

Part I

Main author: Lisa Hughes

Executive Member: Councillor Perkins

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE - 30 MARCH 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 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 If the call-in or application is withdrawn, the item will not be presented.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 | Lisa Hughes x2247                      |
| Title          | Development Management Service Manager |

## Appendix 1 - Applications called-in or objected to

### 6/2016/0270/VAR

|                               |   |
|-------------------------------|---|
| Address                       | Four Oaks, 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  |
| Reason for Committee Decision | <p>Please can we call this in due to the fact that this raises a lot of issues of concern for the residents.</p> <p>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.</p> <p>Are they planning to use caravans as an office sutie and run business's from there? [sic]</p>  |
| Call-In/Objection from        | Des Newman, Welwyn Parish Council   |
| Reason for Committee Decision | <p>15/03/2016 21:43 - Welwyn Parish Council at its Planning &amp; 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.</p> |
| Case Officer                  | Mrs J Pagdin  |

### 6/2016/0555/HOUSE

|           |   |
|-----------|---|
| Address   | Lodge Farm, Harmer Green Lane, Burnham Green, AL6 0ET                   |
| Proposal  | Change of use of amenity land and the formation of new vehicular access |
| Applicant | Mr G Marshall   |
| Ward      | Welwyn East   |

Agent Mr M Easton  
Call- Des Newman, Welwyn Parish Council  
In/Objection  
from  
Reason for 27/04/2016 14:04 - Welwyn Parish Council at its Planning & Licensing  
Committee Committee of the 26 April 2016 agreed to submit Major Objection. We would  
Decision note that the proposal is to surface over part of Burnham Green Common  
(CL055) which Welwyn Parish Council leases along with Datchworth Parish  
Council from Hertfordshire County Council. In principle the parish council is  
committed to maintaining the rural nature of this area and is concerned that any  
application would be in contravention of this. Further we are aware of other  
areas where rights to pass over and crossovers have been misused as  
hardstanding for vehicles to be parked. This would again have a significant  
impact on the area.

Case Officer Ms R Collard

#### 6/2016/0865/FULL

Address 5 West View, Hatfield, AL10 0PJ  
Proposal Change of use from sui-generis (Large HMO for up to 8 people) to sui-generis  
(Large HMO for up to 19 people)  
Applicant Ms S Goldsmith  
Ward Hatfield Cent.  
Agent Ms S Goldsmith  
Call- Carrie Lloyd, Hatfield Town Council  
In/Objection  
from  
Reason for 28/09/2016 15:34 - The Hatfield Article 4 Direction desperately needs reviewing  
Committee and this has been recognised by the LPA. Until such time that this has been  
Decision carried out and bearing in mind that the overall concentration of HMOs in  
Hatfield Town Council's area needs to be reduced, no further HMOs should be  
permitted within the boundaries of Hatfield Town Council's area hence forth.  
This is inappropriate development for this property.  
This is overdevelopment of this property.  
There are too many people fir this property without sufficient HMO requirements.  
There is insufficient parking provision.

Case Officer Mr M Peacock

#### 6/2016/0900/FULL

Address 111 The Ryde, Hatfield, AL9 5DP  
Proposal Change of use to Sui-Generis Large House in Multiple Occupation (HMO) for up  
to 9 occupants  
Applicant Mr I Kabala

Ward Hatfield East  
Agent Planmore Design Architecture  
Call- Carrie Lloyd, Hatfield Town Council  
In/Objection from  
Reason for Committee Decision There is insufficient parking for this use, the development is cramped, insufficient welfare amenities for the number of occupants and this Council supports the Borough's Corporate Property Department in their objection regarding the covenants in place. Approving this application would set a bad precedent for HMO's in this area.  
Case Officer Mrs J Pagdin

#### 6/2016/1094/FULL

Address Friday Grove Farm, Hawkshead Lane, North Mymms, Hatfield, AL9 7TF  
Proposal Provision of car parks  
Applicant The College for Animal Welfare  
Ward B.Park/L.Heath  
Agent Mr N Bedford  
Call- Sue Chudleigh, North Mymms Parish Council  
In/Objection from  
Reason for Committee Decision 24/08/2016 10:17 - North Mymms Parish Council OBJECTS to this application. It is within Green Belt land and there are no very special circumstances that can be demonstrated to allow for a material change of use of the land. It is not covered by the exemptions listed within the National Planning Policy Framework (Paragraphs 89/90) and is therefore inappropriate development. It is the Royal Veterinary College's responsibility to ensure that their students comply with their Green Travel Plan, to use the car park at their main site and to encourage their use of the frequent bus service they provide for their students. Residents may wish to reconsider a residents parking scheme.  
Case Officer Mrs J Pagdin

#### 6/2016/1448/MAJ

Address 1 Roe Green Close, Hatfield, AL10 9PD  
Proposal Erection of 15 flats and underground car parking following demolition of dwellinghouse  
Applicant Mr H Jones  
Ward Hatfield South West  
Agent Ms C Booker  
Call- Councillor Kieran Thorpe  
In/Objection from

Reason for Committee Decision 27/09/2016 16:45 - 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.

Case Officer Mrs J Pagdin

### 6/2016/1493/VAR

Address Thunderbridge Yard, Bulls Lane, Hatfield, AL9 7BB

Proposal Variation of condition 1 to make the temporary permission permanent; condition 3 to permit eight caravans of which no more than four 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

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.

Call-In/Objection from Sue Chudleigh, 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 Mrs J Pagdin

#### 6/2016/1857/VAR

Address Land behind and adjacent to 17 - 17A Station Road, Cuffley, Potters Bar, EN6 4HX

Proposal Variation of condition 1 (plans) on planning permission 6/2015/2333/FULL

Applicant Mr T Bambridge

Ward Northaw and Cuffley

Agent Mr S Hancock

Call-In/Objection from Jason Grocock, Northaw & Cuffley Parish Council

Reason for Committee Decision 4/11/2016 15:41 - We OBJECT on the same grounds re applications s6/2015/0445/fp & 6/2015/2333/FULL on this site. "The revised proposals do not seem to be significantly different to S6/2015/0445/FP. We object on the same grounds as the previous application, namely, Mass of building, Inappropriate location for A5 unit, Insufficient public parking, Insufficient parking onsite for new residential units."

Case Officer Mrs J Pagdin

#### 6/2016/1882/FULL

Address Former Roche Products Site, 40 Broadwater Road, AL7 3AY

Proposal Change of use of former Roche Products Factory (Class B offices, research and manufacturing) to provide 34 residential units (Class C3) across basement, ground and first to third floors, with associated external alterations including excavation to the rear lightwell of southern elevation, additional and altered fenestration to the northern and southern elevations, creation of additional car parking and associated landscaping, together with internal alterations including the subdivision and reconfiguration of floorspace, the introduction of 5 new spiral staircases and provision of servicing within the building

Applicant Taylor Wimpey North Thames

Ward Peartree

Agent Mrs A Herrick

Call-In/Objection Councillor Malcolm Cowan

from

Reason for Committee Decision Can I call in this application for committee decision.

Reasons:

It appears to be a departure from the SPD in having no community content when the SPD said the whole building was to be for community use.

It is a departure from WHBC guidelines in having no social housing, and the justification given in their report are I understand from your officers, spurious on two grounds.

I also note that most of the promised parking already exists and is in use.

Case Officer Mrs J Pagdin

### 6/2016/1891/FULL

Address Land at Cucumber Lane, Essendon, Hatfield, AL9 6JB

Proposal Erection of 3 no. agricultural barns comprising a grain store, cattle housing and straw/implement storage barn

Applicant A T Bone & Sons

Ward Hatfield East

Agent Miss J Orsborn

Call- Ms D Daniell, Essendon Parish Council

In/Objection from

Reason for Committee Decision This application has attracted considerable interest from the local community and the meeting was well-attended by the public. The applicant appeared before the meeting and sought to answer the public's concerns. However, it was clear that those present were not persuaded by many of his responses and the Parish Council continued to receive representations over the subsequent days.

The concerns centre on the seeming escalation of the farming operation proposed and its potential impact. It is unclear why such large barns are required when it is proposed to split the function of the farm between grain and cattle. For example, a local farmer commented that the grain barn capacity is greater than the potential yield of the land (if it is solely given over to grain). Why, therefore, is it also proposed to have a shed for cattle? And why is such a large cattle shed being applied for given the numbers anticipated? There is a concern that the proposal is to facilitate the trading of grain, involving not tractor and trailer scale movements but vast 44 tonne lorry movements.

The consequence of this traffic is of major concern to many residents in the surrounding area. These are very minor rural roads and are not built to withstand these loadings (note the many potholes and collapsed soft verges along these roads). Many of these roads are too narrow to facilitate two-way passing of articulated lorries and other vehicles. Introducing this scale of traffic will inconvenience locals but, possibly of greater concern, present a danger to



the very many cyclists who visit the area in pursuit of their sport or recreation.

The excessive scale of the buildings has motivated the applicant to surround the complex with an ugly bund in order to hide them. This will scar the landscape and have a harmful impact on the setting of nearby pond and heritage assets.

We suggest that if the nature of the proposed operation was resolved the scale of the building could then be reduced and their design improved such that they are less offensive to the landscape and the bund might not then be deemed necessary. The volume and scale of the traffic movements could then be reduced to something more compatible with the existing road network and safer for its other users. This should be further explored through a Traffic Management Plan.

One member of the public questioned the applicant on why this location had been chosen for the barns when other options and existing entrances were available that would avoid much of the above. Surprisingly, the applicant was not aware of these other options and we suggest that it would be appropriate for these to be fully explored as they may prove more satisfactory to all concerned than the current application.

The Parish Council is keen to support farming and farmers in our area but find that, in this instance, too many issues and concerns have not been properly considered and thought through. We would be pleased to be consulted on a further iteration that addresses the above public concerns.

Case Officer Mr S Dicocco

#### 6/2016/1980/FULL

|                               |   |
|-------------------------------|---|
| Address                       | 26 Great North Road Welwyn AL6 0PS  |
| Proposal                      | Erection of new detached dwelling   |
| Applicant                     | Mr & Mrs A Stedham  |
| Ward                          | Welwyn West   |
| Agent                         | Mr J Newcombe   |
| Call-In/Objection from        | Des Newman, Welwyn Parish Council   |
| Reason for Committee Decision | We believe that this is over development of the site and is on a very dangerous bend on a very narrow road. There is very little amenity space around the house in particular the narrow strip of land at the front is going to cramp the street scene. |
| Case Officer                  | Mr R Adenegan   |

#### 6/2016/2046/HOUSE

|         |                                       |
|---------|---------------------------------------|
| Address | 79 Homestead Road, Hatfield, AL10 0QP |
|---------|---------------------------------------|

Proposal           Erection of single storey rear extension and conversion of loft from hip to gable with installation of rear dormer

Applicant         Mr and Mrs I Palmer

Ward               Hatfield Cent.

Agent              Mr D Poulter

Call-  
In/Objection  
from               Carrie Lloyd, Hatfield Town Council

Reason for  
Committee  
Decision         14/11/2016 15:18 - Members are concerned at the size and bulk of the proposed dormer and flat roof design and number of windows in the extension. Lack of additional parking and consider the application out of keeping with the area.

Case Officer     Mr S Dicocco

#### 6/2016/2339/FULL

Address           23 Park Street Hatfield

Proposal         Change of use from Restaurant (A3) to residential (C3) and the erection of single storey and first floor rear extension and subdivision into four flats

Applicant         Mrs M Harvey

Ward               Hatfield East

Agent              Mr M Skehill

Call-  
In/Objection  
from               Carrie Lloyd, Hatfield Town Council

Reason for  
Committee  
Decision         12/12/2016 16:12 - Object to loss of a retail/restaurant unit within the shopping core of Old Hatfield.

Case Officer     Mrs J Pagdin

#### 6/2016/2606/FULL

Address           The Bellbrook Bulls Lane Hatfield AL9 7AZ

Proposal         Erection of two box stable building for private equestrian use with hardstandings for stable yard, parking and turning, with access track to stables and host dwelling

Applicant         Mr Hassan

Ward               Welham Green & Hatfield South

Agent              Mr J Young

Call-  
In/Objection  
from               Sue Chudleigh, North Mymms Parish Council

Reason for  
Committee       5/01/2017 13:55 - North Mymms Parish Council OBJECT to this application as the proposed facility could be relocated and existing vehicular access used,

Decision negating the need for additional access and hard standing on Green Belt land. The proposed development would affect the openness of the site due to its closeness to the road frontage. No special circumstances have been demonstrated. NMPC also OBJECT to the proposed 'Change of Use' of the land from Agricultural to Grazing. This is unnecessary as the land would still be classed as Agricultural type use.

Case Officer Mr A Mangham

**6/2016/2615/FULL**

Address 58 Heron Way Hatfield AL10 8QX  
Proposal Erection of a 4-bed residential dwelling following demolition of existing detached garage and rear section of existing property  
Applicant Mr G Grewal  
Ward Hatfield South West  
Agent Mr S Cook  
Call-In/Objection from Carrie Lloyd, Hatfield Town Council  
Reason for Committee Decision 13/01/2017 11:56 - The Committee objected to the application due to an over development of the site and loss of car parking. The Committee questioned did the build impact on the neighbours? And was the new build a HMO?

Case Officer Mr D Elmore

**6/2017/0048/FULL**

Address Garages & Workshop at Green Close Brookmans Park Hatfield AL9 7ST  
Proposal Erection of detached dwelling, detached garage and associated landscaping following the demolition of existing garages/workshop  
Applicant Mr N Twyman  
Ward B.Park/L.Heath  
Agent Mr D Morgan  
Call-In/Objection from Sue Chudleigh, North Mymms Parish Council  
Reason for Committee Decision 24/01/2017 09:14 - North Mymms Parish Council OBJECT to this overdevelopment of the site with new developments of houses and blocks of flats in very close proximity. Given the location and smallness of the site this development is inappropriate.

Case Officer Mr D Elmore

6/2017/0090/FULL

Address 11 Holly Close Hatfield AL10 9JB

Proposal Conversion of existing dwelling into 2 self contained flats and extension of front porch

Applicant Dr F Mahmmud

Ward Hatfield South West

Agent Mr N Ravi

Call-In/Objection from Councillor James Broach

Reason for Committee Decision I would like to call this application in to DMC please.

The loss of a family style home in this part of town would set an extremely dangerous precedent, by virtue of it being of a completely different style of accommodation to the surrounding area (i.e. a set of flats in an area otherwise surrounded by family houses and HMOs).

Furthermore, there are already extremely well documented traffic issues in this area and particularly on this street. On several occasions Serco have not been able to get their bin lorries down this road and/or the surrounding areas despite switching to a smaller lorry. Indeed just last year, an ambulance was unable to reach a patient due to the traffic issues in this area.

Both the construction traffic, and any additional traffic the proposed development may generate, could only exacerbate this.

I note that a similar application in High Dells was refused just recently under delegated powers. I urge the same decision to be made in this case.

Case Officer Mr M Peacock

6/2017/0096/FULL

Address Lawrence House 1A Lawrence Hall End Welwyn Garden City AL7 4FB

Proposal Erection of a 2 bedroom dwelling

Applicant Mr R Davies

Ward Hollybush

Agent Mr S York

Call-In/Objection from Councillor Nick Pace

Reason for Committee Decision As one of the ward councillors for Hollybush, I wish to call in, the above application (6/2017/0096) in Lawrence Hall End on the following grounds:

- Inadequate parking, in an already congested area (1.5 spaces per dwelling) is required. Due to the splay of the site, it will not be possible to provide this parking and potential future conflict between the occupiers of the

two dwellings with the parking space for the new dwelling appearing to encroach over what would normally be the neighbours' land.

- To me, the proposal, would appear as over development
- It is of my opinion that the lower ridge & 2 storey side extension (creating the new dwelling) are out of keeping with the area.

Case Officer Mrs S Smith

#### 6/2017/0157/FULL

Address 9A Brookmans Avenue Brookmans Park Hatfield AL9 7QH

Proposal Erection of a two-storey front and part single, part two storey rear extension and alteration to existing roof and height of building to create 3 x 2 bedroom self contained flats as well as internal alterations and changes to fenestration including 8 dormers.

Applicant Mr S Goldman

Ward B.Park/L.Heath

Agent Mr S Goldman

Call-In/Objection from Sue Chudleigh, North Mymms Parish Council

Reason for Committee Decision 13/02/2017 10:55 - North Mymms Parish Council OBJECT to this application. There are no flats midway along any road in Brookmans Park and those existing are located at gateway points to the village. The building will be over-dominant in the street scene and there are no roof level front dormer windows in Brookmans Avenue. This is out of keeping and therefore inappropriate. Parking is a serious issue in Brookmans Avenue particularly at the bottom end, near the shops, where this property is located. The number of parking spaces is inadequate as local evidence shows that homes with two bedrooms generate at least two cars and this proposal provides no facility for visitor parking or delivery vehicles, and will result in the loss of the front garden.

Case Officer Ms F Nwanze

#### 6/2017/0255/HOUSE

Address 55 Carleton Rise Welwyn AL6 9RQ

Proposal Erection of first floor side extension and single storey rear extension, including partial conversion of existing double garage.

Applicant Mr J Hughes

Ward Welwyn West

Agent Mr S Cook

Call-In/Objection from Councillor Tony Kingsbury

Reason for Committee Decision If the officer is minded to approve, I would like to call-in planning application 6/2017/0255/HOUSE, for the following reasons:-

## Decision

1. The proposed development would add considerably to the dwelling and would not be subordinate in scale to the original dwelling therefore this would affect its design and character.

2. The proposed extensions would be clearly visible on the road and from some of Roman Way. This would erode the characteristic spacing currently between plots in Carleton Rise and would fail to maintain the spacious character and appearance of the plot and this part of the street scene.

Case Officer Ms L Hale