

Part I

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Executive Member: Councillor S.Boulton

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 9 MARCH 2023
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 If the call-in or application is withdrawn, the item will not be presented.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 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

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 Arooj Afzal, 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 application 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.

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.

Case Officer Mr William Myers

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 cannot 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	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.
Case Officer	Ms Louise Sahlke

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

6/2022/1267/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 Tom Stebbing

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

6/2022/1997/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 Arooj Afzal, 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 about the site. For all the reasons listed this application should be refused.

Case Officer Mr Raymond Lee

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

6/2022/2387/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

6/2022/2533/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

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

6/2022/2775/HOUSE

Address Flint Cottage Blackhorse Lane South Mimms Hertfordshire EN6 3NB

Proposal Alterations to dormers and crown roof over rear extension

Applicant Mr N Johnson

Ward Welham Green & Hatfield South

Agent Mr K D Austin

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

Reason for Committee Decision 11/01/2023 15:28 - The house remains inappropriate development in the Green Belt and the minor proposals in this application still do not address the over-development of what was a cottage and found to be unlawful development by the Appeal Inspector in 2014. The height, bulk and volume remain excessive and since there has been no removal of five dormers, reduction of the porch as per findings is therefore not subservient to the 2004 permitted building, the application does not achieve sufficient reduction. There are no Very Special Circumstances and the visual intrusiveness has not been diminished in a totally rural setting, particularly given the SSSI (Redwell Woods) in close proximity.

Case Officer Ms Ashley Ransome

6/2022/2784/OUTLINE

Address Land off Booths Close Holloways Lane Welham Green Hatfield AL9 7NW

Proposal Outline planning permission for the erection of a dwelling with all matters reserved except for means of access and layout

Applicant Mr and Mrs Peter Carr

Ward Welham Green & Hatfield South

Agent Mr Rogers Myers

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

Reason for Committee Decision 26/01/2023 15:17 - North Mymms Parish Council are concerned access is very restricted for emergency vehicles. This will reduce the number of parking spaces for Booths Close residents. Nothing has changed since the previous application.
The development is still uncharacteristic for this back-land development.

Case Officer Ms Kirsty Shirley

6/2022/2888/HOUSE

Address The Wilderness Vineyards Road Northaw Potters Bar Hertfordshire EN6 4PE

Proposal Erection of two storey front extensions, infill front porch extension, single storey side and rear extension, two rear dormers, three front windows and alterations to fenestration.

Applicant Ms Antonella De Luca

Ward Northaw and Cuffley

Agent Ms Antonella De Luca

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

Reason for Committee Decision 22/02/2023 16:10 - At their meeting held today (22/02/2023) the Northaw & Cuffley Parish Council wish to raise a major objection to application 6/2022/2888/HOUSE for the reasons given below:
This house sits in the Green Belt. There are no very exceptional circumstances that would justify approving this application as required by the NPPF
Similar applications for extending properties beyond permitted development that sit in the green belt have a strong track record of refusal. The most recent of these was in January 2023 for 3 The Ridgeway citing inappropriate development in the green belt.
Other applications that have been refused include Manor Cottage - on 18/07/22 and 02/02/22
This dwelling has progressively grown over the years despite Green Belt protection and the current application will further diminish the open

landscape (the dwelling will be clearly visible from footpaths and the Hertfordshire Way) and bring harm to the green belt for no justifiable reason that meets NPPF standards

Case Officer Ms Elizabeth Mugova

6/2022/2901/HOUSE

Address 42 Daffodil Close Hatfield Hertfordshire AL10 9FF

Proposal Erection of 3 storey extension to front elevation, ground floor rear extension, garage conversion to granny annex and first floor gym area.

Applicant Dr Faiz Muhmmad

Ward Hatfield Villages

Agent Mr Barry Killinger

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

Reason for Committee Decision Having considered the application, the Town Council would like to raise a Major Objection should planning officers be minded to grant planning permission. We have assessed the proposed plan to be grossly out of keeping with the rest of the street, in particular the 3 storey front extension which would dominate the street scene, and would extend the front of the house beyond the building line. Furthermore we have concerns about the garage conversion and extension which is likely to be overbearing to the neighbouring property at 40 Daffodil Close, and which will have dormer windows overlooking the garden of 40 Daffodil Close. Our Members were also concerned about the loss of two parking spaces due to the loss of the garage, and would like this to be taken into account by planning officers. Should planning officers and the Development Management Committee be minded to grant planning application, we would suggest conditions are placed on the property which would prevent the “granny annex” being used as a separate dwelling, such as:
The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 42 Daffodil Close.
REASON: To prevent the undesirable establishment of a use which is not ancillary to the host dwelling, in the interests of the amenities of the occupiers of the neighbouring properties.
Furthermore conditions should be established to ensure the correct party wall agreements are in place before work commences.

Case Officer Ms Elizabeth Mugova

6/2023/0163/FULL

Address 57 New Road Digswell Welwyn AL6 0AL

Proposal	Proposed part demolition of existing property and erection of 5 no 4 bedroom houses with associated internal access roads, parking and refuse / recycling collection
Applicant	Hawksbury Homes Digswell Ltd
Ward	Welwyn East
Agent	Mr Tim Waller
Call-In/Objection from	Arooj Afzal, Welwyn Parish Council
Reason for Committee Decision	21/02/2023 21:56 - Welwyn Parish Council at its Planning and licencing Committee meeting 21st February 2023 agreed to submit the following: MAJOR OBJECTION <ul style="list-style-type: none"> - Inappropriate development in the Green Belt. - Completely at odds with the Digswell Character Appraisal. - Dominant design and out of keeping with the street scene due to increase roof height. - Loss of excessive amount of trees - No provision of off-road parking - Large increase of volume of traffic existing of New Road - Negative effect on Soper Wild Life sanctuary specially to the badgers where we know that a set exists 15 meters from the boundary.
Case Officer	Mr Raymond Lee

6/2023/0261/OUTLINE

Address	The Avenue, Welwyn AL6 0PW
Proposal	Outline permission for up to 24 dwellings with all matters reserved except means of access
Applicant	Land Group (Welwyn) Ltd
Ward	Welwyn West
Agent	Mr Stephen Hinsley
Call-In/Objection from	Arooj Afzal, Welwyn Parish Council
Reason for Committee Decision	22/02/2023 11:03 - Welwyn Parish Council at its Planning and licencing Committee meeting 21st February 2023 agreed to submit the following: MAJOR OBSERVATION <ul style="list-style-type: none"> - Inappropriate development in the Green Belt contrary to appendix E of Sustainability Appraisal of Welwyn Hatfield Local Plan Main Modification OMH9 land to rear of 19-23 The Avenue. - On a previous application the access road was objected to and refused, following an appeal to secretary of state was refused again and the land was to be reinstated. - The width of the proposed access road would be insufficient to provide proper access and egress to the site.

Case Officer

Mr William Myers