

Part I  
Main author: Christopher Dale  
Executive Member: Councillor  
S.Boulton

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 8 SEPTEMBER 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 If the call-in or application is withdrawn, the item will not be presented.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 Christopher Dale  
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- Councillor Julie Cragg, Welwyn Hatfield Borough Council  
In/Objectio  
n from  
Reason for Please can we call this in due to the fact that this raises a lot of issues  
Committee of concern for the residents.  
Decision 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 Mr Raymond Lee  
Officer

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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- Jasmine McCabe, Welwyn Parish Council  
In/Objectio  
n from  
Reason for 15/03/2016 21:43 - Welwyn Parish Council at its Planning & Licensing  
Committee Committee of the 15 March 2016 agreed to submit Major Objection.  
Decision 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 Mr Raymond Lee  
Officer

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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/Objectio  
n 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

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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/Objectio  
n 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

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### 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/Objectio  
n 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.

Case Officer Mr William Myers

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**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.

Case Officer Mr William Myers

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**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

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**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- Councillor Jane Quinton, Welwyn Hatfield Borough Council  
In/Objectio  
n from

Reason for 13/12/2021 11:18 - I wish to call in this application because it proposes  
Committee a major development on greenbelt land which is not within the current  
Decision 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 Ms Emily Stainer  
Officer

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#### 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- Councillor Russ Platt, Welwyn Hatfield Borough Council  
In/Objectio  
n from

Reason for 14/12/2021 13:48 - I wish to call-in this application as I do not believe  
Committee this application has adequately addressed the previous reasons for  
Decision 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 Mr Raymond Lee  
Officer

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#### 6/2021/3538/OUTLINE

Address Upper Bell Lane Farm Bell Lane The Brookmans Park Estate Bell Bar Hatfield AL9 6JN

Proposal Outline permission for residential development for up to 110 dwellings, associated infrastructure and the provision of a new footpath and cycleway with all matters reserved except a new vehicular access from Bell Lane

Applicant Aurora Properties (UK) Limited

Ward Brookmans Park & Little Heath

Agent Mr Roland Bolton

Call- Christine Wootton, North Mymms Parish Council  
In/Objectio  
n from

Reason for 10/02/2022 11:47 - See attached file  
Committee  
Decision

Case Mr David Elmore  
Officer

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### 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- Jonah Anthony, Hatfield Town Council  
In/Objectio  
n from

Reason for 11/02/2022 11:36 -  
Committee  
Decision 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.

Case Officer Ms Louise Sahlke

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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/Objectio  
n from Councillor Julie Cragg, Welwyn Hatfield Borough Council

Reason for Committee Decision Called in/Email from Paul, thru Cllr Julie Cragg  
Hi Julie

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. 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. Thanks for your help. All best wishes

Case Officer Ms Louise Sahlke

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6/2022/0442/FULL

Address 84 Warrengate Road North Mymms Hatfield AL9 7TY  
Proposal Erection of a replacement dwelling with attached garage following demolition of existing dwelling (retrospective)  
Applicant Mr N Neocleous  
Ward Welham Green & Hatfield South  
Agent Mr Tyrone Koursaris  
Call- Christine Wootton, North Mymms Parish Council  
In/Objectio  
n from  
Reason for 23/03/2022 11:49 - The proposal is totally out of keeping by virtue of  
Committee the scale, volume, mass and lack of sympathetic design. It would be  
Decision inappropriate development in the Green Belt and would have a detrimental impact on the openness, particularly at this highly visible corner site therefore would cause harm.  
The original building was single storey in keeping with all the bungalows at this end of Warrengate Lane and was set well back from the road. The proposal bears no relation as a replacement and contravenes NPPF paragraph 147, 148 and 149.d). No special circumstances have been demonstrated and given that it was built in 1929 pre the 1947 Planning Act the amount of protection afforded to the site should carefully take account of the size of the original building.  
Case Ms Ashley Ransome  
Officer

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Address 84 Warrengate Road North Mymms Hatfield AL9 7TY  
Proposal Erection of a replacement dwelling with attached garage following demolition of existing dwelling (retrospective)  
Applicant Mr N Neocleous  
Ward Welham Green & Hatfield South  
Agent Mr Tyrone Koursaris  
Call- Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council  
In/Objectio  
n from  
Reason for 30/03/2022 11:44 - In the event that the case officer intends to  
Committee recommend approval I would like to call in this application as it presents  
Decision a departure from local planning policy and is locally sensitive in terms of the impact on the green belt of this application. Specifically, the construction of a two storey dwelling with a pitched roof departs radically from the form and structure of the street in which this site sits (all being single-storey, albeit with high pitched roofs, many with conversions). This sensitive location would present issues with local residents as being out of keeping. Further, the impact on green belt of the increased height and volume of the proposed structure would mean the application was not compliant with planning policy and as such that departure means the application should be determined by committee.

Case Officer Ms Ashley Ransome

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### 6/2022/0820/OUTLINE

Address Emmanuels 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/Objectio  
n 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

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### 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/Objectio  
n 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 accompany documentation seem to suggest that this would be an independent dwelling with its on access from Drovers 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

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## 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- Councillor James Broach, Welwyn Hatfield Borough Council  
In/Objectio  
n from  
Reason for 9/06/2022 20:10 - I would like to call this application for consideration at  
Committee DMC please, unless the recommendation is for refusal, in which case I  
Decision 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

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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- Councillor Samuel Kasumu, Welwyn Hatfield Borough Council  
In/Objectio  
n from  
Reason for Called in  
Committee  
Decision  
Case Officer Mr Raymond Lee

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## 6/2022/1113/FULL

Address 55 Cherry Way Hatfield AL10 8LF  
Proposal Change of use from single dwelling (C3) to HMO (C4)

Applicant Mrs Sruti Gudka  
 Ward Welham Green & Hatfield South  
 Agent Mrs Sruti Gudka  
 Call- Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council  
 In/Objectio  
 n from  
 Reason for 17/07/2022 17:30 - I assume this application is presented in this way  
 Committee due to the article 4 direction in place. The application raises sensitive  
 Decision local panning issues, not least the likely impact on parking in the area,  
 which is under massive pressure, yet this house has none associate  
 with it and will have none once converted to a HMO. I also believe  
 many more than the 20% threshold for HMOs within the set distance  
 will be identified. If the case officer is minded to grant, I would like this  
 application called in for a committee decision.  
 Case Ms Elizabeth Mugova  
 Officer

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**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- Christine Wootton, North Mymms Parish Council  
 In/Objectio  
 n from  
 Reason for 16/06/2022 12:35 - This is over-development in the Green Belt as this  
 Committee application bears no relation to S6/2014/2586/MA and is nearly three  
 Decision 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 Ms Elizabeth Mugova  
 Officer

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**6/2022/1308/FULL**

Address 41 Hawkshead Lane North Mymms AL9 7TD  
 Proposal Subdivision of the plot and the erection of a new building housing a pair  
 of semi-detached dwellings with associated parking, bins and shared  
 access following the part demolition of the existing dwellinghouse  
 Applicant Mr Eric Handler  
 Ward Welham Green & Hatfield South

Agent Mr R Patel

Call- Christine Wootton, North Mymms Parish Council  
In/Objectio  
n from

Reason for 30/06/2022 10:44 - This is inappropriate development in the Green Belt.  
Committee This is not a gap site. The previous permission 6/2019/0844 is not  
Decision material as each application should be judged on its own merits.  
There is constrained access on a bend and very sloping with insufficient parking for three x four-bedroom houses. The height, size and mass would affect the openness of the Green Belt and would not match the existing house with front dormers. The proposed houses would not be subordinate to the existing property. The Green Belt would be adversely affected which would result in the loss of visual amenity and result in harm. No Special Circumstances have been given.

Case Ms Emily Stainer  
Officer

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### 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- Jonah Anthony, Hatfield Town Council  
In/Objectio  
n from

Reason for Hatfield Town Councils Planning, Environment and Policy committee  
Committee wish to raise a major Objection on many issues;  
Decision 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

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**6/2022/1436/LB**

Address	6 Northaw Place Coopers Lane Northaw Potters Bar EN6 4NQ
Proposal	Installation of 32 solar photovoltaic panels to front roof slope
Applicant	Mr Tomas Larsson
Ward	Northaw and Cuffley



Agent

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

Reason for 5/08/2022 13:53 - The Council reviewed the application in detail and a  
Committee major objection was agreed to be submitted on the basis that it was  
Decision inappropriate to have solar panels attached to an historic listed building

Case Ms Kirsty Shirley  
Officer

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### 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- Councillor Julie Cragg, Welwyn Hatfield Borough Council  
In/Objectio  
n from

Reason for Please can you call this in as there is local concern on parking & also  
Committee how these fit in to the area & other proposed development.  
Decision

Case Ms Louise Sahlke  
Officer

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### 6/2022/1570/HOUSE

Address 3 The Ridgeway Cuffley Potters Bar Hertfordshire EN6 4AY

Proposal Erection of a two storey side extension and alterations to front  
elevation, rear terrace with steps to garden level

Applicant Mr Umit Aydemir

Ward Northaw and Cuffley

Agent Michael David

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

Reason for 5/08/2022 13:58 - The Council reviewed the application in detail and a  
Committee major objection was agreed to be submitted on the basis that the  
Decision proposed development is too close to the boundary and it is believed  
does not meet tree and shrubbery criteria. The proposed building  
bears no resemblance to the current building or the previous building.  
No drawings have been offered on the current building, therefore the  
drawings are not accurate. There is also concern that the raising of the  
terrace areas is such that it will over look neighbours. On the basis that

there is missing information and the drawings are inaccurate and possibly misleading the Council do not feel enough information has been provided to make any other decision other than a major objection in this case.

Case Officer Ms Ashley Ransome

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#### 6/2022/1610/HOUSE

Address 53 High Road Essendon Hatfield Hertfordshire AL9 6HS  
Proposal Extension of dropped kerb  
Applicant Ms Miranda Makowski  
Ward Brookmans Park & Little Heath  
Agent Ms Miranda Makowski  
Call-In/Objectio  
n from Ms Nerine Chalmers, Essendon Parish Council  
Reason for Committee Decision 24/08/2022 20:00 - Essendon Parish Council strongly objects to this new planning application. Please see the attached letter detailing the objections of the council.  
Case Officer Ms Ashley Ransome

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#### 6/2022/1619/HOUSE

Address 123 Tolmers Road Cuffley Potters Bar EN6 4JW  
Proposal Erection of ancillary annex following demolition of existing garage  
Applicant Mr and Mrs S and E Biggs  
Ward Northaw and Cuffley  
Agent Mr Sam Dicocco  
Call-In/Objectio  
n from The Clerk, Northaw & Cuffley Parish Council  
Reason for Committee Decision 26/08/2022 11:59 - The Parish Council submit an objection on the basis that in the opinion of the Parish Council this application is not an annexe it is a self contained property with its own access, kitchen and the ability for cars to be parked outside the property. The Parish Council consider this inappropriate development in the Green Belt and submit this as a major objection.  
Case Officer Ms Ashley Ransome

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#### 6/2022/1654/VAR

Address 12 Elm Drive Hatfield Hertfordshire AL10 8NU

Proposal Variation of condition 6 (approved drawing numbers) on planning application 6/2020/2845/FULL

Applicant Mrs V Putina

Ward Hatfield South West

Agent Mr Andrei Craiescu

Call- Councillor Timothy Rowse, Welwyn Hatfield Borough Council  
In/Objectio  
n from

Reason for 28/07/2022 11:05 - I went to see the property yesterday and in my  
Committee opinion this is not a minor variation to what was agreed originally but  
Decision rather demonstrates a complete disregard to what was agreed in the  
initial planning application. The changes to both the chimney and the  
addition of what appears to be a balcony window would be a complete  
invasion of the privacy of the neighbour at no. 10 Elm Drive.

Case Ms Elizabeth Mugova  
Officer

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#### 6/2022/1748/FULL

Address Land North-West of 39 Church Street Welwyn AL6 9LP

Proposal Erection of 3.5 storey block containing 23 flats and 18 underground parking spaces and associated landscaping.

Applicant Decorum Partners London

Ward Welwyn West

Agent James Bradford

Call- Councillor Tony Kingsbury, Welwyn Hatfield Borough Council  
In/Objectio  
n from

Reason for 24/08/2022 09:55 - I would like to call in this application to committee if  
Committee the officer is minded to approve it on the basis that:-  
Decision 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 Mr Raymond Lee  
Officer

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Address Land North-West of 39 Church Street Welwyn AL6 9LP

Proposal Erection of 3.5 storey block containing 23 flats and 18 underground parking spaces and associated landscaping.

Applicant Decorum Partners London

Ward Welwyn West

Agent James Bradford  
Call- Jasmine McCabe, Welwyn Parish Council  
In/Objectio  
n from  
Reason for 24/08/2022 10:53 - Please see attached file  
Committee  
Decision  
Case Mr Raymond Lee  
Officer

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**6/2022/1785/FULL**

Address Land adjacent to 26 Starling Lane Cuffley Potters Bar EN6 4JX  
Proposal Erection of a one-storey one bedroom dwelling  
Applicant Code 4 LTD  
Ward Northaw and Cuffley  
Agent Mrs Gretel Muller  
Call- The Clerk, Northaw & Cuffley Parish Council  
In/Objectio  
n from  
Reason for 26/08/2022 12:02 - Parish Council repeats its previous objection to  
Committee development of this kind at this location as it is inappropriate  
Decision development within the green belt. There is no vehicular access,  
development is unreasonable as there is only a footpath which  
accesses the site, there is also no off street parking provision and these  
are the reasons for a major objection.  
Case Ms Elizabeth Mugova  
Officer

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