

Part I

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Executive Member: Councillor S.Boulton

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
REPORT OF THE CORPORATE 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 If the call-in or application is withdrawn, the item will not be presented.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	Chris Carter
Title	Development Management Service Manager

Appendix 1 - Applications called-in or objected to

6/2016/0270/VAR

Address	Four Oaks 1-4 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, Welwyn Hatfield Borough Council
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.</p> <p>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	Caroline Williams, Welwyn Parish Council
Reason for Committee Decision	<p>15/03/2016 21:43 - Welwyn Parish Council at its Planning & 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 June Pagdin

6/2016/1493/VAR

Address	Thunderbridge Yard Bulls Lane Hatfield AL9 7BB
Proposal	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

Applicant Mr J Robb
Ward Welham Green & Hatfield South
Agent Mrs A Heine
Call-In/Objection from Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council

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.

Agent Mrs A Heine
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 June Pagdin

6/2017/0225/FULL

Address	Welwyn Rugby Football Club Hobbs Way Welwyn Garden City AL8 6HX
Proposal	Retention of 4x 15 metre high floodlight columns and lamps measuring a further 0.5 metres
Applicant	Mr M Elliott
Ward	Handside
Agent	Mr M Elliott
Call-In/Objection from	Councillor Helen Bromley, Welwyn Hatfield Borough Council
Reason for Committee Decision	<p>I would like to call this in as the new floodlights are significantly higher and brighter than those which they replaced, by some 7 meters, and they are also in different positions to the original lights.</p> <p>This has caused significant harm to the residents and the general amenity of the area.</p> <p>The original application did not mention the floodlights being in different positions.</p> <p>This is impacting on the conservation and EMS area.</p> <p>There is substantial visual intrusion day and night.</p> <p>At night, the light spill is far worse than previously, despite the rugby club saying it would be less. This is not the case.</p> <p>The club also seems to be contravening the permission given as to when they may be used.</p>
Case Officer	Mr Tom Gabriel

6/2017/0606/MAJ

Address	1-9 Town Centre Hatfield AL10 0JZ
Proposal	Erection of 2 buildings to provide 1,194m2 (GEA) commercial floor space (A1 & A3), 70 flats (15 x 1 bedroom, 7 x 2 bedroom, three person and 48 x 2 bedroom, four person) with associated car/bicycle parking, plant and refuse storage and including the improvement of public realm, following the demolition of existing buildings.
Applicant	Mr P Brimley
Ward	Hatfield Cent.
Agent	Mr P Wellings-Longmore
Call-In/Objection from	Carrie Lloyd, Hatfield Town Council
Reason for Committee Decision	<p>Object: The Town Council is concerned at the impact of parking from new residential units on the retail parking spaces available. The Council has repeatedly asked that design of new structures in the Town is sympathetic to existing Hatfield designs but again we see another architect imposing their design on our Town making it an uncoordinated mismatch of urban design from different decades with no empathy to the historic nature of the Town. Members are concerned at the impact of the level 7 building on the Grade 1</p>

listed building of Hatfield House. Members consider that a community facility needs to be included within the design.

Case Officer Mr Mark Peacock

6/2018/1354/OUTLINE

Address Land South of Cromer Hyde Welwyn Garden City

Proposal Outline permission for the change of use of land to airfield with runway and support facilities including a clubhouse, hangar and car park with all matters except access and layout reserved

Applicant Mr C Fitch

Ward Hatfield Villages

Agent Mr A Bardett

Call-In/Objection from Councillor Duncan Bell, Welwyn Hatfield Borough Council

Reason for Committee Decision As one of the ward councillors for Hatfield Villages, I would like to conditionally call-in the above application.

This call-in is conditional, in that I would only request it's consideration by the Development Management Committee in the event that Planning Department recommend approval of the application.

My grounds for calling this application in are:

* The flying training circuit indicated within the Feasibility Study raises potential environmental (noise) concerns impacting many properties in Hatfield Garden Village and Salisbury Village, as well as properties within the proposed Local Plan sites of HAT1 and Symondshyde Village. This potential environmental impact goes well beyond the addresses contacted as immediate neighbours.

* The Feasibility Study appears to envisage that construction of the airfield could be at least partly funded by S106 monies generated from the Panshanger site housing development. In reality, S106 or CIL commitments generated from Local Plan developments will be finite, and there will be many competing claims upon their deployment. They will need to be deployed where the infrastructure needs are greatest, as assessed by the public authorities involved. The idea that these essentially public resources could be pre-empted for use on a private proposal for a new airfield seems questionable at best.

Given the above, I believe that this application is of sufficient interest to merit consideration by Development Management Committee if the Planning Officer recommends approval.

I have copied the three town councillors for the ward, as Hatfield Town Council is one of the consultees.

I will almost certainly submit a more detailed representation in a few days time.

Thanks for accepting this call-in.

Kind Regards,

Duncan Bell.

Call-In/Objection from	Carrie Lloyd, Hatfield Town Council
Reason for Committee Decision	22/06/2018 15:47 - The application is in the Green Belt and no special circumstances have been shown to divert from Green Belt Policy. Members are concerned at the effect of noise and air pollution on the quality of life on residents of Salisbury Village and the Hatfield Garden Village. HAT1 & HAT2 (if built) will be very close to this application site causing further distress to residential development. 50 cars will see a great increase in vehicular movements in this area.
Case Officer	Mr Mark Peacock

6/2018/1635/OUTLINE

Address	Historic De Havilland Grass Runway Ellenbrook fields Hatfield Buisness park Hatfield Herts
Proposal	Outline permission for the change of use of land to airfield with runway and support facilities including a clubhouse, hangar and car park with all matters except layout reserved
Applicant	Mr C Fitch
Ward	Hatfield Villages
Agent	Mr C Fitch
Call-In/Objection from	Councillor Duncan Bell, Welwyn Hatfield Borough Council
Reason for Committee Decision	<p>i would like to conditionally call in the above planning application, which appears to be for an airfield within Ellenbrook Fields.</p> <p>This will, as for 6/2018/1354, be a conditional call-in, in that it will only need to come to DMC if Planning Department recommend approval.</p> <p>My ground for calling this in are:</p> <ul style="list-style-type: none">• There is a considerable potential for noise nuisance over a wide area of Ellenbrook, Salisbury Village, and Hatfield Garden Village.• Just as for application 6/2018/1354, the applicant seems to envisage that S106 monies can be used to help finance the project. S106 monies will be a scarce resource in the context of the WHBC Local Plan. They are essentially public resources infrastructure needs associated with Local Plan development. This should not include private flying facilities.

- There is no airfield at Panshanger to "replace".
- My understanding is that there is an entirely separate S106 commitment associated with a 2017 mineral extraction application to restore Ellenbrook Fields as a country park. It is unclear how this application would fit with this prior commitment.

Case Officer Mr Mark Peacock

6/2018/1810/MAJ

Address Former Xerox Site Bessemer Road Welwyn Garden City AL7 1HE

Proposal Erection of 16 apartments

Applicant Mr A Ward

Ward Haldens

Agent Mr A Ward

Call-In/Objection from Councillor Steve Roberts, Welwyn Hatfield Borough Council

Reason for Committee Decision I would like to call this in as I believe that there will be inadequate parking provision given the total number of flats planned for this site.

Regards

Steve

Case Officer Ms Clare Howe

6/2018/1933/FULL

Address 1 Roe Green Close Hatfield AL10 9PD

Proposal Erection of 8 flats and creation of car parking and amenity space following demolition of existing dwellinghouse

Applicant Mr H Jones

Ward Hatfield South West

Agent Mr P Cavill

Call-In/Objection from Councillor James Broach, Welwyn Hatfield Borough Council

Reason for Committee Decision 11/09/2018 09:24 - I would like to call this application in to DMC – unless officers are minded to refuse, in which case I am happy for this to be done under delegated powers, as I believe this is a textbook case of overdevelopment. My call in is for the following reasons:

- This proposed change of a family bungalow to a set of flats would be completely out of keeping with the neighbouring area of family homes, and would give a significant impression of overlooking to the immediate

neighbours at No. 3. To steal a quote from the officers report on the previously rejected application - "the proposal would result in an excessively bulky and prominent building, which would appear over-dominant in the streetscape. It would result in a loss of spacing to the detriment of the visual amenities of the area".

- I cannot see a designated storage area for bicycles on the plans, which I would expect to see as standard on an application such as this.
- Whilst I welcome the addition of a turning area by the car parking spaces at the rear of the property, I do not believe what is proposed will work in practice. Will a car reversing out of spaces 9-11 actually be able to turn if spaces 5-8 are occupied? If not, this leaves a lengthy and potentially dangerous reversing manoeuvre of the users of spaces 9-11.
- For the numbers of potential occupants of this proposal, the garden amenity space seems absolutely tiny. I would therefore argue that insufficient outdoor amenity space has been afforded to the potential occupants of this proposal.
- Turning to indoor amenity space, I note that the applicant has failed to provide measurements on the plans for the bedrooms. Based on the information on the drawings, I would argue that Bedroom 2 of Unit Two, Unit 5 and Unit 6 are all very small, and would query whether these meet the requirements for a bedroom? I also note that none of the bathrooms have any windows, and would query whether this constitutes a good level of design?

This is a completely inappropriate development, and I would urge that it be refused as the previous application was.

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

Reason for Committee Decision 19/09/2018 21:34 - Members consider there to be insufficient car parking spaces for the number of dwellings and bedrooms proposed.

The height of the proposal will have a domineering impact on this particular aspect of Roe Green Close and College Lane. It will be overbearing on No. 3 and out of keeping with the other properties on Roe Green Close.

Case Officer Mrs June Pagdin

6/2018/1983/FULL

Address 50 Reynards Road Welwyn AL6 9TP

Proposal Erection of acoustic shelter over wash facility, installation of biological washdown water treatment and recycling system and retention of existing pressure wash

Applicant

Ward	Welwyn West
Agent	Mrs G Parry
Call-In/Objection from	Caroline Williams, Welwyn Parish Council
Reason for Committee Decision	29/08/2018 14:14 - Welwyn Parish Council at its Planning and Licensing committee meeting of 28th August 2018 unanimously agreed to submit MAJOR OBJECTION Permission was never granted for the pressure wash currently in use at the property as the application for it (6/2018/0969) was withdrawn. Welwyn parish submitted a MAJOR OBJECTION to this application which still stands. We therefore submit a MAJOR OBJECTION to this new application for the erection of the acoustic shelter and retention of the existing pressure wash. This is an unsuitable development in a residential area within the Green Belt.
Call-In/Objection from	Councillor Tony Kingsbury, Welwyn Hatfield Borough Council
Reason for Committee Decision	6/09/2018 18:09 - I would like this to be called into committee, if the officer is minded to approve it, on the basis that this is inappropriate development in the Green Belt in a quiet residential area. Neighbours have raised concerns over noise nuisance and traffic movements.
Case Officer	Mrs Sarah Madyausiku

6/2018/1996/FULL

Address	77 Brookmans Avenue, Brookmans Park, Hatfield, AL9 7QG
Proposal	Erection of 8 x self contained apartments with lower ground floor car park following demolition of existing dwelling
Applicant	Mr D Hassan
Ward	Brookmans Park & Little Heath
Agent	Mr T Koursaris
Call-In/Objection from	Sue Chudleigh, North Mymms Parish Council
Reason for Committee Decision	27/09/2018 14:25 - North Mymms Parish Council has a MAJOR OBJECTION to this application. It is a massive development with the bulk, scale and size of the property being excessive in comparison with its neighbours. There are no front roof dormers in the street here and they are therefore out of keeping. Whilst underground parking is commendable it will be tricky to implement as the Avenue is fairly level at this point. It is a wide plot but the property height including the roof lanterns will exacerbate its apparent size. If the proposal was just a house it would still be over-development. The provision of car parking verges on inadequate as noted by another respondent and the suggestion that the road is used for over-spill is inappropriate. Balconies at the rear will overlook neighbouring properties and affect privacy.
Case Officer	Mr David Elmore

6/2018/2121/FULL

Address	22A Carleton Rise Welwyn AL6 9RF
Proposal	Erection of 1 x dwelling including access, garages and parking following demolition of existing garages
Applicant	Mr M Gray
Ward	Welwyn West
Agent	Mr M Gray
Call-In/Objection from	Caroline Williams, Welwyn Parish Council
Reason for Committee Decision	<p>10/10/2018 10:15 - Welwyn Parish Council at its Planning and Licensing Committee meeting of the 9th October 2018 unanimously agreed to submit:</p> <p>MAJOR OBJECTION</p> <p>Welwyn Parish Council feel this is an inappropriate development within the Danesbury estate. The design is out of keeping with the established semi rural design and character of the area.</p> <p>Land to the rear of number 22 is elevated and therefore the proposal, due to its size, scale and design would be in an overbearing position.</p> <p>It would appear that there has been no provision made for turning spaces for vehicles.</p> <p>10/10/2018 10:16 - Welwyn Parish Council at its Planning and Licensing Committee meeting of the 9th October 2018 unanimously agreed to submit:</p>
Call-In/Objection from	Councillor Sunny Thusu, Welwyn Hatfield Borough Council
Reason for Committee Decision	11/10/2018 18:47 - I would like to call in this application if the officer is minded to approve it on the basis that it is not in keeping with the surrounding existing dwellings. This has also been raised with me by other local residents.
Case Officer	Ms Clare Howe

6/2018/2129/FULL

Address	111 The Ryde Hatfield AL9 5DP
Proposal	Retrospective change of use from single dwelling (Use Class C3) to small HMO for up to three to six persons (Use Class C4)
Applicant	Mr I Kabala
Ward	Hatfield East
Agent	Mr A Huseyin
Call-In/Objection from	Councillor Caroline Gillett, Welwyn Hatfield Borough Council

Reason for
Committee
Decision

I wish to call in the application 6/2018/2129 Full in respect of the retrospective change of use from single dwelling (Use Class C3) to small HMO for up to three to six persons (Use Class C4). 111 The Ryde.

The main reason for calling in is the lack of parking in lines with policy and I draw the officers' attention to the actual crossover and depth of in-curtilage as opposed to that drawn on the architect's submission. Parking of 5.25 cars would be required as a minimum and using the cross over only space for 3. Also, the depth of the in-curtilage is 5.3m and not 6m as stated.

Whilst calling this in I would like to draw your attention to the following in connection with the submission (1325/PL/AH)

In Section 2 – The Proposal reference is made to the conversion of the garage into a store for bins. This was advised to be happening by March 2018 in a previous application, and I am presuming the garage was built under previous planning granted in 2008 with a 3 year time frame, as this garage was refused in January this year.

Section 4.2 – the submission has failed to highlight bedroom 3

I note the kitchen is 6.7 sqm which is within HMO requirements for up to 5 rooms. I question why 2 kitchens are needed to share between 3 rooms when only one shower/bathroom between 3 rooms. The additional kitchen is shown as in the lounge/diner/kitchen which is currently used as a bedsit.

Section 4.4 – advises that the front door is the main entrance for all occupants. It is know that the garage door is an entrance currently used by at least one occupant.

The garage is “being converted to a storage facility” – this has been on-going for 8 months.

Section 6 – parking

6.1 refers to 3 bedsits at 1.25 spaces equating to 4 and 3 HMO bedrooms giving rise to 1 space which does not comply with 0.5 per room. Parking should therefore be 5.25 spaces which equates to 6 rounded up.

6.2 The depth of the property is advised as 6m when in fact 2/3 of the frontage is 5.3 up to the front brickwork. This means that cars would be parking directly under the window of bedsit 3

Section 7 – refuse.

The existing bins 3 in total and capacity within the garage. There are at least 4 bins, often overflowing (photographic evidence from residents) and are stored on the front left of the property.

Section 8 – landscaping

The statement in the submission is misleading. The frontage had indeed been altered to increase the hard standing across the width of the site. The property has 100% hard standing and the trees that were at the side of the property have been removed.

The house has been extended to the maximum at each boundary and is not typical of The Ryde where other houses have at least one side access and all have a fair proportion of soft landscaping as well as open carparking. I am not aware of any that have parking across the full width or the full depth of the property.

It is also worth noting that the tree on the left of the property has had the right side branches removed to allow parking to the left of the property accessed over the grass verge.

Case Officer Mrs June Pagdin

6/2018/2170/FULL

Address	Garages and Land adjacent to flats 37-48 Lambs Close Cuffley EN6 4HD
Proposal	Erection of third flat on the airspace of 2x existing flats.
Applicant	Ludgate Property Developments Ltd
Ward	Northaw and Cuffley
Agent	Mr Domenico Padalino
Call-In/Objection from	Jason Grocock, Northaw & Cuffley Parish Council
Reason for Committee Decision	26/09/2018 18:29 - The Parish Council objects to this application for the following reasons:- There is insufficient parking as one space per flat does not conform with current Planning Policy. The impact of loss of daylight on existing flats, particularly during the winter months is not acceptable and the plastic green 'living wall' is likely to be a temporary solution as will not be durable for more than a short period.
Case Officer	Mr William Myers

6/2018/2242/FULL

Address	Land rear of Nos 10-18 Mymms Drive Brookmans Park Hatfield AL9 7AF
Proposal	Erection of a detached dwelling and two replacement bridges following the demolition of existing buildings
Applicant	Mr & Mrs C Pocock
Ward	Brookmans Park & Little Heath

Agent DLA Town Planning Ltd
Call-In/Objection from Sue Chudleigh, North Mymms Parish Council
Reason for Committee Decision 3/10/2018 10:58 - North Mymms Parish Council has a Major Objection to this application on the basis that this is back-land development. The widened access is still restricted and contrived. The site is too small and awkward for the proposal and would affect the openness of the Green Belt particularly as it is adjacent to an open natural space. Redevelopment of "Horsey Culture" and stabling does not make this appropriate proposal in this location.
Case Officer Ms Lucy Hale

6/2018/2319/FULL

Address 13 The Gardens Brookmans Park Hatfield AL9 7UL
Proposal Erection of two storey side and rear extension, installation of dormer window to facilitate loft conversion to habitable space. Creation of self contained 3 bed maisonette extension.
Applicant Mr & Mrs Leigh
Ward Brookmans Park & Little Heath
Agent Mr M Doherty
Call-In/Objection from Sue Chudleigh, North Mymms Parish Council
Reason for Committee Decision 3/10/2018 11:12 - North Mymms Parish Council has a Major Objection to this application. This war of attrition to obtain flats on the site by the applicant does not mean that this proposal, whilst building on previous applications is appropriate. The building would be over-dominant in the street scene and should be refused, as the "nibbling" approach to planning is detrimental to the location. There would be a loss of amenity space to fit in the car parking to the rear.
Case Officer Mr David Elmore

6/2018/2455/FULL

Address 37 Church Street Welwyn AL6 9LS
Proposal Erection of 8 x apartments arranged in 2 x blocks with parking, amenity area and bin store following demolition of existing building on site
Applicant Mr H Tamber
Ward Welwyn West
Agent Mr C Liu
Call-In/Objection from Caroline Williams, Welwyn Parish Council

Reason for
Committee
Decision

10/10/2018 11:04 - Welwyn Parish Council at its Planning and Licensing committee of the 9th October 2018 unanimously agreed to submit the following:

MAJOR OBJECTION

Welwyn Parish Council believe that this proposed development would be over development of the site and would have a detrimental impact on the area. The development would be cramped and visually over dominant. The design is not in keeping with the spacious character of the area. Parking issues and vehicular movements do not appear to have been thoroughly addressed.

Case Officer

Mr David Elmore