

WELWYN HATFIELD BOROUGH COUNCIL - DEVELOPMENT MANAGEMENT COMMITTEE
 REPORT OF THE ASSISTANT DIRECTOR (PLANNING) – 4 DECEMBER 2023

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 If the call-in or application is withdrawn, the item will not be presented.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.

Appendix 1 - Applications comprising call-ins or major objections						
Ward	Application Ref	Site Address	Proposal	Case Officer	Called in by	Expected DMC
Haldens	6/2023/1907/HOUSE	79 Sloansway Welwyn Garden City AL7 1NA	Erection of double storey side and part single storey rear extension and front porch	Mrs Sarah Madyausiku	Councillor Lucy Musk, Welwyn Hatfield Borough Council	
Hatfield Cent.	6/2023/1802/MAJ	Land East of A6129 Stanborough Hatfield AL8 7TB	Installation of 10MW solar photovoltaic array across approximately 10 hectares of land with installation of 1.5MW battery energy storage system and associated landscaping	Ms Kirsty Shirley	Councillor Gemma Moore, Welwyn Hatfield Borough Council	
Hatfield South West	6/2023/1809/HOUSE	64 Bishops Rise Hatfield Hertfordshire AL10 9HH	Retention of storage and raised patio at the rear of the property	Ms Ashley Ransome	Councillor Timothy Rowse, Welwyn Hatfield Borough Council	11 January 2024
Hatfield South West	6/2023/2169/OUTLINE	32 Elm Drive Hatfield AL10 8NU	Outline permission for the erection of an end of terrace two storey dwelling	Ms Elizabeth Mugova	Councillor Timothy Rowse, Welwyn Hatfield Borough Council	
Hatfield Villages	6/2022/0820/OUTLINE	Emmanuels Farm Great North Road Welwyn Garden City AL8 7TA	Outline Planning Application for a residential development of up to 20 affordable units. Access, layout and scale are for approval; landscaping and appearance are reserved matters.	Ms Louise Sahlke	Jonah Anthony, Hatfield Town Council	

Hatfield Villages	6/2023/1677/FULL	Emmanuels Farm Great North Road Welwyn Garden City AL8 7TA	Change of use of land to add 4 pitches for Gypsy/Traveller family, comprising the siting of 1 mobile and 1 touring caravan per pitch, formation of access road and retention of the existing temporary pitch granted	Mr William Myers	Councillor Samuel Kasumu, Welwyn Hatfield Borough Council	
Hollybush	6/2023/1220/FULL	Land off Beehive Lane Welwyn Garden City AL7 4BW	Change of use from sui generis to dwellinghouse (class C3) and erection of 4 new dwelling houses, with associated access, car parking, amenity space and landscaping following demolition of existing building (amended scheme)	Ms Louise Sahlke	Councillor Lynn Chesterman, Welwyn Hatfield Borough Council	
Hollybush	6/2023/1665/FULL	4 Little Ley Welwyn Garden City AL7 4TN	Erection of 1 no. new dwelling to the end of the existing terrace and associated alterations to host dwelling	Mr Raymond Lee	Councillor Margaret Birleson, Welwyn Hatfield Borough Council	
Northaw and Cuffley	6/2020/3451/MAJ	Wells Farm, Northaw Road East, Cuffley, Potters Bar, Herts. EN6 4RD	Demolition of existing buildings and erection of 14 dwellings	Mr Mark Peacock	The Clerk, Northaw & Cuffley Parish Council	
Northaw and Cuffley	6/2022/2888/HOUSE	The Wilderness Vineyards Road Northaw Potters Bar Hertfordshire EN6 4PE	Erection of two storey front extensions, infill front porch extension, single storey side and rear extension, two rear dormers, three front windows and alterations to fenestration.	Ms Elizabeth Mugova	The Clerk, Northaw & Cuffley Parish Council	
Northaw and Cuffley	6/2023/1043/VAR	12 Tolmers Gardens, Cuffley, Potters Bar, EN6 4JE	Variation of condition 9 (Obscure glazing and non opening of side windows) on planning application 6/2020/2944/VAR	Mr David Elmore	The Clerk, Northaw & Cuffley Parish Council	
Northaw and Cuffley	6/2023/1090/HOUSE	18 Plough Hill Cuffley Potters Bar EN6 4DR	Erection of a single storey side and rear extension, two storey rear extension, alteration and enlargement of roof, 5 x front, side, rear dormers, 2 x side roof lights and front bay window	Ms Elizabeth Mugova	The Clerk, Northaw & Cuffley Parish Council	11 January 2024
Northaw and Cuffley	6/2023/1748/FULL	Northaw Brook Meadow Coopers Lane Road Northaw EN6 4FB	Conversion of a stable block into dwelling	Ms Kirsty Shirley	The Clerk, Northaw & Cuffley Parish Council	
Peartree	6/2021/0181/MAJ	Former Shredded Wheat Factory Broadwater Road Welwyn Garden City AL7 1RR	Hybrid planning application comprising: Detailed Planning Application for 399 Private Rented Sector (PRS) dwellings and 153 dwellings (Class C3), 250 units of residential care accommodation for the elderly (Use Class C2) with associated communal facilities, 15,247m2 of community and commercial hub (Use Classes E and F1) with associated cycling hub, car parking, access, landscaping, public art and other supporting infrastructure; and Outline Planning Application for up to 418 dwellings (Class C3) with all matters reserved except access.	Mr William Myers	Councillor Malcolm Cowan, Welwyn Hatfield Borough Council	
Peartree	6/2021/0671/MAJ	South Side Former Shredded Wheat Factory Broadwater Road Welwyn Garden City	Erection of 317 dwellings (Class C3) with associated access, parking, landscaping and other supporting infrastructure, and outline planning for up to 404 dwellings (Class C3) with all matters reserved for access.	Mr William Myers	Councillor Malcolm Cowan, Welwyn Hatfield Borough Council	

Welham Green & Hatfield South	6/2016/1493/VAR	Thunderbridge Yard Bulls Lane Hatfield AL9 7BB	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	Mr Mark Peacock	Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council	
Welham Green & Hatfield South	6/2016/1493/VAR	Thunderbridge Yard Bulls Lane Hatfield AL9 7BB	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	Mr Mark Peacock	Christine Wootton, North Mymms Parish Council	
Welham Green & Hatfield South	6/2022/2775/HOUSE	Flint Cottage Blackhorse Lane South Mimms Hertfordshire EN6 3NB	Alterations to dormers and crown roof over rear extension	Ms Ashley Ransome	Christine Wootton, North Mymms Parish Council	
Welham Green & Hatfield South	6/2022/2784/OUTLINE	Land off Booths Close Holloways Lane Welham Green Hatfield AL9 7NW	Outline planning permission for the erection of a dwelling with all matters reserved except for means of access and layout	Ms Kirsty Shirley	Christine Wootton, North Mymms Parish Council	
Welham Green & Hatfield South	6/2022/2784/OUTLINE	Land off Booths Close Holloways Lane Welham Green Hatfield AL9 7NW	Outline planning permission for the erection of a dwelling with all matters reserved except for means of access and layout	Ms Kirsty Shirley	Christine Wootton, North Mymms Parish Council	
Welham Green & Hatfield South	6/2023/0894/FULL	Unit 1 51 Welham Manor Welham Green Hatfield AL9 7EL	Change of use from industrial unit to provide 7 residential dwellings, together with associated landscaping, amenity space, parking, refuse storage and access from Welham Manor following demolition of existing buildings and structures	Ms Elizabeth Mugova	Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council	11 January 2024
Welham Green & Hatfield South	6/2023/0988/VAR	Roundhouse Farm, Land Off of Bullens Green Lane, Colney Heath	Variation to conditions 2 (boundary and surface treatment plan), 3 (fire tracking and parking plan), 4, (visitor spaces on fire tracking and parking plan), 5 (on plot garages on fire tracking and parking plan), 6 (soft landscaping), 7 (Landscape and ecological management plan), 8 (arboricultural method statement) and 10 (approved plans) on planning permission 6/2022/0824/RM	Mr David Elmore	Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council	
Welham Green & Hatfield South	6/2023/1118/FULL	Linden Lodge Bulls Lane Hatfield AL9 7BB	Retention of concrete hard-standing area and 2 x roller shutter doors, with installation of 2 x new roller shutter doors, roof and side wall to storage area, re-cladding of existing storage building, to include windows and doors and replacement of asbestos roof.	Ms Louise Sahlke	Christine Wootton, North Mymms Parish Council	
Welham Green & Hatfield South	6/2023/1532/OUTLINE	Land at South Way Hatfield	Outline planning application with all matters reserved except access, for the erection of 120 homes and a two form entry primary school with associated access, open space, landscaping and other infrastructure	Mr David Elmore	Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council	
Welham Green & Hatfield South	6/2023/1532/OUTLINE	Land at South Way Hatfield	Outline planning application with all matters reserved except access, for the erection of 120	Mr David Elmore	Christine Wootton, North Mymms Parish	

			homes and a two form entry primary school with associated access, open space, landscaping and other infrastructure		Council	
Welham Green & Hatfield South	6/2023/2133/FULL	26 Huggins Lane Welham Green Hatfield AL9 7LE	Erection of a 2 bedroom detached bungalow following sub division of plot	Ms Elizabeth Mugova	Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council	
Welwyn East	6/2023/0163/FULL	57 New Road Digswell Welwyn AL6 0AL	Proposed part demolition of existing property and erection of 5 no 4 bedroom houses with associated internal access roads, parking and refuse / recycling collection	Mr Raymond Lee	Arooj Afzal, Welwyn Parish Council	
Welwyn East	6/2023/0907/FULL	59 New Road Digswell Welwyn AL6 0AL	Erection of a detached two storey building with accommodation at lower ground level comprising 9 apartments following demolition of existing property with associated bin and cycle storage and car parking provision	Ms Louise Sahlke	Councillor Terry Mitchinson, Welwyn Hatfield Borough Council	11 January 2024
Welwyn East	6/2023/0907/FULL	59 New Road Digswell Welwyn AL6 0AL	Erection of a detached two storey building with accommodation at lower ground level comprising 9 apartments following demolition of existing property with associated bin and cycle storage and car parking provision	Ms Louise Sahlke	Arooj Afzal, Welwyn Parish Council	11 January 2024
Welwyn East	6/2023/1898/FULL	58 Harmer Green Lane Digswell Welwyn AL6 0AW	Erection of a replacement dwelling house and associated landscaping, following the demolition of the existing built form	Mrs Sarah Madyausiku	Councillor Julie Cragg, Welwyn Hatfield Borough Council	
Welwyn East	6/2023/2093/MAJ	57 New Road Digswell Welwyn AL6 0AL	Erection of two new residential apartment buildings to provide 12 x 2-bedroom and 5 x 3-bedroom apartments, construction of access, landscape planting and ancillary development following the demolition of existing house and outbuildings	Mr Raymond Lee	Arooj Afzal, Welwyn Parish Council	
Welwyn West	6/2016/0270/VAR	Four Oaks 1-4 Great North Road Welwyn AL6 0PL	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.	Mr Raymond Lee	Councillor Julie Cragg, Welwyn Hatfield Borough Council	
Welwyn West	6/2016/0270/VAR	Four Oaks 1-4 Great North Road Welwyn AL6 0PL	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.	Mr Raymond Lee	Arooj Afzal, Welwyn Parish Council	
Welwyn West	6/2023/1381/MAJ	15 and 15a Codicote Road Welwyn AL6 9NE	Erection of two blocks of residential flats comprising 6no 1 bed and 4no 2 beds and a mix of 19no 3, 4 and 5 bed dwellings following the demolition of existing properties and associated outbuildings and structures	Mr Raymond Lee	Arooj Afzal, Welwyn Parish Council	
Welwyn West	6/2023/2129/FULL	Corner of Foxglove Way and The Brambles Welwyn AL6 0QP	Construction of a new one-bedroom house with amenity and refuse storage, and an associated double garage to include parking and cycle storage, and creation of a vehicular access.	Mrs Sarah Madyausiku	Arooj Afzal, Welwyn Parish Council	

Appendix 2 - All other applications not comprising call-ins or major objections

Ward	Application Ref	Site Address	Proposal	Case Officer	Reason	Expected DMC
Howlands	6/2020/1162/MAJ	Howlands House, Howlands, Welwyn Garden City AL7 4SD	Erection of 72 units of temporary residential accommodation with a staff office, children's play area, parking, cycle store, refuse areas, landscaping and amenity space, following demolition of existing buildings	Mr William Myers	This is a major application which has been submitted by the Council's Housing team and officers consider that in accordance with the constitution it should be dealt with by the Council's Development Management Committee.	
Ward	Application Ref	Site Address	Proposal	Case Officer	Reason	Expected DMC
Hatfield South West	6/2023/0759/VAR	Car Park High View Hatfield Hertfordshire AL10 8HZ	Removal of condition 28 (car club) and variation of approved drawings on planning permission 6/2019/1067/MAJ to include: <ul style="list-style-type: none"> • Addition of four new car parking spaces • Changes to EV charging point locations • Changes to kerbs and splays on High View • Changes to Church Square • Changes to the cycle storage outside the block CH houses • Changes to the rear garden layout for the block CH houses 	Ms Ashley Ransome	This application is presented to the Development Management Committee because the Council has an interest in the land.	11 January 2024