

Part I
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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 If the call-in or application is withdrawn, the item will not be presented.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	Sarah Smith
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. 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>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	Ms Clare Howe
Summary	This application has been delayed due to the progress of the Local Pan, however officers are now working on bringing this application to the committee in the next few months.

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.
Call-In/Objection from	Christine Wootton, North Mymms Parish Council
Reason for Committee Decision	<p>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.</p> <p>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.</p> <p>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.</p> <p>Item 4k - states the local planning authority have to have due regard to the protection of local amenities and local environment.</p> <p>There have also been sanitary issues arising from the over-use of the site.</p>

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

Mr Mark Peacock

Summary

This application has been delayed due to the progress of the Local Plan, however officers are now working on bringing this application to the committee in the next few months.

6/2018/2768/OUTLINE

Address	Hatfield Business Park Frobisher Way Hatfield AL10 9SL
Proposal	Outline application for a large-scale mixed use development including 1,100 new homes and supporting infrastructure including a primary school, local centre and open space with all matters reserved
Applicant	Arlington Business Parks
Ward	Hatfield Villages
Agent	Mr M Hill
Call-In/Objection from	Councillor Duncan Bell, Welwyn Hatfield Borough Council
Reason for Committee Decision	I would like to conditionally call-in the above application. Conditional in the sense that I would only ask for it to be brought before DMC if Planning Department is minded to recommend approval.

My grounds for calling this in are:

- The size and scale of the proposed development make it a matter of significant public interest.
- The proposal is on Green Belt land, and would risk coalescence with the eastern outskirts of St Albans.

- The site is not one of those accepted for development as part of our current Local Plan submission.

I will be making a more detailed set of representations once I have studied the plans in more detail, but I would be grateful if you could log my call-in on to the system as soon as possible..

Case Officer Ms Clare Howe
Summary This major planning application is anticipated to be presented to committee in 2020 or 2021.

6/2019/2714/OUTLINE

Address One YMCA, 90 Peartree Lane, Welwyn Garden City AL7 3UL

Proposal Outline planning application for a hybrid application for demolition of existing hostel, development of a four storey 100 bed YMCA Hostel (All details submitted for determination) and a 2, 3 and 4 storey building providing up to 43 residential apartments (All details retained for future determination as reserved matters, except means of access) with associated car parking and landscaping

Applicant Mr G Foxell

Ward Peartree

Agent Miss H Scott

Call-In/Objection from Councillor Jayne Lesley Ranshaw, Welwyn Hatfield Borough Council

Reason for Committee Decision I would like to call-in this application for the following reasons (unless the Officer is minded to refuse it); The proposed height and density of the buildings may conflict with design policies. The introduction of the three-storey apartment building to the front of the site fails to respect the character and context of the area and that of neighbouring buildings (height, mass, scale) including the adjacent Peartree Close. The proposal of having three story apartments along the front of the site will appear obtrusive and incongruous within the street scene. There is insufficient parking (confirmed by the Consultee Response from Parking Services - WHBC). The black brick / yellow fenestration appearance of the hostel building does not compliment the apartment building and will adversely affect local amenity. There is no affordable housing.

Case Officer Ms Clare Howe

Summary This planning application is anticipated to be presented to committee in November or December 2020.

6/2020/1837/FULL

Address	54 Bridge Road Welwyn Garden City AL8 6UR
Proposal	Erection of new detached dwellinghouse to the rear garden.
Applicant	A Bee Developments
Ward	Handside
Agent	Mr D Farrell
Call-In/Objection from	Councillor Malcolm Cowan, Welwyn Hatfield Borough Council
Reason for Committee Decision	I would like to call this in for committee decision as I feel the long and convoluted planning history on the site, combined with the location at the centre of the first part of the Garden City development means that the involvement of members is required.
Case Officer	Mr Raymond Lee
Summary	This planning application is anticipated to be presented to committee in November or December 2020.

6/2020/1919/FULL

Address	3 Hangmans Lane Welwyn AL6 0TJ
Proposal	Erection of new dwelling to include replacement garage for donor property.
Applicant	Mr & Mrs A Leake
Ward	Welwyn West
Agent	WAD Associated Ltd. Williamson
Call-In/Objection from	Caroline Williams, Welwyn Parish Council
Reason for Committee Decision	Major objection. We note the previous application was refused and believe this application could still result in a cramped front of development that would adversely affect the street scene.
Case Officer	Ms Emily Stainer

Summary This planning application is anticipated to be presented to committee in November or December 2020.

6/2020/2083/FULL

Address	49 Briars Wood Hatfield AL10 8DH
Proposal	Change of use from 3-bedroom residential dwelling to a 6-bedroom House of Multiple Occupation (HMO)
Applicant	Mr Mohammad Choudhry
Ward	Hatfield South West
Agent	Mr Joe DUrso
Call-In/Objection from	Carrie Lloyd, Hatfield Town Council
Reason for Committee Decision	<p>We would question whether the applicant has provided sufficient amenity to the potential occupants of this property.</p> <p>This amenity space could be awfully cramped at peak times. Given that 2 bedrooms are next to this space, the occupants of those rooms are likely to be at risk of experiencing high levels of noise due to potentially large numbers of people using what little space has been provided at a variety of times of day and night?</p> <p>We note that only 2 off street parking spaces are shown on the application form but three are shown on the plans. 7 cycle bays are cited on the application forms but the cycle shed is shown in the rear garden which can only be accessed through the house. This seems incredibly insufficient, and we would query whether this provision is sufficient for this proposal, or indeed meets the minimum standards stipulated by this council and/or the NPPF.</p> <p>To convert a house to hold this many people would be out of keeping with the neighbouring area.</p> <p>This area of Hatfield already has an exceptionally high density of HMOs, we would ask that the Article 4 directive is closely looked at in this case, as there will likely be a high number of unregistered HMOs in this area.</p> <p>Whilst we know there is an Article 4 direction in force it desperately needs reviewing and this has been recognised by the LPA. Until such time that this has been carried out and bearing in mind that the overall concentration of HMOs in</p>

Hatfield Town Council's area needs to be reduced, we request that there be no further HMO's granted planning permission.

Case Officer Ms Emily Stainer
Summary This planning application is anticipated to be presented to committee in November or December 2020.

6/2020/2099/HOUSE

Address	6 Stanborough Cottages Great North Road Welwyn Garden City AL8 7TE
Proposal	Erection of detached outbuilding incidental to main dwelling
Applicant	Mr Taylor Russell
Ward	Hatfield Villages
Agent	Mr Alan Taylor
Call-In/Objection from	Carrie Lloyd, Hatfield Town Council
Reason for Committee Decision	Members do not consider this outbuilding incidental to the main property, it has a kitchen which enables it to be independent to the main property and no indication has been given with the application as to why special circumstances exist for this.
Case Officer	Mrs Sarah Madyausiku
Summary	This planning application is anticipated to be presented to committee in November or December 2020.