issues for consideration with this application are;
- (a) Quality design and impact on the character of the area
  - (b) Impact on residential amenity and living conditions
  - (c) Parking provision and impact on the highway

**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>8 The Holt Welwyn Garden City</b>		Scale: DNS
	Project: <b>DMC Meeting</b>		Date: 2017
		Drawing Number: <b>6/2016/2617/HOUSE</b>	Drawn: <b>Andrew Windscheffel</b>
© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2017			

D. REFERENCE NO. 6/2016/1972/FULL

ADDRESS – LAND TO THE REAR OF 291 KNIGHTSFIELD, WELWYN GARDEN CITY, AL8 7NH

DESCRIPTION OF DEVELOPMENT – CHANGE OF USE OF AMENITY LAND TO RESIDENTIAL LAND

Applicant -\_Mr E Newman-Sanders

(Sherrards)

**1 REASON FOR COMMITTEE CONSIDERATION:**

- 1.1 This application is presented to the Development Management Committee because Mayor Mabbott has called the application in on the following reasons:-

*'Cllr Harry Bower & I have discussed the latest planning application regarding the property referred to above. We have concluded that, as this application is very similar to that previously submitted, the reasons given by us then not to approve still apply..'*

**2. SITE DESIGNATION:**

- 2.1 The site adjoins UOL - Urban Open Land (no. 45) (Proposal map 2) as designated in the Welwyn Hatfield District Plan 2005.

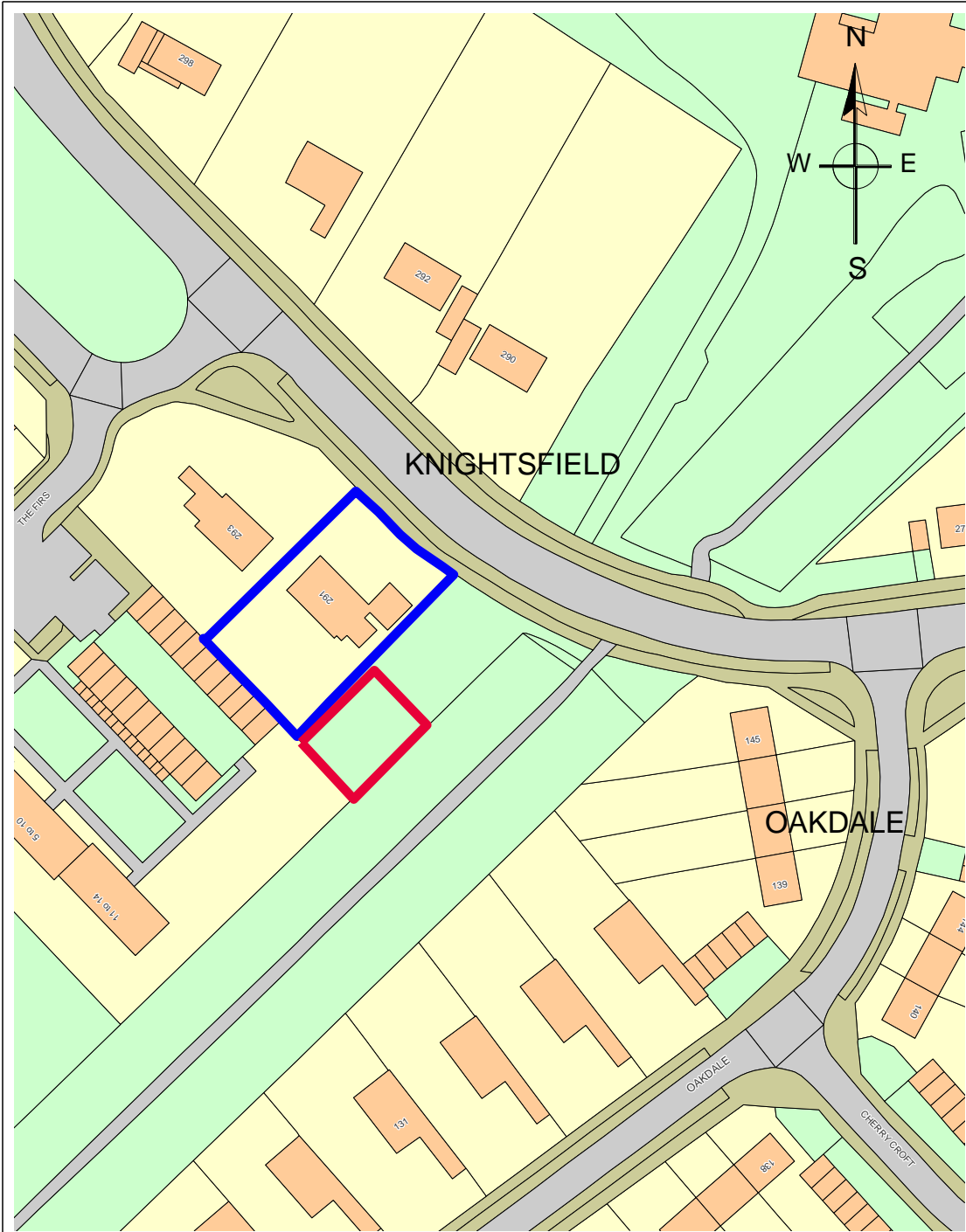
**3. KEY ISSUES FOR CONSIDERATION**


- 3.1 The key issues for consideration with this application are:
- a) The principle of a proposed change of use of the land from open space to residential amenity space (garden) and the impact on the character and appearance of the
  - b) Impact on residential amenity and living conditions

**4. CASE OFFICER**

- 4.1 The case officer dealing with this application is Sarah Madyausiku.





 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: <b>Land to the rear of 291 Knightsfield, WGC</b>		Scale: DNS
	Project: <b>DMC Meeting</b>		Date: 2017
	Drawing Number: <b>6/2016/1972/FULL</b>		Drawn: <b>Andrew Windscheffel</b>
© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2017			