

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 1 DECEMBER 2022
REPORT OF THE ASSISTANT DIRECTOR (PLANNING)

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 If the call-in or application is withdrawn, the item will not be presented.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	Chris Carter
Title	Assistant Director (Planning)

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 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 Raymond Lee

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 Raymond Lee

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

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 Nick Pellegram

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

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 Thanks. I would like to call this one in, though I realise it was probably heading to DMC anyway.

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.

Regards, Malcolm.

Case Officer Mr William Myers

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 Mr Raymond Lee

6/2021/3096/OUTLINE

Address Land North East of Welwyn Garden City Panshanger Welwyn Garden City AL7 2QJ

Proposal Outline application for the erection of up to 210 dwellings (Class C3), associated infrastructure, landscaping, provision of allotments and 12 x Gypsy & Traveller pitches with all matters reserved except access

Applicant Homes England

Ward Haldens

Agent Mr D Jobbins

Call-In/Objection from Councillor Jane Quinton, Welwyn Hatfield Borough Council
Reason for Committee Decision 13/12/2021 11:18 - I wish to call in this application because it proposes a major development on greenbelt land which is not within the current local plan and exceeds the proposals in the draft Local plan. In addition, the application does not comply with Biodiversity legislation in the 2021 Environment act.
Case Officer Ms Emily Stainer

6/2021/3380/MAJ

Address 73 Bridge Road East Welwyn Garden City AL7 1UT
Proposal Erection of 2 x buildings comprising of 111 x apartments, access, car and parking works, and landscaping and ancillary development, involving demolition of existing building
Applicant Mr David Cooper
Ward Peartree
Agent Mr Tim Waller
Call-In/Objection from Councillor Russ Platt, Welwyn Hatfield Borough Council
Reason for Committee Decision 14/12/2021 13:48 - I wish to call-in this application as I do not believe this application has adequately addressed the previous reasons for refusal. The previous application attracted an unusually high level of public interest and this is a major application which should be considered by committee. I would withdraw this if the officer decision is to refuse the application.
Case Officer Mr Raymond Lee

6/2022/0015/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 CityScape PA
Call-In/Objection from Jonah Anthony, Hatfield Town Council
Reason for Committee Decision 11/02/2022 11:36 -
The modified profile of the building is less dominating and the reduced height is welcomed. However the parking issue has not been resolved. The statement by the parking officer outlines the many errors in the planning document. The image on page 11 of the Transport document is completely out of date. Parking options are limited to the Multi-storey car park in The Common and Asda customer car park. We assume the one non-disabled parking space is for staff. Does this mean there will never be 2 or more staff requiring parking on duty? The small patch of land between this site and the

existing church is used for funeral and wedding cars and those visiting the graveyard. It can not be used as a builders compound. The site is on a busy roundabout with limit access and egress. Large numbers of cars dropping people off and picking up will be a danger for other drivers. There still appears to be no fire escape from the upper floor of the building which we consider to be a serious omission. The tree reports included are now over 4 years old and the trees in Coronation Gardens and the Church yard should be reconsidered. The diagrams associated with the tree report do not show the proposed footprint of the planned building so how can the comments be accurate? We hope from these comments it is clear that the purpose of a community centre is not the issue. For these reasons we still raise a major objection to this development.

Cllr Jackie Brennan & Jane Anderson – Hatfield Town Council

Case Officer

Ms Louise Sahlke

6/2022/0142/FULL

Address	23 & 25 Station Road Digswell Welwyn AL6 0DU
Proposal	Demolition of two vacant commercial units and erection of two apartments, incorporating a retail unit at ground floor level, and four semi-detached dwellings with residential/private parking, cycle store, refuse store, private and communal amenities
Applicant	
Ward	Welwyn East
Agent	Sir/Madam
Call-In/Objection from	Councillor Julie Cragg, Welwyn Hatfield Borough Council
Reason for Committee Decision	<p>Called in/Email from Paul, thru Cllr Julie Cragg</p> <p>Hi Julie</p> <p>Hope you have been keeping safe and well in these still difficult times. You will have seen that a new planning application was submitted last week for the site of the old butchers shop and the area behind. Although this is a small improvement on the previous application (which was withdrawn in March 2021) in that the houses are now 2 storeys rather than 2.5 storeys and the basement and the ground floor flat have been removed from the block at the front, I still believe it is an overdevelopment of the site. In particular the car parking requirement for the number of units means that there are insufficient spaces retained for exiting uses and users. I would be very grateful if you could do the necessary for the application to be 'called in' so that it is determined by Committee.</p> <p>I attach my initial comments on the new application. They are not in the form of a formal objection, but could form the basis for reasons for the application to be called in.</p>

Thanks for your help.
All best wishes
Regards
Paul

Case Officer

Ms Louise Sahlke

6/2022/0293/OUTLINE

Address Carramore House 50 Vineyards Road Northaw Potters Bar EN6 4PD
Proposal Outline permission for the erection of 1 x dwelling with all matters reserved
Applicant Mr Tim Waller
Ward Northaw and Cuffley
Agent Mr Tim Waller
Call-In/Objection from The Clerk, Northaw & Cuffley Parish Council
Reason for Committee Decision 16/03/2022 14:34 - The Parish Council would like to raise a major objection to this application on the basis that this application is in the Green Belt and is in an unsustainable location. Furthermore it is completely out of character with the surrounding area. Concerns were raised by local councillors that there is a mature tree and the front of the property would likely have to be felled if the application proceeds as stated.
16/03/2022 16:00 - Please find attached a further comment made by the Parish Council which would not fit within the character limit allowed on the portal.

The Clerk, Northaw & Cuffley Parish Council

16/03/2022 14:34 - The Parish Council would like to raise a major objection to this application on the basis that this application is in the Green Belt and is in an unsustainable location. Furthermore it is completely out of character with the surrounding area. Concerns were raised by local councillors that there is a mature tree and the front of the property would likely have to be felled if the application proceeds as stated.

16/03/2022 16:00 - The Clerk, Northaw & Cuffley Parish Council

The Planning Statement refers to this proposal as being a "classic infill" plot. It is nothing of the sort. The homes at this end of Vineyards Road are widely spaced and by no means have a continuous frontage

2) The statement goes on to say A similar development has recently been granted planning permission by the Council, on the same basis. The development in question was a dedicated plot between 2 houses that retained its house number. This was a "classic infill"

3) Mention is made of the recent decision at Colney Heath to allow an appeal Green Belt due to the acute housing shortage. The Colney Heath site promised to build 55% of affordable/self build homes. This application is for 1 large executive home which will go no way toward addressing the need for social or low cost housing. In the instance, the housing shortage is irrelevant.

- 4) What the Planning Statement doesn't say is that a development, more akin to this one, at High Willows (further along Vineyards Road) was refused on appeal for the following reasons
- No Very Special circumstances
 - The location is not in a sustainable location
 - It will add negligible support to the local community
 - The development will be visually intrusive

Planning history shows that Officers and policies have been quite vigilant in preserving the character of the Green Belt in Northaw. Developments that have had no impact on the openness of the Green Belt have been allowed but where there is obvious intrusion, these have been rejected and supported on appeal. We see this application as having irreparable harm on the Green Belt with no compelling reasons to outweigh this harm

Case Officer Ms Elizabeth Mugova

6/2022/0820/OUTLINE

Address Emmanuel's Farm Great North Road Welwyn Garden City AL8 7TA

Proposal 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.

Applicant Millen Homes

Ward Hatfield Villages

Agent Mr Tal Nikan

Call-In/Objection from Jonah Anthony, Hatfield Town Council

Reason for Committee Decision The Town Council would like to raise a major objection on the grounds that the expected exposure to traffic noise is above the BS 8233 recommended guidelines

Case Officer Ms Louise Sahlke

6/2022/1045/HOUSE

Address 13 Lockley Crescent Hatfield AL10 0TL

Proposal Proposed extension and alterations to an existing outbuilding to form ancillary habitable accommodation

Applicant Mr Ditella Pasquale

Ward Hatfield Cent.

Agent Jeff Andrews

Call-In/Objection from Jonah Anthony, Hatfield Town Council

Reason for Committee Decision 26/05/2022 09:23 - The Town Council has significant concerns about the current outbuilding, in terms of its design, construction and current use. On this latter point, the application seems to indicate that this is an ancillary building to the existing property, whilst the accompanying documentation seem

to suggest that this would be an independent dwelling with its on access from Drivers Way. Comments from the neighbours would suggest that this is already the case. The Town Council feels strongly that any enforcement investigation and action should be concluded before planning permission for this application is considered.

Case Officer Ms Elizabeth Mugova

6/2022/1107/OUTLINE

Address Roebuck Farm Lemsford Village Lemsford AL8 7TW
Proposal Outline Application for the development of up to 33 dwellings (Use Class C3) together with all ancillary works (all matters reserved except access) at land at Roebuck Farm, Lemsford Village
Applicant Shortgrove Developments Ltd
Ward Hatfield Villages
Agent Ms Maria Boyce
Call-In/Objection from Councillor James Broach, Welwyn Hatfield Borough Council
Reason for Committee Decision 9/06/2022 20:10 - I would like to call this application for consideration at DMC please, unless the recommendation is for refusal, in which case I am happy for the decision to be made by officers.

My reasons for the call in is that myself and several residents in the ward are concerned that the proposal may be overdevelopment of the site, and that the proposal may result in overlooking and or loss of light to existing properties. Residents have also expressed concerns about the impact on the existing wildlife/ecological structure around the village.

Case Officer Mr Raymond Lee

Address Roebuck Farm Lemsford Village Lemsford AL8 7TW
Proposal Outline Application for the development of up to 33 dwellings (Use Class C3) together with all ancillary works (all matters reserved except access) at land at Roebuck Farm, Lemsford Village
Applicant Shortgrove Developments Ltd
Ward Hatfield Villages
Agent Ms Maria Boyce
Call-In/Objection from Councillor Samuel Kasumu, Welwyn Hatfield Borough Council
Reason for Committee Decision If officers decide that they are minded to approve this application - I would like to call this in on the grounds that it is on high harm green belt, will ruin the natural beauty and overall design of the village. It will also add traffic to an already tight main road. If they are minded to reject I will not take the call in forward.
Best,

Case Officer Cllr Samuel Kasumu
Mr Raymond Lee

6/2022/1267/FULL

Address Milkwood Farm Dixons Hill Close Welham Green Hatfield AL9 7EF
Proposal Erection of replacement dwelling and cartlodge following demolition of all buildings / structures on site
Applicant Mr Brian Lenihan
Ward Welham Green & Hatfield South
Agent Mr Barney Walker
Call-In/Objection from Christine Wootton, North Mymms Parish Council
Reason for Committee Decision 16/06/2022 12:35 - This is over-development in the Green Belt as this application bears no relation to S6/2014/2586/MA and is nearly three times the size. Therefore, it would affect the openness of the Green Belt. No Special Circumstances have been given to outweigh the visual amenity and the location. It is three times the size because it is a house and a garage and the flood risk is circumstantial.
Case Officer Ms Elizabeth Mugova

6/2022/1355/MAJ

Address Former Beales Hotel Comet Way Hatfield AL10 9NG
Proposal Demolition of existing building and construction of 145 residential units (Use Class C3) with private and communal amenity space, landscaping, access, associated car and cycle parking, refuse and recycling storage and supporting infrastructure.
Applicant Hatfield Park Homes Ltd
Ward Hatfield Villages
Agent Mr Mark Westcott
Call-In/Objection from Jonah Anthony, Hatfield Town Council
Reason for Committee Decision Hatfield Town Councils Planning, Environment and Policy committee wish to raise a major Objection on many issues;
Property Mix and Design
This a large development with a large number of 1 bedroom dwellings - about 40% of the total. These dwellings are likely to attract students and the 2 & 3 bedroom flats, couples and families. This is a difficult mix and is unlikely provide a cohesive community.
Restrictive covenants or planning conditions needed to restrict occupation of 2 and 3 bed apartments to family units. Put restrictions on use as HMo's.
The design appears to lack any social housing.

This site is best suited to student living, a mix of semi communal and 1 bed room 2 person accommodation

If redesigned as student accommodation, many concerns fall away and car parking could be reduced to sustainable development levels of 0.6 or less spaces per dwelling

Is one of the two lifts in each tower, big enough to function as a goods lift?

There is no mention of the BREEM rating - it should achieve excellent

Massing - North side of building – this is long and heavy mass

The Design and Access Statement makes reference to being inspired by local buildings with a strong horizontal design elements (which are positive features) and says the design reflects these. In fact, the dominant lines are the bulky vertical columns, so the design is markedly different to the buildings referenced in the statement.

Site History

The Site History element of the design and Access statement is full of errors

Sustainable location, Travel Plan, Access and Parking

The development is described as being in a sustainable location. The development requires a travel plan, but it has almost no measures. People change their travel choices following life events, waiting 6 months before offering intervention is a missed opportunity as they will have already adjusted their transport, and if it means buying a car, they will not give it up.

The Travel Plan process needs to offer support before people move in, offering a personal planning session and voucher to experience local bus travel for 1 month free of charge, first years membership of the car club and some complimentary use. The car club cars should be electric.

The Transport report and Travel Plan are a cut and paste from planning application in London. There are still mention of tube journeys in the journey type matrix and Oyster cards. The disabled parking spaces at the front (why are they there) are accessed by passing in front of the main entrance - poor design adds vehicle/pedestrian conflicts. It is unclear how deliveries will be made from HGV's to the front doors. Removal vans cannot get into the car park or close to the block entrances. This could result in vehicles queuing on the dual

carriageway to enter the site - Hazard. It is likely that the refuse lorries will attempt to reverse into the site from the dual

carriageway or three point turn in the pedestrian area outside the main entrance. Any vehicles stopped or reversing near the main access will result in vehicles queuing on the dual carriageway to enter the site - Hazard

Would the Highway Authority require closing access from Comet Way. The developers

should instead promote a shorter access road from Parkhouse Court. The Developers should make the development more porous, with pedestrian/cycle access too Parkhouse shops and to Mosquito Way

Access to open space

Application fails to provide outdoor green space or access to offsite green space. The

development provides 82 2 and 3 bedroom flats - family dwellings, that will need access to

greenspace and child play areas.

Access

The Highway Authority has a policy of removing accesses to A road when a site is redeveloped, the proposed access is therefore contrary to the HA's policy and an alternate location should be found - there is a possible access on to Clarkton Court, which passes behind the shops and flats adjacent to the site. Alternatively the existing vehicle access between the car park and Parkhouse Court could be repurposed to form the motorised access to the development.

We disagree that the access to the site is safe. The pattern of arrivals and departures for residential is different to that of a hotel, with more manoeuvres in the AM and PM peaks. It's not just numbers, its site specific. Given the platoons of traffic generated by the Comet Hotel roundabout traffic signals, a vehicle slowing right down to turn left is likely to lead to rear end collisions and near misses, which will not be recorded in the official statistics as they rarely result in injuries. The access to the site should be a continuous footway and most importantly cycleway and a discontinuous carriageway. This requirement adds to the safety concerns as drivers will be more concerned about fast moving traffic behind them, rather than the vulnerable pedestrians and cyclist in front of them. This mixture of strategic policy, site specific issues of platooning traffic and vulnerable road users, means that the access needs to go elsewhere

EV Charging

I understand that 100% of parking spaces are now required to have EV charging facilities. This development would have 10%.

Case Officer

Mr David Elmore

6/2022/1453/FULL

Address	25A Station Road Digswell Welwyn AL6 0DU
Proposal	Subdivision of single dwelling house (C3) to 2no. dwelling flats (C3)
Applicant	Stay New Homes
Ward	Welwyn East

Agent Liam Sutton
Call-In/Objection from Councillor Julie Cragg, Welwyn Hatfield Borough Council
Reason for Committee Decision Please can you call this in as there is local concern on parking & also how these fit in to the area & other proposed development.
Case Officer Ms Louise Sahlke

6/2022/1748/MAJ

Address Former Wendover Lodge, Church Street, Welwyn, Herts. AL6 9LR
Proposal Erection of 3.5 storey block containing 22 flats and 18 underground parking spaces and associated landscaping.
Applicant Decorum Partners London
Ward Welwyn West
Agent James Bradford
Call-In/Objection from Councillor Tony Kingsbury, Welwyn Hatfield Borough Council
Reason for Committee Decision 24/08/2022 09:55 - I would like to call in this application to committee if the officer is minded to approve it on the basis that:-
1. This is overdevelopment of the site and out of keeping with the conversation area and heritage properties nearby.
2. There is a very high level of public interest against the application.
3. Car parking is a concern, with less than one space per flat in a village where little alternative parking is available.
Case Officer Mr Raymond Lee

Address Former Wendover Lodge, Church Street, Welwyn, Herts. AL6 9LR
Proposal Erection of 3.5 storey block containing 22 flats and 18 underground parking spaces and associated landscaping.
Applicant Decorum Partners London
Ward Welwyn West
Agent James Bradford
Call-In/Objection from Jasmine McCabe, Welwyn Parish Council
Reason for Committee Decision Over development of this site due to the density, height and footprint of the new building. Previous application, 1996/0583, was for a block of 8 flats. We consider the size and height of this new proposal is over dominant to the listed buildings opposite the site and to North Lodge, 39 Church Street, adjacent. The site is situated within the Welwyn Conservation Area and is in a prominent position on the edge of the village. Such a large development would have a detrimental effect on the Village Streetscape.
Provision of Car Parking: The drawing shows a total of 22 car parking spaces for 23 apartments, with a total of 31 bedrooms. We consider this to be totally unacceptable and also they have made no provision for visitor car

parking.
No allowance has been made for affordable homes
We are concerned about the removal of TPO trees and the lack of mature replacement tree planting
We have severe concerns over the design for access and egress from the site onto the very busy Church Street, which is also a major bus route
Welwyn Parish Council do not like this development design and would urge the Borough Council to refuse this Application

Case Officer Mr Raymond Lee

Address Former Wendover Lodge, Church Street, Welwyn, Herts. AL6 9LR
Proposal Erection of 3.5 storey block containing 22 flats and 18 underground parking spaces and associated landscaping.
Applicant Decorum Partners London
Ward Welwyn West
Agent James Bradford
Call-In/Objection from Jasmine McCabe, Welwyn Parish Council
Reason for Committee Decision 19/10/2022 12:55 - Welwyn Parish Council at it's Planning and Licensing Committee meeting of 18 October 2022 agreed to submit the following comment:
MAJOR OBJECTION
Previously submitted major objections to this development remain unchanged, however, Council notes that the number of flats has now been changed from 23 to 22 and although this reduces the number of units, the number of bedrooms has increased to 35. These changes will put further pressure on the already seriously lacking parking provision being proposed.

Case Officer Mr Raymond Lee

6/2022/1997/MAJ

Address 55 New Road, Digswell, Welwyn AL6 0AL
Proposal Erection of a 3 storey, 10 x dwelling, apartment building following demolition of existing dwelling
Applicant Kennington
Ward Welwyn East
Agent Mr Samuel Critchlow
Call-In/Objection from Councillor Julie Cragg, Welwyn Hatfield Borough Council
Reason for Committee Decision Please can you call it in due to overdevelopment, Road they are building to close to neighbour. Destruction of TPO tree's, Car parking to close to neighbour & will add to parking on New Road.

Case Officer Mr Raymond Lee

Address 55 New Road, Digswell, Welwyn AL6 0AL
Proposal Erection of a 3 storey, 10 x dwelling, apartment building following demolition of existing dwelling
Applicant Kennington
Ward Welwyn East
Agent Mr Samuel Critchlow
Call-In/Objection from Jasmine McCabe, Welwyn Parish Council
Reason for Committee Decision 7/09/2022 09:04 - Welwyn Parish Council at its Planning and Licencing Committee, held on the 6th September 2022, agreed to submit the following
The design of this development is out of keeping with the area and would damage the street scene. The three storeys and a large pitched roof give the impression of four storeys. There is insufficient parking for residents and their visitors. 18 spaces for 10 two bedroom flats and 2 four bedroom flats will lead to over spill and road safety issues. There is no tree survey for the site, despite a number of TPO trees likely to be removed. We would ask that a Agricultural survey and a Ecological survey are carried out prior to any decision on this site. We also believe this development goes against the Digswell Character Appraisal

Case Officer Mr Raymond Lee

Address 55 New Road, Digswell, Welwyn AL6 0AL
Proposal Erection of a 3 storey, 10 x dwelling, apartment building following demolition of existing dwelling
Applicant Kennington
Ward Welwyn East
Agent Mr Samuel Critchlow
Call-In/Objection from Councillor Terry Mitchinson, Welwyn Hatfield Borough Council
Reason for Committee Decision 21/09/2022 10:06 - My colleague Julie Cragg has already called this application in. I too have major issues with this application. It is the latest in a string of applications to change family homes into flats/apartments. This is having a major impact on the character of what is an iconic road within the borough. Enough is enough. With regards the detail of the application, the number of flats proposed is hugely excessive. Larger sites elsewhere in New Road have only been allowed fewer units; how can it be right a smaller site is allowed to squeeze in more units? Increasing the number of units on this site will also have an impact on traffic movement to and from the main road. The entrance, and main road itself, is not suitable for increased traffic movement. Nearby on-street parking makes this a dangerous junction. The increase in units on the site will also have an unacceptable impact on existing properties which abut the site. For all the reasons listed this

application should be refused.

Case Officer

Mr Raymond Lee

6/2022/2029/FULL

Address	391 St Albans Road West Hatfield Hertfordshire AL10 9RU
Proposal	Garage conversion and single storey side and rear extension to the main house and extension and conversion of a storage shed into 2 dwelling units
Applicant	Mrs Gloria Rowland
Ward	Hatfield Villages
Agent	Mr. Ricardo Strinati
Call-In/Objection from	Jonah Anthony, Hatfield Town Council
Reason for Committee Decision	<p>Planning Application: 391 St Albans Road West Hatfield Hertfordshire AL10 9RU</p> <p>Major Objection:</p> <p>The Town Council do not have objections to the proposed garage conversion or house extension being proposed as part of this planning application, although we note that these would reduce the gap between the property with its neighbour. However, the development of two separate garden apartments at the bottom of the garden are inappropriate and should officers be minded to grant planning permission we would like to raise a major objection on the basis of the following points:</p> <p>1) Whilst there is an obligation under the NPPF to provide a sufficient supply of new dwellings, these are not intended to be independent dwellings but are in essence an extension of the main house. We also believe the proposed development runs counter to paragraph 71 of the NPPF which states that “plans should consider the case for setting out policies to resist in appropriate development of residential gardens, for example when development would cause harm to the local area”. We have assessed the development to an example of over development and would cause harm to the local area given the proposed new density of the property, which would increase burdens on parking and waste collections in the area. This problem would only be exacerbated should such a precedence be sent and similar over developments be allowed in neighboring properties.</p> <p>2) Should the developers wish to reclassify the garden apartments as independent dwelling, the Town Council would object to the development on the grounds that there</p>

is no independent access to the properties.

3) In both cases we do not believe that the development is an example of good design due to the access (or lack thereof) proposed. Paragraphs 112 and 167 of the NPPF state clearly that developers must consider the access for the delivery of services and for the emergency services. If these garden apartments are for elderly relatives, it is even more important that access to them is quick and easy. It is unclear how paramedics or fire fighters would access the properties without first going through the main house, and there is no vehicle access. This is a significant issue given the presence of two kitchens. Furthermore, there does not seem to be a sensible escape route from the garden apartments should an emergency occur in the main house, and in addition no sensible escape route for the second garden apartment (the one furthest from the house) should the first garden apartment suffer a fire or similar emergency.

Case Officer

Ms Ashley Ransome

6/2022/2072/HOUSE

Address 21 Barleycroft Road Welwyn Garden City Hertfordshire AL8 6JX

Proposal Erection of single-storey & two-storey extension with installation of rooflights and installation of rear facing dormers to facilitate the conversion of the loft to habitable space.

Applicant Nazzim Ishaque

Ward Handside

Agent Mrs N Chew

Call-In/Objection from Councillor Gemma Moore, Welwyn Hatfield Borough Council

Reason for Committee Decision I am calling in this application because it raises sensitive and concerning planning issues as it is in a conservation area. I therefore feel it is appropriate for DMC to determine this application.

Case Officer Mr Raymond Lee

6/2022/2186/FULL

Address 126 Great North Road Hatfield AL9 5JN

Proposal Repositioning of access gates and installation of new crossover on Hertfordshire Highways land

Applicant	Mr Rupert Matthews
Ward	Hatfield Cent.
Agent	Mr Adam Trigg
Call-In/Objection from	Councillor Kieran Thorpe, Welwyn Hatfield Borough Council
Reason for Committee Decision	I have been contacted by local residents who i understand have made several objections in detail about this application centering around the disturbance to their homes. If officers are minded to approve this application i believe it should be called in to be determined by the Councils DMC panel so that these concerns can be fully explored and understood.
Case Officer	Ms Elizabeth Mugova

6/2022/2317/MAJ

Address	Videne, Hawkshead Road, Little Heath, Potters Bar EN6 1LX
Proposal	Demolition of the dwellings known as Videne and Tanum Farm and outbuildings to the rear of Studlands and the erection of 63 dwellings with associated accesses, parking, amenity and open space and landscaping
Applicant	
Ward	Brookmans Park & Little Heath
Agent	DLA Town Planning Ltd
Call-In/Objection from	Christine Wootton, North Mymms Parish Council
Reason for Committee Decision	<p>NMPC: MAJOR OBJECTION</p> <ol style="list-style-type: none"> 1. In the Draft Local Plan, the density of houses in LHe4 was specified as 7/9 houses per hectare (0.49 hectares in size). No number was specified for LHe5 (2.09 hectares in size). If the site is 2.58 hectares it should accommodate a maximum of 47 houses. If the site is 2.98 hectares (by including the space behind Tantum Farm) then it would accommodate 53 houses. 2. When NMPC responded to the Local Plan in 2019 it was to comment that 7/9 houses on LHe4 could possibly be acceptable. Site LHe5, as commented in 18 June 2019 Local Plan response, might be acceptable as a small-scale development. 3. This development appears to be over-densified. NMPC would support a maximum of 47 houses (or 53 houses if 2.9 hectares) of which 35% must be affordable housing. 4. This is not a fully sustainably site in spite of it being included in the Emerging Local Plan. <ul style="list-style-type: none"> • It is located remotely from shops, transport (such as rail and there are few buses) and other community facilities such as medical centre/library which are approx. 1 mile away. • Little Heath Primary School is 1-form entry with no extra capacity or space to extend. Therefore, children from this development will have to travel (by car owing to lack of buses) for both primary and secondary education.

- The cycle path shown is over existing pavement and leads nowhere!
 - The Statement of Community Involvement clearly indicates the lack of consultation as only 33 responses were received and North Mymms Parish Council were approached after the Planning Application had been submitted.
5. The development will cause traffic issues as most residents will have one or more cars owing to remoteness of public facilities and amenities. Whilst the site appears to accommodate cycle parking and EVs are to be provided, the loss of garden space to hardstanding is unsatisfactory both for visual amenity but also as a climate change factor, soft landscaping is far preferable, therefore it needs two points of access and egress to the main site which could be achieved with fewer houses.
6. The inclusion of 3-storey houses is inappropriate in a rural location and will affect the openness of the Green Belt in a detrimental effect on visual amenity. (There is no such thing as a 2.5-storey house – people don't live in half height space!) The local vernacular is not grey roof tiles.
7. Treatment of the boundary with North Mymms Parish Council's open space would need careful treatment. No approach has been made to North Mymms Parish Council to discuss access to the open space nor permission granted.
8. North Mymms Parish Council request that Permitted Development Rights should be removed.

Case Officer

Mr David Elmore

6/2022/2325/MAJ

Address	Ponsbourne Park Newgate Street Hertford Hertfordshire SG13 8QT
Proposal	Conversion, alteration and extension of existing buildings to create 24 dwellings, erection of 10 dwellings within the Walled Garden, restoration of the Walled Garden, restoration of the Ice House and provision of new community facilities
Applicant	Fenville Ltd
Ward	Northaw and Cuffley
Agent	Mr Arron Breedon
Call-In/Objection from	Councillor Bernard Sarson, Welwyn Hatfield Borough Council
Reason for Committee Decision	Dear William, We are writing to you concerning the above application. All the Ward councillors for Northaw and Cuffley, named below, would like to call this application in for the following reasons: <ol style="list-style-type: none"> 1. This is a Greenbelt site where we believe there is no PDL precedent 2. We believe this to be over-development and inappropriate development for this site 3. This is not a sustainable development due to its considerable distance from the village (approximately 1 mile away) 4. There is no social housing included in this application, which is contrary to our Council's policy of 30% social housing in applications with over 10

dwellings

5. This has historically been an agricultural site, so the prospect, of 34 new dwellings raises considerable concerns in respect of light spill in a dark, rural area, further impacting greenbelt development

6. The infrastructure on leaving the main road at Newgate street is a single-track road. Even with the proposed improvements and the new proposed footpath, it remains a single-track road, with passing points. This is wholly inappropriate for 34 dwellings, a community centre, sporting facilities and a shop, with private cars, deliveries, refuse vehicles etc creating a significant increase in traffic

Thank you,

Councillors G Ganney, G Michaelides, B Sarson

Case Officer

Mr William Myers

Address

Ponsbourne Park Newgate Street Hertford Hertfordshire SG13 8QT

Proposal

Conversion, alteration and extension of existing buildings to create 24 dwellings, erection of 10 dwellings within the Walled Garden, restoration of the Walled Garden, restoration of the Ice House and provision of new community facilities

Applicant

Fenville Ltd

Ward

Northaw and Cuffley

Agent

Mr Arron Breedon

Call-In/Objection from

Councillor George Michaelides, Welwyn Hatfield Borough Council

Reason for Committee Decision

Dear William,

We are writing to you concerning the above application. All the Ward councillors for Northaw and Cuffley, named below, would like to call this application in for the following reasons:

1. This is a Greenbelt site where we believe there is no PDL precedent
2. We believe this to be over-development and inappropriate development for this site
3. This is not a sustainable development due to its considerable distance from the village (approximately 1 mile away)
4. There is no social housing included in this application, which is contrary to our Council's policy of 30% social housing in applications with over 10 dwellings
5. This has historically been an agricultural site, so the prospect, of 34 new dwellings raises considerable concerns in respect of light spill in a dark, rural area, further impacting greenbelt development
6. The infrastructure on leaving the main road at Newgate street is a single-track road. Even with the proposed improvements and the new proposed footpath, it remains a single-track road, with passing points. This is wholly

inappropriate for 34 dwellings, a community centre, sporting facilities and a shop, with private cars, deliveries, refuse vehicles etc creating a significant increase in traffic

Thank you,

Councillors G Ganney, G Michaelides, B Sarson

Case Officer

Mr William Myers

Address

Ponsbourne Park Newgate Street Hertford Hertfordshire SG13 8QT

Proposal

Conversion, alteration and extension of existing buildings to create 24 dwellings, erection of 10 dwellings within the Walled Garden, restoration of the Walled Garden, restoration of the Ice House and provision of new community facilities

Applicant

Fenville Ltd

Ward

Northaw and Cuffley

Agent

Mr Arron Breedon

Call-In/Objection from

Councillor Gail Ganney, Welwyn Hatfield Borough Council

Reason for Committee Decision

Dear William,

We are writing to you concerning the above application. All the Ward councillors for Northaw and Cuffley, named below, would like to call this application in for the following reasons:

1. This is a Greenbelt site where we believe there is no PDL precedent
2. We believe this to be over-development and inappropriate development for this site
3. This is not a sustainable development due to its considerable distance from the village (approximately 1 mile away)
4. There is no social housing included in this application, which is contrary to our Council's policy of 30% social housing in applications with over 10 dwellings
5. This has historically been an agricultural site, so the prospect, of 34 new dwellings raises considerable concerns in respect of light spill in a dark, rural area, further impacting greenbelt development
6. The infrastructure on leaving the main road at Newgate street is a single-track road. Even with the proposed improvements and the new proposed footpath, it remains a single-track road, with passing points. This is wholly inappropriate for 34 dwellings, a community centre, sporting facilities and a shop, with private cars, deliveries, refuse vehicles etc creating a significant increase in traffic

Thank you,

Councillors G Ganney, G Michaelides, B Sarson

Case Officer

Mr William Myers

Address

Ponsbourne Park Newgate Street Hertford Hertfordshire SG13 8QT

Proposal

Conversion, alteration and extension of existing buildings to create 24 dwellings, erection of 10 dwellings within the Walled Garden, restoration of the Walled Garden, restoration of the Ice House and provision of new community facilities

Applicant

Fenville Ltd

Ward

Northaw and Cuffley

Agent

Mr Arron Breedon

Call-In/Objection from

Jonah Anthony, Hatfield Town Council

Reason for Committee Decision

13/11/2022 18:37 -

Hatfield Town Council would like to raise a Major Objection to this proposed development. The Town Council have no comments on the style and quality of the proposed development, which seems to be of a high quality. However we do have significant concerns of how the development is expected to be integrated into Newgate Street Village. These concerns and suggested mitigation are outlined below.

1) Access and egress to the site during the construction phase will have a significant negative impact on local residents and businesses. The main road leading to the development from the village is not wide enough to support two large vehicles at the same time, and at some points, a large vehicle with any other type of traffic. The lack of pavement, walkway or cycle path on this road also puts walkers and cyclists at risk during the construction phase. Before planning approval can be given a comprehensive traffic plan must be agreed which looks to mitigate the negative impact on residents and businesses during the construction phase. This may need to include widening the road.

2) Should the development go ahead, this will significantly increase traffic on the road between the proposed development and the village. As previously noted, the road is narrow and would need to be improved to ensure traffic does not become an issue, especially at peak times (as residents go and return to work, and children attend and return from schools, especially the local primary school). We therefore advise that planning approval is made dependent on a Condition to upgrade and widen the road so that it can cope with the expected increase in traffic.

3) The proposed development is a completely separate entity to the village. Whilst we welcome the use of brownfield sites, new developments should be attached to current habitats to ensure they remain sustainable, provides an enhancement and allows the community to integrate. The narrow road between the village and the proposed development, currently without a foot or cycle path, must be improved if the development is to become part of the village. We therefore advise that before planning approval is given a Condition must be agreed which guarantees that the road be upgraded to include sustainable routes between the village and the proposed development and the necessary provisions are made to ensure these routes

are maintained going forward).

4) The Town Council is unsure how the sport facilities will be sustained and remain available to residents from the village. More details should be obtained from the developers on how the sport facilities and shop will be maintained, and made welcoming for residents from the village. Furthermore Conditions must be agreed that ensures that no change of use to these facilities (and the land they sit on) be allowed without planning approval being sought, consulted on and given by the planning authority. A widen and upgraded road between the development and the village, along with sustainable walking and cycling routes, would help make these sports provisions accessible to those residing in the village.

5) The Town Council is disappointed not to see any social housing provided as part of the development. If the planning authority is minded to grant planning permission, the Town Council would like to see a Condition which secures a contribution to the Borough's social housing needs.

6) The Town Council note that there is a suggestion that the developers will make a contribution to the local primary school to allow an extra classroom to be provided. We would advise that this contribution is secured by a specific Condition. Similar Conditions should also be agreed which secures s106 contributions to other community facilities. Should the planning authority be minded to grant planning approval, we would be happy to work with them on what these Conditions may look like (e.g. upgrading the play area in the village, improving the village hall, renovating the changing room attached to the cricket pavilion).

Case Officer

Mr William Myers

6/2022/2387/FULL

Address	Land at Green Close Brookmans Park AL9 7ST
Proposal	Erection of detached 3 x two-bedroom flats and 1 x detached two bedroom town house following the demolition of existing garages
Applicant	Nick Christofi
Ward	Brookmans Park & Little Heath
Agent	Mr Martin McGahon
Call-In/Objection from	Christine Wootton, North Mymms Parish Council
Reason for Committee Decision	7/11/2022 11:40 - There is insufficient parking for the proposed development. Vehicles parked in the road will make access for commercial vehicles difficult. This is overdevelopment in the area.
Case Officer	Ms Kirsty Shirley

6/2022/2433/HOUSE

Address	2 Hill Ley Hatfield AL10 8LX
Proposal	Erection of 2 storey front and rear extension
Applicant	Mrs B K Grewal

Ward Hatfield South West
Agent Mr Richard Lloyd
Call-In/Objection from Councillor Timothy Rowse, Welwyn Hatfield Borough Council
Reason for Committee Decision 14/11/2022 08:43 - This needs to be read in conjunction with the response on the planning application for the neighbouring property, 4 Hill Ley. This would constitute serious overdevelopment of the road and would effectively result in two HMOs adjacent to each other without adequate parking and without adequate arrangements for the disposal of waste and recycling.
Case Officer Mrs Kerrie Charles

6/2022/2434/HOUSE

Address 4 Hill Ley Hatfield AL10 8LX
Proposal Erection of 2 storey front and rear extension
Applicant Mrs B K Grewal
Ward Hatfield South West
Agent Mr Richard Lloyd
Call-In/Objection from Councillor Craig Stanbury, Welwyn Hatfield Borough Council
Reason for Committee Decision Happy to support the Call-In for both 2 & 4 Hill Ley. It is a short road with egress on to Bishops Rise and a location not suitable for large HMO's
Case Officer Mrs Kerrie Charles

Address 4 Hill Ley Hatfield AL10 8LX
Proposal Erection of 2 storey front and rear extension
Applicant Mrs B K Grewal
Ward Hatfield South West
Agent Mr Richard Lloyd
Call-In/Objection from Councillor Timothy Rowse, Welwyn Hatfield Borough Council
Reason for Committee Decision 14/11/2022 08:46 - This needs to be read in conjunction with the response on the planning application for the neighbouring property, 2 Hill Ley.
This would constitute serious overdevelopment of the road and would effectively result in two HMOs adjacent to each other without adequate parking and without adequate arrangements for the disposal of waste and recycling.
Case Officer Mrs Kerrie Charles

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

6/2020/1162/MAJ

Address	Howlands House, Howlands, Welwyn Garden City AL7 4SD
Proposal	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
Applicant	Ms C Humphrey
Ward	Howlands
Agent	Ms C Humphrey
Reason for Committee Decision	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.
Case Officer	Mr William Myers

