

WELWYN HATFIELD BOROUGH COUNCIL - DEVELOPMENT MANAGEMENT COMMITTEE – 15 JUNE 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 If the call-in or application is withdrawn, the item will not be presented.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.

**Appendix 1 - Applications comprising call-ins or major objections**

Ward	Application Ref	Site Address	Proposal	Case Officer	Called in by	Expected DMC
Brookmans Park & Little Heath	6/2022/2317/MAJ	Videne, Hawkshead Road, Little Heath, Potters Bar EN6 1LX	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	Mr David Elmore	Christine Wootton, North Mymms Parish Council	
Haldens	6/2021/3096/OUTLINE	Land North East of Welwyn Garden City Panshanger Welwyn Garden City AL7 2QJ	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	Ms Emily Stainer	Councillor Jane Quinton, Welwyn Hatfield Borough Council	
Hatfield Cent.	6/2023/0918/FULL	35 Town Centre Hatfield Hertfordshire AL10 0JU	Change of use of part of ground floor (with retention of some Class E floorspace) and first floor from Class E to Class C3, alterations and extensions to create four self-contained flats (one on ground floor (rear), three on first floor) and associated amenity space, parking, bins and bike storage (Revision to Planning Permission 6/2022/1499/FULL)	Ms Elizabeth Mugova	Jonah Anthony, Hatfield Town Council	
Hatfield East	6/2022/0015/FULL	58 St Albans Road East Hatfield AL10 0EH	Erection of a one and half storey community centre with ancillary prayer space following the demolition of the existing structure	Ms Louise Sahlke	Jonah Anthony, Hatfield Town Council	

Hatfield South West	6/2023/0346/OUTLINE	32 Elm Drive Hatfield Hertfordshire AL10 8NU	Outline permission for the erection of a 1.5 storey detached dwelling with all matters reserved except for means of access and layout	Ms Elizabeth Mugova	Councillor Timothy Rowse, Welwyn Hatfield Borough Council	
Hatfield South West	6/2023/0944/VAR	Former Three Valleys Water site (now Peregrine Way) Bishops Rise Hatfield	Variation of condition 2 (Approved Plans) and removal of condition 16 (Kissing Gate) on planning permission S6/2012/1790/S73B	Ms Kirsty Shirley	Councillor Timothy Rowse, Welwyn Hatfield Borough Council	
Hatfield Villages	6/2022/0820/OUTLINE	Emmanuels Farm Great North Road Welwyn Garden City AL8 7TA	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.	Ms Louise Sahlke	Jonah Anthony, Hatfield Town Council	
Hatfield Villages	6/2022/1355/MAJ	Former Beales Hotel Comet Way Hatfield AL10 9NG	Demolition of existing building and construction of 142 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.	Mr David Elmore	Jonah Anthony, Hatfield Town Council	
Hatfield Villages	6/2022/2662/MAJ	Land at Cromer Hyde Farm Marford Road Lemsford	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	Ms Kirsty Shirley	Councillor James Broach, Welwyn Hatfield Borough Council	
Hatfield Villages	6/2023/0775/FULL	The Long And Short Arm 18 Lemsford Village Lemsford Welwyn Garden City AL8 7TN	Change of use from car park formally associated with now closed Public House for the erection of four infill dwellings and associated car parking, sheds, bin storage and landscaping	Ms Louise Sahlke	Councillor James Broach, Welwyn Hatfield Borough Council	
Northaw and Cuffley	6/2022/2888/HOUSE	The Wilderness Vineyards Road Northaw Potters Bar Hertfordshire EN6 4PE	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.	Ms Elizabeth Mugova	The Clerk, Northaw & Cuffley Parish Council	
Peartree	6/2021/0181/MAJ	Former Shredded Wheat Factory Broadwater Road Welwyn Garden City AL7 1RR	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.	Mr William Myers	Councillor Malcolm Cowan, Welwyn Hatfield Borough Council	
Peartree	6/2021/0671/MAJ	South Side Former Shredded Wheat Factory Broadwater Road Welwyn Garden City	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.	Mr William Myers	Councillor Malcolm Cowan, Welwyn Hatfield Borough Council	

Peartree	6/2021/3380/MAJ	73 Bridge Road East, Welwyn Garden City AL7 1UT	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	Mr Raymond Lee	Councillor Russ Platt, Welwyn Hatfield Borough Council	
Welham Green & Hatfield South	6/2016/1493/VAR	Thunderbridge Yard Bulls Lane Hatfield AL9 7BB	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	Mr Mark Peacock	Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council	
Welham Green & Hatfield South	6/2016/1493/VAR	Thunderbridge Yard Bulls Lane Hatfield AL9 7BB	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	Mr Mark Peacock	Christine Wootton, North Mymms Parish Council	
Welham Green & Hatfield South	6/2022/2775/HOUSE	Flint Cottage Blackhorse Lane South Mimms Hertfordshire EN6 3NB	Alterations to dormers and crown roof over rear extension	Ms Ashley Ransome	Christine Wootton, North Mymms Parish Council	
Welham Green & Hatfield South	6/2022/2784/OUTLINE	Land off Booths Close Holloways Lane Welham Green Hatfield AL9 7NW	Outline planning permission for the erection of a dwelling with all matters reserved except for means of access and layout	Ms Kirsty Shirley	Christine Wootton, North Mymms Parish Council	
Welham Green & Hatfield South	6/2023/0894/FULL	Unit 1 51 Welham Manor Welham Green Hatfield AL9 7EL	Change of use from industrial unit to provide 7 residential dwellings, together with associated landscaping, amenity space, parking, refuse storage and access from Welham Manor following demolition of existing buildings and structures	Ms Elizabeth Mugova	Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council	
Welham Green & Hatfield South	6/2023/0988/VAR	Roundhouse Farm, Land Off of Bullens Green Lane, Colney Heath	Variation to conditions 2 (boundary and surface treatment plan), 3 (fire tracking and parking plan), 4, (visitor spaces on fire tracking and parking plan), 5 (on plot garages on fire tracking and parking plan), 6 (soft landscaping), 7 (Landscape and ecological management plan), 8 (arboricultural method statement) and 10 (approved plans) on planning permission 6/2022/0824/RM	Mr David Elmore	Councillor Paul Zukowskyj, Welwyn Hatfield Borough Council	
Welwyn East	6/2023/0163/FULL	57 New Road Digswell Welwyn AL6 0AL	Proposed part demolition of existing property and erection of 5 no 4 bedroom houses with associated internal access roads, parking and refuse / recycling collection	Mr Raymond Lee	Arooj Afzal, Welwyn Parish Council	
Welwyn East	6/2023/0907/FULL	59 New Road Digswell Welwyn AL6 0AL	Erection of a detached two storey building with accommodation at lower ground level comprising 9 apartments following demolition of existing property with associated bin and cycle storage and car parking provision	Ms Louise Sahlke	Councillor Terry Mitchinson, Welwyn Hatfield Borough Council	
Welwyn East	6/2023/0907/FULL	59 New Road Digswell Welwyn AL6 0AL	Erection of a detached two storey building with accommodation at lower ground level comprising 9 apartments following demolition	Ms Louise Sahlke	Arooj Afzal, Welwyn Parish Council	

			of existing property with associated bin and cycle storage and car parking provision			
Welwyn West	6/2016/0270/VAR	Four Oaks 1-4 Great North Road Welwyn AL6 0PL	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.	Mr Raymond Lee	Councillor Julie Cragg, Welwyn Hatfield Borough Council	
Welwyn West	6/2016/0270/VAR	Four Oaks 1-4 Great North Road Welwyn AL6 0PL	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.	Mr Raymond Lee	Arooj Afzal, Welwyn Parish Council	

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

Ward	Application Ref	Site Address	Proposal	Case Officer	Reason	Expected DMC
Howlands	6/2020/1162/MAJ	Howlands House, Howlands, Welwyn Garden City AL7 4SD	Erection of 72 units of temporary residential accommodation with a staff office, children's play area, parking, cycle store, refuse areas, landscaping and amenity space, following demolition of existing buildings	Mr William Myers	This is a major application which has been submitted by the Council's Housing team and officers consider that in accordance with the constitution it should be dealt with by the Council's Development Management Committee.	