

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 3 MARCH 2016  
REPORT OF THE DIRECTOR (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 If the call-in or application is withdrawn, the item will not be presented.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: 6/2015/2388/FULL

ADDRESS: Brook Farm, Cuffley, Potters Bar, EN6 4EX

DESCRIPTION OF DEVELOPMENT: Change of use of land from agricultural to wedding venue and camping for up to 50 people

APPLICANT: Ms L Widdowson

(Northaw and Cuffley)

**1. REASON FOR COMMITTEE CONSIDERATION:**

1.1 Northaw and Cuffley Parish Council have objected to the proposal stating:

*“The most important attribute of a Green Belt is its openness and the fundamental aim of policy for Green Belts is to keep land included within them permanently open. The meaning of openness is without development. Very special circumstances for the proposed change of use of the Green Belt have not been demonstrated by the applicant. The 2014 planning approval or a trial operating period in 2015 was conditional upon no audible sound at surrounding properties. Although the Council required the applicant to totally eliminate noise-disturbance to local residents records will show that during 2015 complaints about late night noise were received from residents in both Cuffley and Goffs Oak. Implications for wild life from the imposition of noise, lights and vibration. Apparently no bat or badger surveys have been conducted car parking to extend over two days In 2015 the wedding events all took place between June and September. Consequently the entertainments’ site was almost in constant use at the height of the summer. Planning creep After only one year of trial approval the applicant now proposes to extend the operation by opening a camp site for 50. Overnight camping by revellers will inevitably lead to more noise. There is the potential for late night noise from music from parked cars Any camp site needs washing and shower facilities ie further development inevitable Safety measures will require lights all night further light pollution Site in full view of the Hertfordshire Way footpath which is valued by many for recreational purpose, and hoping to enjoy the beauty of unspoilt Green Belt countryside. Site also in view from the Hertford North Rail Service The current application does not show benefits to local businesses apart from Brook Farm. Budget hotel rooms are available locally.”*

**2. SITE DESIGNATION:**

2.1 The site lies within Metropolitan Green Belt as designated in the Welwyn Hatfield District Plan 2005.

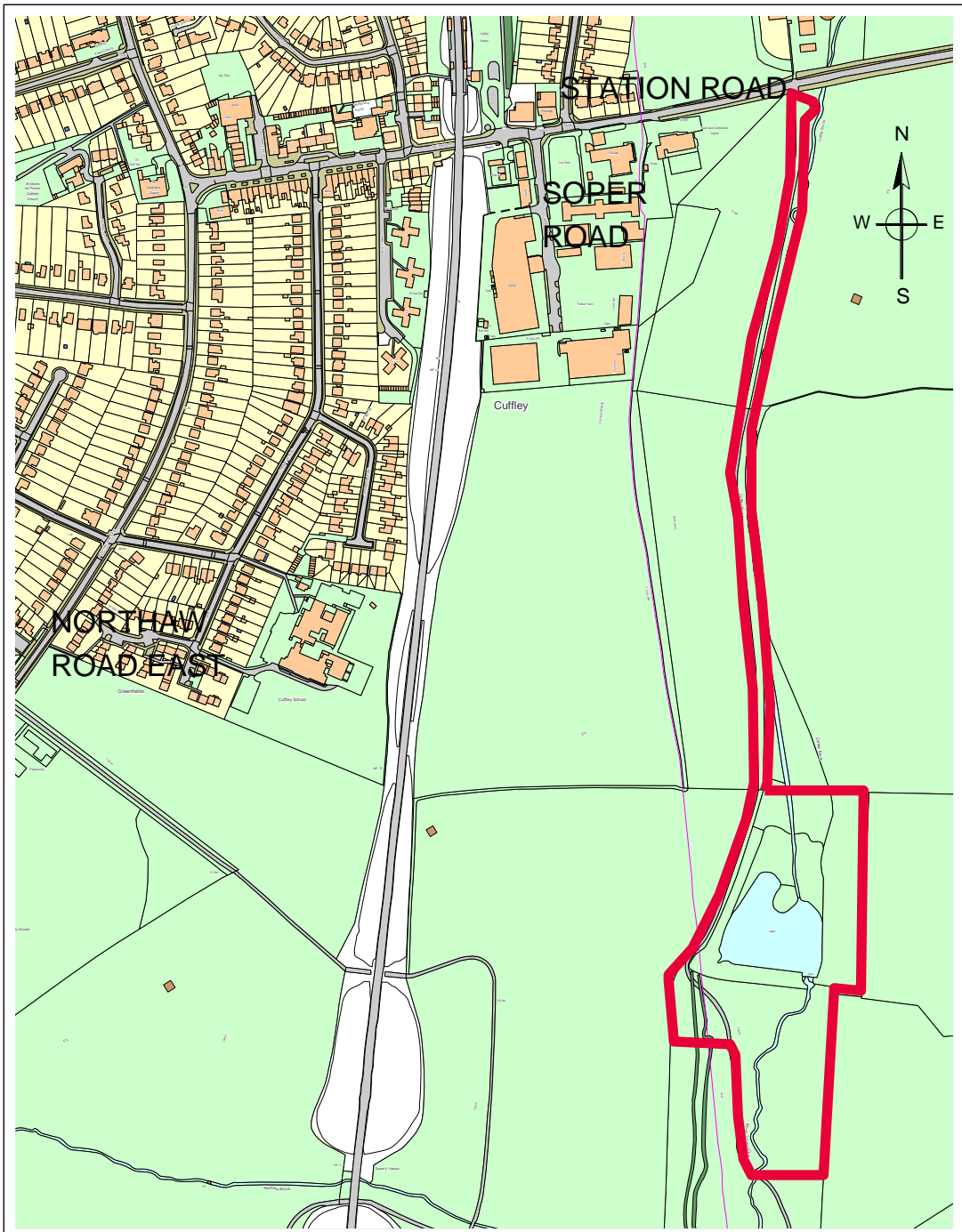
**3. KEY ISSUES FOR CONSIDERATION**


3.1 The key issues for consideration with this application are:

- a) The principle of development in the Green Belt
- b) The impact on the character of the area
- c) The impact on the residential amenity
- d) Other material planning considerations:
  - i) Parking provision and the impact on highway safety
  - ii) Flood risk
  - iii) The principle of development with regards to sustainability

#### **4. CASE OFFICER**

4.1 The case officer dealing with this application is Mark Peacock



 Council Offices, The Campus, Welwyn Garden City, Herts. AL8 6AE	Title: <b>Brook Farm, Cuffley</b>		Scale: DNS
	Project: <b>DMC Meeting</b>		Date: 2016
Drawing Number: <b>6/2015/2388/FULL</b>		Drawn: <b>Andrew Windscheffel</b>	
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