Part I Item No: 0

Main author: Lisa Hughes

Executive Member: Councillor Perkins

WELWYN HATFIELD BOROUGH COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE – 31 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 If the call-in or application is withdrawn, the item will not be presented.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 x 2247

Title Development Management Service Manager

A. REFERENCE NO: 6/2016/0252/FULL

ADDRESS: Land to The Rear of 205-211 St Albans Road West, Hatfield, AL10 0SZ

<u>DESCRIPTION OF DEVELOPMENT:</u> Erection of 5 cottage style dwellings with associated car parking, facilities and landscaping.

APPLICANT: Mr M Attridge

(Hatfield Central)

1. REASON FOR COMMITTEE CONSIDERATION:

1.1 This application has been called-in by Councillors James Broach and Maureen Cook. James Broach has stated:

'Please could I call this application in to be considered at DMC. I am concerned about the impact the proposed development may have on existing properties and would like this to have full consideration at a public meeting.'

Maureen Cook stated:

'I wish to call in this application on the grounds of overlooking, overcrowding and lack of car parking facilities. Residents of Comet way who live opposite the proposed development have complained that this will add to parking problems in this area and there is not sufficient space for five dwellings."

2. SITE DESIGNATION:

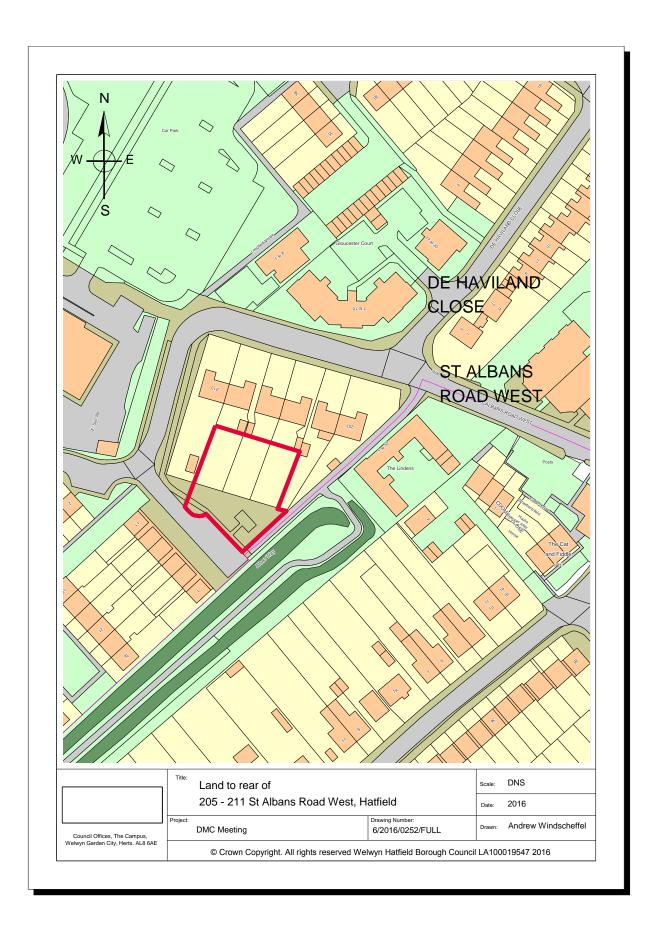
2.1 The site is located within Hatfield Town as designated in the Proposals Map of the Welwyn Hatfield District Plan 2005. It is close to the Urban Open Land along the old railway embankment (Alban Way) and a public footpath (Hatfield 015).

3. KEY ISSUES FOR CONSIDERATION

- 3.1 The key issues for consideration with this application are:
 - a) Principle of development SD1, R1, H1, H2, National Planning Policy Framework (NPPF))
 - b) Impact on character and appearance of the area(D1 & D2 & D8, SDG & NPPF)
 - c) Impact on living conditions of neighbouring and future residents(D1, R19, SDG and NPPF)
 - d) Other Material Planning Considerations
 - (i) Car parking and access (M14 and SPG)
 - (ii) Refuse and Recycling Storage (D1 & IM2 & M4)
 - (iii) Landscaping (D8)

4. CASE OFFICER

4.1 The case officer dealing with this application is June Pagdin



B. REFERENCE NO: 6/2016/0255/FULL

ADDRESS: 14 Bishops Rise, Hatfield, AL10 9HB

DESCRIPTION OF DEVELOPMENT: Extension and conversion of detached

dwelling into 6 flats

APPLICANT: Danewell Ltd

(Hatfield West)

1. REASON FOR COMMITTEE CONSIDERATION:

1.1 This application has been called-in by Councillor James Broach who has stated:

'I would like this application to be called in for consideration at DMC. The proposed development is out of keeping with neighbouring family homes and would have a negative impact on the neighbouring properties due to overlooking and loss of light. I am also concerned about the parking provision.

2. SITE DESIGNATION:

2.1 The site is located within Hatfield Town as designated in the Proposals Map of the Welwyn Hatfield District Plan 2005.

3. KEY ISSUES FOR CONSIDERATION

- 3.1 The key issues for consideration with this application are:
 - a) Principle of development SD1, R1, H1, H2, National Planning Policy Framework (NPPF))
 - b) Impact on character and appearance of the area(D1 & D2 & D8, SDG & NPPF)
 - Impact on living conditions of neighbouring and future residents(D1, R19, SDG and NPPF)
 - d) Other Material Planning Considerations
 - (i) Car parking and access (M14 and SPG)
 - (ii) Refuse and Recycling Storage (D1 & IM2 & M4)
 - (iii) Landscaping (D8)

4. CASE OFFICER

4.1 The case officer dealing with this application is June Pagdin

