

ADDENDUM REPORT

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 11 JANUARY 2024
REPORT OF THE ASSISTANT DIRECTOR (PLANNING)

6/2023/0894/FULL

UNIT 1 51 WELHAM MANOR WELHAM GREEN HATFIELD AL9 7EL

CHANGE OF USE FROM INDUSTRIAL UNIT TO PROVIDE 7 RESIDENTIAL DWELLINGS, TOGETHER WITH ASSOCIATED LANDSCAPING, AMENITY SPACE, PARKING, REFUSE STORAGE AND ACCESS FROM WELHAM MANOR FOLLOWING DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES

APPLICANT: ACRE

Introduction

This addendum provides clarity on certain sections of the main report and amendments to Conditions 13 and 29. It also provides information regarding a late representation from the developer of the adjoining allocation site (HS45).

Corrections/Clarification

1 Background

1.3 The site comprises housing allocation HS44 rather than 'part of a housing allocation HS44'.

7 Site Designation

7.1 The site is identified as housing allocation HS44 in the adopted Local Plan.

8 Representations received

8.1 *Support*

- In support of the proposed pedestrian/cycle connection between HS44 and HS45. Suggested an amendment to Condition 13 to allow further discussions between the two developers to ensure the best location for the connection taking into account the design and layout of site HS45.

Object

- A representation has been received from the landowner of the adjoining allocated site. HS45, who seeks a condition to allow for variation in the location of the pedestrian/cycle pathway.

9 Consultations Received

9.4 Policy SADM30 was worded on the basis that the HS44 and HS45 would come forward simultaneously for a development of circa 84 dwellings. Had this been

the case then Natural England (NE) would be a statutory consultee. However, in this case, HS44 has come forward independently for a development of just seven dwellings which falls below the threshold for consulting NE. However, NE would be consulted on any future application in relation to HS45, where the development would exceed NE's threshold of 50 dwellings.

11 Analysis

1. Principle of the development

11.4 Although Policy SADM30 encourages allocation sites HS44 and HS45 to be brought forward together as a comprehensive development, they are in different land ownership. Therefore, the application site (HS44) is treated as an independent site and would be accessed directly from Welham Manor.

3. Highways and parking considerations

11.52 The Highway Authority have confirmed their support for the proposed development, including the proposed access and servicing arrangements.

4. Other considerations

i) Ecology and biodiversity

11.72 Herts Ecology have confirmed that the application is acceptable subject to the recommended conditions.

Biodiversity net gain

11.77 Herts Ecology accepted the biodiversity net gain results with regard to the trading rules following the submission of further information. Whilst an objection was raised by Herts & Middlesex Wildlife Trust, greater weight is attributed to the comments from Herts Ecology as a statutory consultee.

iv) Refuse & recycling

11.92 The Highway Authority raised no objection to the servicing arrangements.

v) Heritage

11.95 There is also significant intervening vegetation between the application site and the Listed Building.

Condition:

13. Prior to the occupation of the last dwelling in the development hereby permitted, the pedestrian/cycle route as shown on approved plans (Proposed Block Plan No. 1098_PL_101 & Proposed Site Plan No. 1098_PL_102) shall be installed up to the site boundary and retained thereafter in perpetuity free from any obstruction.

REASON: To ensure the provision of a pedestrian and cycle access which is safe and suitable, and encouraging alternative modes of transport in accordance with

the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

DRAWING NUMBERS

29. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
1098 PL 103	3	Proposed Ground Floor Plan	20 December 2023
1098 PL 104	3	Proposed Ground Floor Plan	20 December 2023
1098 PL 105	3	Proposed First Floor Plan	20 December 2023
1098 PL 106	3	Proposed Second Floor Plan	20 December 2023
1098 PL 107	3	Proposed Roof Plan	20 December 2023
1098 PL 101	4	Proposed Block Plan	20 December 2023
1098 PL 102	3	Proposed Site Plan	20 December 2023
1098 PL 001		Location Plan	26 April 2023
1098 PL 002		Existing Block Plan	26 April 2023
1098 PL 003		Existing Site Plan	26 April 2023
1098 PL 004		Existing Ground Floor Plan	26 April 2023
1098 PL 005		Existing Ground Floor Plan	26 April 2023
1098 PL 006		Existing Site Sections Aa and Bb	26 April 2023
1098 PL 007		Existing Site Sections Cc and Dd	26 April 2023
1098 PL 008		Existing Site Section Ee	26 April 2023
1098 PL 009		Demolition Site Plan	26 April 2023
1098 PL 108		Proposed Site Sections Aa and Bb	26 April 2023
1098 PL 109		Proposed Site Sections Cc and Dd	26 April 2023
1098 PL 110		Proposed Site Section Ee	26 April 2023
1098 PL		Plans Unit 1	26 April 2023

151		
1098 PL	Plans Unit 2	26 April 2023
152		
1098 PL	Plans Unit 3	26 April 2023
154		
1098 PL	Plans Unit 4	26 April 2023
155		
1098 PL	Plans Unit 5	26 April 2023
156		
1098 PL	Plans Unit 6	26 April 2023
157		
1098 PL	Plans Unit 7	26 April 2023
158		
1098 PL	Refuse Store	26 April 2023
201		
1098 PL	Typical Bike Store	26 April 2023
202		
SK05	Service and Access plan	13 June 2023

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

Lizzie Mugova (Development Management)

Date: 10/01/2024