

Late Rep's

**From:** Tracy Harvey  
**Sent:** 24 February 2012 15:30  
**To:** Planning; Lisa Hughes  
**Subject:** FW: 3 Hook Lane, Northaw

27 Feb 2012

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**From:** Colin Couch  
**Sent:** 24 February 2012 10:41  
**To:** [REDACTED]  
**Cc:** Tracy Harvey  
**Subject:** RE: 3 Hook Lane, Northaw

Sandra,

I cannot alter officer's reports. However I have included the Head of Planning in this reply for her consideration. I am not clear if Mz Phillips has replied to you but of course you can rebut any evidence in the report albeit you only have 3 minutes.

Colin.

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**From:** [REDACTED]  
**Sent:** 24 February 2012 10:37  
**To:** Colin Couch  
**Subject:** Fw: 3 Hook Lane, Northaw

Sir,  
Please see my email below. I am concerned that some of the facts are incorrect and this paper has been posted on line and that this document will be passed to the Committee Members for a decision to be made at the hearing next week.

I believe this document should be amended to reflect my case.

Sandra Moseley  
Sent using BlackBerry® from Orange

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**From:** sandra moseley <[REDACTED]>  
**Date:** Thu, 23 Feb 2012 23:31:04 +0000 (GMT)  
**To:** Jackie Phillips <ja.phillips@welhat.gov.uk>  
**ReplyTo:** sandra moseley [REDACTED]  
**Subject:** Re: 3 Hook Lane, Northaw

Dear Miss Phillips,

I have today looked at the paper on line which details the reasons you have put forward as refusal for my planning application to 3 Hook Lane, Northaw.  
Under section 11.1 Section 2, it states I have failed to provide an initial Bat Inspection Survey and should be refused on those grounds. This is unfair to publish a document which is incorrect especially as this was only made available and went on line today - 23rd Feb 2012. You already had sight of my survey which has been accepted by the HBRC. This is misleading to the Committee and Unfair. This recommendation for refusal should be removed.

Under Section 11.1 Section 1, you state in your report that it should be refused as the extension would have an adverse affect on the open characteristics of the Green Belt as a result of increasing its developed

appearance and adding considerably to the bulk and height of the building. Also that the applicant has failed to prove to the satisfaction of the LPA that the harm is outweighed by other considerations.

Firstly, this contradicts points made in 9.11 where it states that "the dwelling does not on the design and character of the dwelling and surrounding area does not have an adverse visual impact upon the character and appearance of the existing dwelling or immediate surrounding area. It also states that the proposal would not have a significant impact" So how does this therefore affect the open characteristics of the Green Belt mentioned in point 9.8. and your Recommendation:Refusal.

Secondly, I was unaware that I could present "Special Circumstances" for additional consideration. I was not given the opportunity to do this by you. Infact it has been difficult trying to engage with you as to the best way forward which I have tried, to no avail. I do have special circumstances which I could have mentioned if I was given that opportunity to do so.

Failing to allow me to put my case forward or making me aware of the full facts available etc.

I feel this information is somewhat factually incorrect and misleading to the Committee and it is unfair and should be judicially reviewed.

I will be bringing this to the attention of Cllr Couch and would like to speak with your Supervisor/Manager as soon as possible.

Sandra Moseley

**From:** Jackie Phillips <ja.phillips@welhat.gov.uk>

**To:** 'sandra moseley' <[REDACTED]>

**Sent:** Tuesday, 21 February 2012, 16:21

**Subject:** RE: 3 Hook Lane, Northaw

Mrs Moseley,

Further to our telephone conversation this afternoon, i send you a link to the planning committee page on the Council's website

<http://coins.welhat.gov.uk/allBodyMeetings.asp?bodyid=3&bodytitle=Planning+Control+Committee&MeetingYear=2012> . The agenda and background papers are yet to be published however i would advise looking again at the end of the week.

Regards,

Jackie Phillips  
Assistant Planning Officer

Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts AL8 6AE

Telephone: 01707 357276  
Email: [ja.phillips@welhat.gov.uk](mailto:ja.phillips@welhat.gov.uk)

[www.welhat.gov.uk](http://www.welhat.gov.uk)

**From:** sandra moseley [REDACTED]  
**Sent:** 20 February 2012 22:59  
**To:** Jackie Phillips  
**Cc:** [martin@tcpltd.net](mailto:martin@tcpltd.net)  
**Subject:** RE: 3 Hook Lane, Northaw

Dear Miss Phillips,

Please find attached the Bat Survey Assessment requested by HBRC, Mr Goodall. The Assesemnt shows No Evidence of any Bats being present or ever being present at the property. Please note that the HBRC in their "Conclusions and Recommendations" sections state that an initial Bat inspection survey should be undertaken by a licensed bat ecologist to establish whether bats are present and whether they are likely to be affected by proposed development works.

If the building search finds no evidenc of bats, then the application will not need to be determined on ecological grounds.

Therefore I have satisfied what is required by the HBRC and by Law and ask that you update your files accordingly and withdraw any objections you may have with regrds to this aspect of the application. I will be presenting this evidence at the Committee Meeting on the 1st March 2012.

I believe I have fulfilled my duty under Law and that there is no further need for any investigations at this time, therefore it clearly states that the application will not be determined on Ecological grounds.

I await your reply,

Sandra Moseley

----- Forwarded Message -----

**From:** clive herbert [REDACTED]  
**To:** [REDACTED]  
**Sent:** Monday, 20 February 2012, 16:05  
**Subject:** RE: 3 Hook Lane, Northaw

Sandra,

Bat assessment report and invoice as promised.

Clive Herbert  
Director  
A. R. M. Conservation Ltd  
67A Ridgeway Avenue  
East Barnet  
Hertfordshire  
EN4 8TL

**From:** Jackie Phillips [<mailto:ja.phillips@welhat.gov.uk>]  
**Sent:** 06 February 2012 09:59  
**To:** 'martin@tcpltd.net'  
**Subject:** FW: 3 Hook Lane, Northaw

Dear Martin,

Following a message left on your answerphone, I forward you the comments sent by HBRC on the above application.

If you could give me a call to discuss taking forward the application and whether you wish to withdraw it.

Regards,

Jackie Phillips  
Assistant Planning Officer

Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts AL8 6AE

Telephone: 01707 357276  
Email: [ja.phillips@welhat.gov.uk](mailto:ja.phillips@welhat.gov.uk)

[www.welhat.gov.uk](http://www.welhat.gov.uk)

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