

Development Management Committee  
20 July 2021

## WELWYN HATFIELD COUNCIL

Minutes of a meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held on Tuesday 20 July 2021 at 7.30 pm in the Council Chamber, Council Offices, The Campus, Welwyn Garden City, Herts, AL8 6AE.

PRESENT: Councillors B. Fitzsimon (Vice-chair)  
S. Elam, L. Musk (substituting for J. Weston), N. Pace,  
C. Juggins, J. Ranshaw, S. Tunstall, T. Travell,  
R. Trigg, P. Shah, J.P. Skoczylas, C. Stanbury  
(substituting for D. Richardson) S. McNamara  
(substituting for J. Boulton)

OFFICIALS Head of Planning (C. Dale)  
PRESENT: Legal Advisor, Trowers & Hamblins LLP (J. Backhaus)  
Development Management Officer (E. Stainer)  
Senior Democratic Services Officer (G. Paddan)  
Democratic Services Assistant (B. Taylor)

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### 10. SUBSTITUTIONS

The following substitution of a Committee Members had been made in accordance with Council Procedure Rules:

Councillor S. McNamara for Councillor J. Boulton.

Councillor C. Stanbury for Councillor D. Richardson.

Councillor L. Musk for Councillor J. Weston.

### 11. APOLOGIES

Apologies for absence was received from Councillors J. Boulton, D. Richardson and J. Weston.

### 12. MINUTES

The Minutes of meeting held on 17 June 2021 were approved as a correct record and signed by the Chairman.

### 13. 61 NEW ROAD, DIGSWELL, WELWYN AL6 0AL - 6/2020/2818/FULL - DEMOLITION OF EXISTING DWELLING AND ERECTION OF A DETACHED TWO STOREY BUILDING WITH ACCOMMODATION IN ROOFSPACE COMPRISING 9 APARTMENTS

The Item was withdrawn as further information was needed.

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14. 12 FIRWAY WELWYN AL6 0RD - 6/2021/0417/FULL - ERECTION OF 2 NO. FOUR BEDROOM DETACHED CHALET BUNGALOWS WITH GARAGES FOLLOWING THE DEMOLITION OF THE EXISTING PROPERTY

The Item had been withdrawn.

15. 17 CRANMER CLOSE, LITTLE HEATH, POTTERS BAR, EN6 1LB - 6/2021/1222/HOUSE - ERECTION OF A PART TWO STOREY, PART SINGLE STOREY SIDE AND REAR EXTENSION AND ENHANCEMENT OF FRONT AND REAR GARDENS FOLLOWING THE DEMOLITION OF THE EXISTING SINGLE STOREY SIDE GARAGE AND STORE

Report of the Corporate Director (Public Protection, Planning and Governance) for a house extension and enhancement for the property owned by Councillor J. Boulton who is a Member of the Borough Council.

The applicant is seeking planning permission for the erection of a part two storey, part single storey side and rear extension, the refurbishment of the front façade of the building and enhancements to the existing front and rear garden. The proposal also involves the demolition of the existing single storey garage/store which is located to the side of the dwelling.

There were no objections or call ins. North Mymms Parish Council had confirmed they have no comment against the renovation works, in addition no consultees or members of the public have made any comments after the initial 21-day consultation period and the 10-day re-consultation period.

The renovation works are in keeping with the character of the area as both neighbours (no. 15 and no. 20) have had first floor side and rear extensions. The part first floor storey extension to the side would be set in 1m from the site boundary to reflect the spacing in the street scene. The overall design would fit in with the character of the surrounding area and existing property. The extension at the rear of the building would complement the design of the existing property. The two – storey extension to the west side of the property would be closest to no. 20 Cranmer Close. The neighbour's wall does not have any windows and is a blank flank wall so there would be no impact to the neighbouring property. The separation distances between the proposed extensions and the neighbouring properties and the limited depth of the extensions prevent there being an unreasonable impact on neighbouring amenity.

The modifications to the front of the property meet the Council's parking guidance.

In Summary, the development is considered on balance to accord with the Policies in the SDG, the SPG, the District Plan, the Emerging Plan and the NPPF. The Officer made reference to the fact that a new version of the NPPF

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was published yesterday and that Officers were satisfied that the proposal did not conflict with this.

It was recommended that the application is approved by the Committee Members following the condition that the materials match the existing dwelling.

A Member stated that the renovation would enhance the property and supported the recommendation from the Officer.

Following discussion, it was proposed by Councillors N. Pace and seconded by R. Trigg and

**RESOLVED:  
(12 in favour, 1 abstention)**

That planning permission be approved subject to the condition as set out in the report.

16. APPEAL DECISIONS

Report of the Corporate Director (Public Protection, Planning and Governance) detailing recent appeal decisions for the period 19 May to 9 July 2021.

RESOLVED:

That appeal decisions during the period 19 May to 9 July 2021 be noted.

17. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS

Report of the Corporate Director (Public Protection, Planning and Governance) providing the Committee with a summary of planning applications that may be presented over the next one or two months. Members noted that if the call-in or application was withdrawn, the item would not be presented to the Committee.

A Member asked if it was possible to have some indication as to when the Bio Park and Shredded Wheat sites would be brought to a DMC meeting. The Officer advised that these applications were under consideration and there are technical issues that need to be resolved before these can be considered by the Committee. There is no specific timescale but anticipate that Officers may be in a position to table them within two to three months.

RESOLVED:

That the report be noted.

Meeting ended at 7.45 pm  
GP