

## 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 planning 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 suite and run business's from there? [sic]

Case Officer Mr Raymond Lee

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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-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

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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/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

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Address Thunderbridge Yard Bulls Lane Hatfield AL9 7BB

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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

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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, 15,247m<sup>2</sup> 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.

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-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

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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-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

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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-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

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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/Objection from	Councillor Julie Cragg, Welwyn Hatfield Borough Council
Reason for Committee Decision	Called in/Email from Paul, thru Cllr Julie Cragg

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.

Case Officer Ms Louise Sahlke

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#### 6/2022/0820/OUTLINE

Address Emmanuel 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

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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-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 bedroom 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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#### 6/2022/1453/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

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#### 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

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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

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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

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#### 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

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#### 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 NMPC: MAJOR OBJECTION  
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.

- 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

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**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 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

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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

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Thank you,  
Councillors G Ganney, G Michaelides, B Sarson

Case Officer

Mr William Myers

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Proposal

Ponsbourne Park Newgate Street Hertford Hertfordshire SG13 8QT  
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

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:

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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

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Thank you,  
Councillors G Ganney, G Michaelides, B Sarson

Case Officer

Mr William Myers

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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

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**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

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**6/2022/2492/FULL**

Address Millwards House Great North Road Hatfield AL9 5SD  
Proposal Retention of metal fence to front of property  
Applicant Fast Track (arc) Ltd  
Ward Welham Green & Hatfield South  
Agent Fast Track (arc) Ltd  
Call-In/Objection from Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council  
Reason for Committee Decision 12/12/2022 19:15 - The fence has changed the character of the area, becoming much more overtly 'industrial' in a previously relatively rural appearing setting. The positioning of the fence has also resulted in parking on the pavement adjacent to the fence (as it is positioned such as provide only the width of a vehicle from the roadway kerb edge) resulting in regular obstruction for pedestrians of the footway. If officers are minded to grant this retrospective application I would ask this to be determined by committee on the basis this raises locally sensitive issues, namely blockage of the footway and incongruity in the rural nature of the streetscene in this location.  
Case Officer Ms Kirsty Shirley

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**6/2022/2497/FULL**

Address 3 The Ridgeway Cuffley Potters Bar EN6 4AY  
Proposal Erection of a replacement dwelling with integral garage, following demolition of existing dwelling (retrospective)  
Applicant Mr Umit Aydemir  
Ward Northaw and Cuffley  
Agent Michael David  
Call-In/Objection from The Clerk, Northaw & Cuffley Parish Council  
Reason for Committee Decision 15/12/2022 15:14 - After reviewing at a meeting on 14th December the Parish Council wish to submit a major objection on the basis that this development does not reflect what has been built. The Parish Council are aware enforcement were previously involved in this application but the plans must be compared to what has actually been put in place.

Case Officer Ms Ashley Ransome

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**6/2022/2533/VAR**

Address Campus West The Campus Welwyn Garden City Hertfordshire AL8 6BX  
Proposal Variation of condition 21 (approved plans) on planning permission 6/2021/2207/MAJ for changes to the lighting arrangement  
Applicant Bourne Parking  
Ward Handside  
Agent Bourne Parking  
Call-In/Objection from Councillor Frank Marsh, Welwyn Hatfield Borough Council  
Reason for Committee Decision I am informed that in the carpark development there is going to be a removal of 4 lights and replacement with 12, 3 of which will shine into homes in Scholars Mews and Density Close.  
  
I would like to call in the variation of condition application regarding the lighting, please.

Case Officer Mr Raymond Lee

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**6/2022/2662/MAJ**

Address Land at Cromer Hyde Farm Marford Road Lemsford  
Proposal Change of use from agricultural (class R) to outdoor sport and recreation class F2 (C) and construction of polo facility with the installation of three pitches and creation of viewing mound  
Applicant Mr Nick Sherriff  
Ward Hatfield Villages  
Agent Mr Michael Graham  
Call-In/Objection from Councillor James Broach, Welwyn Hatfield Borough Council  
Reason for Committee Decision 28/12/2022 10:51 - I would like to call this application in to DMC if officers recommend approval. If the recommendation is to refuse, I am happy for this to be done under delegated powers.  
  
Residents have expressed concern about the proposed development, including matters around lack of amenity to future users of the site (apparent lack of clubhouse, WC etc), and general overdevelopment of the site and issues around access.

Case Officer Ms Kirsty Shirley

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