

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 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.
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.
Are they planning to use caravans as an office sutie and run business's from there? [sic]

Case Officer Mr Michael Robinson
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 Jasmine McCabe, Welwyn Parish Council

Reason for Committee Decision 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.

Case Officer Mr Michael Robinson
Summary

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.

Case Officer Mr Mark Peacock

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 Christine Wootton, 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 Mr Mark Peacock
Summary

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-	Councillor Duncan Bell, Welwyn Hatfield Borough Council

In/Objection
from

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.

Thank you for your assistance.

Case Officer
Summary

Mr David Elmore

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 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

27/11/2019 16:46 - 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
Summary

Mr Michael Robinson

6/2020/2818/FULL

Address 61 New Road Digswell Welwyn AL6 0AL
Proposal Demotion of existing dwelling and erection of a detached two storey building with accommodation in the roofspace comprising 9 apartments
Applicant Kingswest Properties Ltd
Ward Welwyn East
Agent Phillip Hughes
Call- Jasmine McCabe, Welwyn Parish Council
In/Objection from
Reason for Committee Decision 24/11/2020 21:19 - Welwyn Parish Council at its Planning and Licensing committee meeting of the 23rd November 2020 agreed to submit

MAJOR OBJECTION to this application.
This application is contrary to the District Plan, Strategy and Objectives 15.4 to safeguard the distinctiveness of the districts variety of landscape, to protect wildlife, trees and hedgerows and encourage biodiversity, and to restrict development which introduces noise and visual intrusion into rural areas.
Please also see Policy RA10 - Landscape Regions and Character Areas, this application contradicts this policy.
Welwyn Parish Council is concerned about the number of parking spaces allocated for these large, multi bedroom apartments which result in on road parking and excessive traffic. A number of trees have already been removed and the Council is mindful about further loss incurred during the development changing the street and tree scape from rural to suburban.

Case Officer
Summary

Mr Raymond Lee

6/2020/3222/MAJ

Address Former Volkswagen Van Centre Comet Way Hatfield AL10 9TF
Proposal Demolition of existing buildings and construction of new building comprising 118 residential apartments, layout of parking areas, landscaping, electricity substation and ancillary development.

Applicant Mike Lodge
Ward Hatfield Villages
Agent Tim Waller
Call-
In/Objection
from Councillor Duncan Bell, Welwyn Hatfield Borough Council
Reason for
Committee
Decision I would like to conditionally call-in the above planning application. Conditionally, in that my call-in only applies if officers are minded to recommend the application for approval.

My reasons for calling this in are as follows:

- The application, by it's size, (118 homes), is of interest to residents and the community generally.
- WHBC parking standards would appear to imply a requirement for 164 spaces, yet only 100 are proposed. A recent development at the Comet Hotel site with very limited parking provision has been plagued by visitor parking on surrounding residential streets, and we will need to avoid repeating this error.
- The sustainability of the proposal in terms of travel needs to take account of the fact that the nearest bus stop is 600 metres distant, and the railway station 1.5 km distant. The site is adjacent to a bus station, but this is, unfortunately, disused. Can anything be done with the abandoned and unsightly bus station site as part of the proposal?
- The site is not in WHBC's draft Local Plan. Whilst this is not in itself a barrier to approval, the draft Local Plan currently places the bulk of housing development for the borough in the towns of WGC and Hatfield, and it may not be desirable to accentuate this emphasis any further with a development on this scale. Alternatively, of course, a reduction of homes planned elsewhere in NW Hatfield in the Local Plan could be the answer.
- DMC members will undoubtedly be interested in the level of affordable housing provision proposed. The application correspondence refers to an initial desire for 100% provision, but only 30% has been proposed formally at this stage.

Case Officer Mr David Elmore
Summary

6/2020/3420/MAJ

Address Biopark, Broadwater Road, Welwyn Garden City AL7 3AX
Proposal Demolition of existing buildings and construction of 289 residential units (Use Class C3) and community hub (Use Class E/F.2), with public realm and open space, landscaping, access, associated car and cycle parking, refuse and recycling storage and supporting infrastructure.
Applicant HG Group

Ward Peartree
Agent Mark Westcott
Call-
In/Objection
from Councillor Malcolm Cowan, Welwyn Hatfield Borough Council

Reason for
Committee
Decision 6/01/2021 19:09 - I have not received any notification of planning as is noted on this application. This was supposed to be on the 24/12/2020 but nothing was received here. This unfortunately leads me to believe that there is some deceit on behalf of the developer. It might even be illegal.

Beside this legal matter, I have many objections to the development:

- There are too many stories and it directly overlooks my property.
- There is not enough parking allocated per dwelling. There is already a problem with too much on street parking and this will just exacerbate the issue.
- The size of the houses is not appropriate. There should be less flats and more houses to enable families to live in WGC. This profile of housing just encourages buy to let landlords who don't improve the culture and wellbeing of WGC, just take from it.
- It looks from the plans that there is access planned directly next to my house. I strongly disagree with this.

I have attached more in the file.

6/01/2021 19:41 - The building heights planned is too much for the area. Both aesthetically and in terms of the local infrastructure. In addition the parking allocation will cause many issues for the neighbouring areas that already have stressed capacity.

The idea of having potentially hundreds of flats overlooking our garden in the summer when we are trying to relax is unnerving

6/01/2021 19:52 - Proposed parking provision is vastly inadequate. Local infrastructure also cannot support such a large number of new dwellings. I live in the 'Mirage' development (Salvisberg Court).

6/01/2021 20:21 - No one in the community was made aware of this development and the changes that were involved in it.

This development adds a substantial number of additional dwellings but very little in the way of additional amenities and parking. 0.6 parking spaces per home is insufficient parking much as I understand this is aimed at housing for commuters

this was not the case with the Salvisberg court and Penn way flats and parking is a major issue. Similarly will broadwater road manage to hold the additional traffic that will occur from all of these additional dwellings.

My other major concern is the lack of additional GP surgeries and schools GP appointments are difficult enough as it is and overloaded and now we are adding an additional approximately 2000 dwellings without any additional support.

6/01/2021 21:01 - 7, 8 & 9 story flats are too high and will bring down the areas worth and beauty as well being inconsiderate to those living in the mirage residents like myself

7/01/2021 04:43 - I am a resident at the Penn Way, Welwyn Garden City AL7 3EF and would like to object on the Biopark development planing application based on the following points:
1- They claim to have sent a letter on the 24th December informing me about this planning application, however I haven't received this letter and neither have my neighbours.

2- Low amount of parking spaces per dwelling.

3- The new proposal overlooks all our gardens invading our privacy. Although the Biopark is a tall building it doesn't effect privacy as this has never been occupied in the evenings and weekends. The council States that only in exceptional circumstances should development be over 5 storeys tall??.

4- There is no capacity in Hospitals, Surgeries, local Schools etc... to cope. Not Sustainable.

5- Social Housing: Council policy is 30% affordable on new builds, The Biopark development contravenes that with only 10%.

Case Officer Mr David Elmore
Summary

6/2020/3451/MAJ

Address	Wells Farm Northaw Road East Cuffley Potters Bar EN6 4RD
Proposal	Demolition of existing buildings and erection of 14 dwellings
Applicant	King & Co (Wells) Ltd
Ward	Northaw and Cuffley
Agent	Mr Mark Aylward
Call- In/Objection from	The Clerk, Northaw & Cuffley Parish Council
Reason for Committee Decision	5/02/2021 13:23 - At the Northaw & Cuffley Planning Committee this application was discussed and it was unanimously RESOLVED to submit a major objection. The document attached contains the basis of the objection sent on behalf of this Council.

Case Officer Mr Mark Peacock

Summary

6/2021/0181/MAJ

Address Former Shredded Wheat Factory Broadwater Road Welwyn Garden City AL7 1RR

Proposal 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.

Applicant

Ward Peartree

Agent Mr Paul Chandler King

Call-In/Objection from Councillor Malcolm Cowan, Welwyn Hatfield Borough Council

Reason for Committee Decision Please note I would like to call this in for committee decision, as it currently appears to conflict with a number of council policies and the council's Broadwater Rd SPD.
Regards, Malcolm.

Case Officer Mr William Myers

Summary

6/2021/0214/FULL

Address Little Guessens 6 Codicote Road Welwyn AL6 9NB

Proposal Erection of a new dwelling to the rear of the site and associated works

Applicant Netherdown (Herts) Ltd

Ward Welwyn West

Agent Suzy Wilson

Call-In/Objection from Councillor Paul Smith, Welwyn Hatfield Borough Council

Reason for Committee Decision 17/02/2021 09:31 - The development and restoration of Guessens in Welwyn has attracted a huge amount of local interest and virtually unanimous support. The development is breathing new life into a very historic building securing its future. This application to add a small new build property in the grounds

appears very unassuming and sensitive to all its surroundings. Should the officer be minded to refuse this application I would request this is called in to DMC for consideration. This application has attracted an unusually high level of public interest and I believe any refusal would create a high level of local negative attention, hence my request this is reviewed by committee if the officer would recommend for refusal.

Case Officer Mr Raymond Lee
Summary

6/2021/0361/FULL

Address	58 St Albans Road East Hatfield AL10 0EH
Proposal	Erection of a one and half storey community centre with ancillary prayer space following the demolition of the existing structure
Applicant	Mr Abdul Rouf
Ward	Hatfield East
Agent	Sir/Madam
Call-In/Objection from	Carrie Lloyd, Hatfield Town Council
Reason for Committee Decision	<p>MAJOR OBJECTION</p> <p>We agree with the objection from Parking services as statements in plans are incorrect and parking on verges etc as described is not permitted. Parking on site or nearby is seen as inadequate.</p> <p>Proposing to open at 4.00am in summer months and open until 11.30pm daily. Full programme of classes from 9.30am until 22.00 staffed by external trained professionals. 2 full time and 3 part time staff = lots of cars there for quite some time.</p> <p>Planned maximum capacity 125 users. Stewards planned for Friday prayers. Afterschool and Saturday mornings likely to be very busy. CCTV will be installed. Arabic language classes for example. This is a very large capacity building for a very small site.</p> <p>Building is definitely 2 storey and at highest point is same as St Luke's Church which makes it very dominant next to a Grade 2 listed building..</p> <p>Only 1 disabled parking space? Wheelchair access upstairs is not shown.</p> <p>Upstairs completely separate from down and so using both for a single event will not work. Only way to get upstairs from down is to go outside and back in. If this is a Community Centre there should be a connection downstairs to upstairs, if this is a mosque please change the description of the application.</p> <p>No fire escape exit obvious from the upper hall.</p> <p>Dusk to dawn lighting outside entrances. Will this create light</p>

pollution? No environment impact assessment for the bats in the cemetery.

Students have own provision on Campus and this provides community cohesion within the University.

Existing structure is old and in poor condition, it has asbestos, but it is still an iconic building and this new development does not give one single nod to the existing wooden structure in its development design.

Contractors parking indicated right outside St Luke's. Impossible because of funerals etc. This area was given to St Luke's by Lord Salisbury for the Church especially for funerals.

Dorma style upper windows looks overpowering and inappropriate next to church. Some aspects of design compliment the church style. E.g pitched roof and colour palette. Concern over impact on HTC land and what outdoor space the new hall will have. Comment from HTC as owner of Coronation Gardens as to access and trees. Children's parties for example? Will they overflow into the Coronation Gardens which is a place of quiet sitting etc.

Some of trees mentioned in the 5 year old survey do not seem to be in the plot for this development. Either church or HTC trees.

Design is not sympathetic to any design concept within Hatfield. We hope that the Borough Council help the applicant find a more suitable location to build a mosque in Welwyn Hatfield. We understand that St Luke's Church are submitting their own comments which we endorse

Case Officer Ms Kelsey Collins
Summary

6/2021/0417/FULL

Address	12 Firway Welwyn AL6 0RD
Proposal	Erection of 2 no. four bedroom detached chalet bungalows with garages following the demolition of the existing property.
Applicant	G P Homes Ltd
Ward	Welwyn East
Agent	Mr Kevin Sherwood
Call-In/Objection from	Jasmine McCabe, Welwyn Parish Council
Reason for Committee Decision	18/02/2021 14:54 - Welwyn Parish Council at its Planning and Licensing committee meeting of the 16th February 2021 resolved to submit: MAJOR OBJECTION The submitted proposal does not appear dissimilar to the previous application, the design appears to be disproportionate and cramped.

Case Officer Mrs Sarah Madyausiku

Summary

6/2021/0456/MAJ

Address 71 Station Road Cuffley Potters Bar EN6 4HZ

Proposal Demolition of existing car showroom and erection of three storey block of flats comprising of 9No 2 bedroom flats & 3No 1 bedroom flats, with associated access, parking, amenity space and landscaping.

Applicant Rampard Ltd

Ward Northaw and Cuffley

Agent Mr Salvatore Zaffuto

Call-In/Objection from The Clerk, Northaw & Cuffley Parish Council

Reason for Committee Decision 26/03/2021 13:43 - At the Planning Committee held on 17 March it was unanimously resolved to submit a major objection on the basis that this development is one storey higher than all the buildings around it with a roof top garden, this is out of keeping with the area and with the current street scene. The Committee felt that this development is overdevelopment and would certainly deter from the current look and feel of this area. If minded to permit it was agreed that the S106 funding for this development would be required for environmental improvements to Station Road in terms of landscaping, traffic calming and improved road signage and lighting schemes.

Case Officer Mr David Elmore

Summary

6/2021/0516/VAR

Address Land North East of Welwyn Garden City Panshanger Welwyn Garden City AL27 2QJ

Proposal Variation of conditions 3, 4, 5, 6, 8, 11, 13, 24, 28, 30, 31 & 32 on outline planning permission (6/2018/0873/OUTLINE) for a residential-led development of up to 650 residential units, a two-form entry primary school, provision of six gypsy and traveller pitches, a new local centre (comprising retail and community uses), new vehicular access from Hens Lane, car parking, associated infrastructure and landscaping works with all matters except access reserved

Applicant Ms Caroline Searle

Ward Haldens

Agent Mr David Jobbins

Call- Councillor Jane Quinton, Welwyn Hatfield Borough Council

In/Objection
from

Reason for
Committee
Decision

15/03/2021 10:45 - I wish to call in the planning application for presentation to the DMC.

There has been considerable concern from residents in the area about the new placement of the local centre immediately behind their properties, which they feel will be disruptive. In previous versions of the masterplan, houses were always placed adjacent to existing properties. There has also been concern about the placement of the School and Gypsy and Traveller site as well as the illustrative masterplan. I therefore feel the concerns of these residents need to be addressed in a public forum.

Cllr Jane Quinton

Case Officer

Mr Mark Peacock

Address

Land North East of Welwyn Garden City Panshanger Welwyn Garden City AL27 2QJ

Proposal

Variation of conditions 3, 4, 5, 6, 8, 11, 13, 24, 28, 30, 31 & 32 on outline planning permission (6/2018/0873/OUTLINE) for a residential-led development of up to 650 residential units, a two-form entry primary school, provision of six gypsy and traveller pitches, a new local centre (comprising retail and community uses), new vehicular access from Hens Lane, car parking, associated infrastructure and landscaping works with all matters except access reserved

Applicant

Ms Caroline Searle

Ward

Haldens

Agent

Mr David Jobbins

Call-
In/Objection
from

Councillor Terry Mitchinson, Welwyn Hatfield Borough Council

Reason for
Committee
Decision

Looking at the revisions I feel this is more than just a minor change to the existing outline permissions and could result in a more severe impact on existing dwellings.

I therefore request it is called in so it can be properly reviewed by councillors on the development control committee.

Kind regards,

Councillor Terry Mitchinson

Panshanger Ward

Executive Member Leisure, Culture and Communications

Case Officer
Summary

Mr Mark Peacock

6/2021/0671/MAJ

Address	South Side Former Shredded Wheat Factory Broadwater Road Welwyn Garden City
Proposal	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.
Applicant	Adam Wadsworth
Ward	Peartree
Agent	Rob Morgan
Call- In/Objection from	Councillor Malcolm Cowan, Welwyn Hatfield Borough Council
Reason for Committee Decision	<p>Thanks. I would like to call this one in, though I realise it was probably heading to DMC anyway.</p> <p>My reasons are the conflict between the application and many of the council's policies, including but not limited to the Broadwater Road SPD, and the very high level of public interest indeed outrage.</p> <p>Regards, Malcolm.</p>
Case Officer Summary	Mr William Myers

6/2021/0773/FULL

Address	1 Maynard Place Cuffley Potters Bar EN6 4JA
Proposal	The erection of a one storey roof extension to create 6 no. flats including 3 x 1 bed and 3 x 2 bed flats, with associated parking and cycle and refuse provision
Applicant	JS & HBJ Conway 1994 Settlement
Ward	Northaw and Cuffley
Agent	Mr Brooks Murray Architects
Call- In/Objection from	The Clerk, Northaw & Cuffley Parish Council
Reason for Committee Decision	<p>14/04/2021 18:21 - The Parish Council met on 7th April and it was unanimously confirmed that a Major Objection be submitted for this application . It was felt by members of the Council that parking allocation remained an issue. There was a service function of the car parking area and as the lower units were all commercial some regularly serviced for catering business the vehicle access is very narrow and only allows one vehicle in and out at once. There is no turning circle and therefore vehicle conflict which requires reversing vehicles illegally onto the main</p>

highway. There is no mitigation available for this and it is also noted that several properties use this car park and access to drive through in order to obtain access to the rear of their properties in Plough Hill. This is a service area with little to no management and without clarity adding further vehicles would be inadequate and this is the reason for the major objection by this Council.

Case Officer Ms Kelsey Collins
Summary

6/2021/0894/FULL

Address Existing Base Station Bishops Rise Hatfield AL10 9QU

Proposal Removal of existing 12.5m Elara street works pole and installation of a replacement 20m Orion street pole in new location as shown supporting 6 no antennas and 3no Remote Radio Units underneath the antennas and 2no 300mm dishes. Installation of green York cabinet and ancillary development thereto.

Applicant Cornerstone and Telefonica UK Ltd

Ward Hatfield South West

Agent Miss Dianne Perry

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

Reason for Committee Decision 20/04/2021 15:14 - The Chairman of Planning Committee raises a Major Objection having spoken to Cllr Eames-Petersen. I refer you to emails addressed to the Planning Officer & Planning@ email address requesting advice which is awaited. This Council supports the comments of the Borough Ward Councillors.

This application is much taller than the exiting mast. Operators are under an obligation to consider the natural and built environment when locating masts and limiting their visual effect. Whilst not within the application site, we are disappointed that the new high rise buildings nearby are not being considered as suitable locations.

Case Officer Ms Kelsey Collins
Summary

6/2021/1048/HOUSE

Address 4 Hawkshead Lane North Mymms Hatfield AL9 7TB

Proposal Erection of part single, part two storey side extension; basement; enlargement of roof; erection of three rear dormers; insertion of side rooflight; and alterations to openings.

Applicant	Mr Mike LaCorte
Ward	Welham Green & Hatfield South
Agent	Mrs Faye Wright
Call-In/Objection from	Christine Wootton, North Mymms Parish Council
Reason for Committee Decision	5/05/2021 16:09 - Irrespective of previous applications cumulatively or otherwise, this is over-development in the Green Belt, particularly including installation of a swimming pool. Consolidation of previous approvals does not constitute special circumstances or negate presumption against development in the Green Belt. The extent of the proposal on this application will be excessive and this building is visible from Swanland Road and Hawkshead Lane at the lower end. It is the only property that can be seen, but this means it is already prominent and therefore extension and increased height will exacerbate the visual impact on the openness of the Green Belt. Therefore, this would cause harm.
Case Officer Summary	Ms Emily Stainer

6/2021/1277/OUTLINE

Address	B&Q, Swallowfields, Welwyn Garden City, AL7 1JD
Proposal	Outline application for redevelopment of the site to provide 151 dwellings with all matters reserved except for access.
Applicant	Thrive Homes
Ward	Peartree
Agent	James Holmes
Call-In/Objection from	Councillor Jayne Lesley Ranshaw, Welwyn Hatfield Borough Council
Reason for Committee Decision	17/05/2021 10:31 - I would like to call in this application as it has attracted an unusually high level of public interest such as objection letters submitted within the planning portal. The application would result in the loss of retail / employment land.
Case Officer Summary	Mr Raymond Lee

6/2021/1349/MAJ

Address	Land North of Oakleigh Farm Codicote Road Welwyn AL6 9TY
Proposal	Erection of 6 x 4-bed detached dwellings with associated parking and amenity areas following demolition of all existing buildings and structures. Change of use of eastern section of land to paddock and alterations to existing access road.

Applicant	Mr Kevin McBride
Ward	Welwyn West
Agent	Mr Tom Donovan
Call-In/Objection from	Councillor Tony Kingsbury, Welwyn Hatfield Borough Council
Reason for Committee Decision	2/06/2021 12:51 - I would like to call this application into committee if the officer is minded to refuse it, as I consider that it raises unusual issues which would benefit from consideration by the committee. It will be determined between two authorities and clearly some differing views were expressed on an earlier application on the site.
Case Officer Summary	Ms Louise Sahlke

6/2021/1363/HOUSE

Address	Meadow View Wyndham Cottage Camfield Place Kentish Lane Hatfield AL9 6JE
Proposal	Retention of single storey rear and side extension and raised terrace; erection of two side dormers and insertion of side rooflight to existing roof; and erection of first floor rear extension with a side dormer and rooflight.
Applicant	Mr J Adkin
Ward	Brookmans Park & Little Heath
Agent	Mr John Myring
Call-In/Objection from	Councillor Stephen Boulton, Welwyn Hatfield Borough Council
Reason for Committee Decision	would like to call this in please. I have spoken to the applicant and his agent and although the property is in Green Belt I think it should be approved as the work in itself is minor when compared to other things allowed in the Green Belt.
Case Officer Summary	Mrs Sarah Smith

6/2021/1440/FULL

Address	18 Station Road Cuffley Potters Bar EN6 4HT
Proposal	Erection of a first floor rear extension, loft conversion with insertion of dormers and installation of 3 x front skylights, ground floor residential access, and the erection of 1 x additional residential unit
Applicant	Fenbrook Holdings Ltd

Ward	Northaw and Cuffley
Agent	Archpl LTD
Call-In/Objection from	The Clerk, Northaw & Cuffley Parish Council
Reason for Committee Decision	<p>25/06/2021 12:08 - The Parish Council wish to submit a major objection to this application as there is no way of servicing the retail unit from the rear with regards loading and unloading, there is no free on or off street parking and there would be 2 residential units without car park provision.</p> <p>The storeroom being removed means access has gone and this combination along with the lack of car parking leads to an overdevelopment of this site.</p> <p>This development also threatens the viability of the unit for future retail use.</p>
Case Officer	Mr Raymond Lee
Summary	

6/2021/1486/FULL

Address	10 Thrush Avenue Hatfield AL10 8QU
Proposal	Erection of an attached 2 storey, 2 bed dwelling, demolition of detached garage and alterations to front elevation openings of existing property.
Applicant	Mr. T. Mrabate
Ward	Hatfield South West
Agent	Mr S Cook
Call-In/Objection from	Carrie Lloyd, Hatfield Town Council
Reason for Committee Decision	<p>28/05/2021 10:43 - The existing semi maybe be used as mini HMO currently as downstairs bedroom and shower - we have not been provided with the first floor plans to confirm that there are already 3 beds and one bath. Adding a two storey 2 bed dwelling to the site makes 6 bedrooms in the space allotted to one house in original plans. The new dwelling is in the space of the garage and parking for the original house. This application proposes to completely removed the front garden just to get sufficient parking.</p> <p>(1) We need to know whether it is already an HMO.</p> <p>(2) We object to the total removal of the front garden, garage and parking sufficient for one house.</p> <p>(3) We need to see the plans for the first floor of the current building to have a complete picture</p>

Case Officer Ms Kelsey Collins
Summary

6/2021/1578/HOUSE

Address 3 Buttercup Close Hatfield AL10 9FH
Proposal Erection of a single storey rear extension following demolition of existing conservatory; garage conversion and first floor extension over existing garage including front dormer
Applicant Mr Muhammad Rashid Khan
Ward Hatfield Villages
Agent Mrs Nancy Covello
Call-In/Objection from Carrie Lloyd, Hatfield Town Council
Reason for Committee Decision 18/06/2021 12:23 - Support the objection from neighbour. Creates a terrace of three houses which is not what was intended. The neighbour rightly objects to the garage conversion on 3 points
Terracing of their house
The intrusive nature of the extensions to light and amenity of their property
The noise and intrusion from creating a party wall with their lounge.
The neighbour draws our attention to details that we did not have before and so it is not surprising that we come to a stronger conclusion. The point regarding the neighbours window is particularly significant.

Case Officer Ms Kelsey Collins
Summary

6/2021/1644/HOUSE

Address Garden Cottage Danesbury Park Road Welwyn AL6 9SE
Proposal Demolition of one bedroom annex and erection of replacement one bedroom residential annex. Partial demolition of stables building, removal of shipping containers, builders yard, equipment and materials, and reduction in area of hard standing.
Applicant Mr and Mrs Adam Sewell
Ward Welwyn West
Agent Mr Barry Sewell
Call-In/Objection from Jasmine McCabe, Welwyn Parish Council
Reason for 24/06/2021 15:48 - At it's Planning and Licensing committee

Committee Decision meeting of the 22 June 2021, Welwyn Parish Council agreed to submit the following response:

MAJOR OBJECTION

Welwyn Parish Council believe this would be an inappropriate development in the Green Belt, with no record or evidence of planning permission granted for the existing annex and stable block or shipping containers. There does not appear to be any special circumstances that would outweigh the harm to the Green Belt.

Case Officer Summary Ms Emily Stainer

6/2021/1745/HOUSE

Address 31 The Ridgeway Cuffley Potters Bar EN6 4BB

Proposal Alterations to existing front boundary treatment comprising: removal of all walls, railings and piers (other than gate piers and a pier at each end); retention of gates; erection of 1.6m high fence; and provision of mature yew hedge.

Applicant Mr J Tucholski

Ward Northaw and Cuffley

Agent Mrs Gillian Davidson

Call-In/Objection from The Clerk, Northaw & Cuffley Parish Council

Reason for Committee Decision 8/07/2021 10:48 - The Parish Council wish to submit a major objection on the basis that there are serious concerns that the hedge goes beyond the boundary if this is the case then this should be moved back to the boundary of the resident.

Case Officer Summary Mr David Elmore