

MP RAV



**From:** Lisa Hughes  
**Sent:** 22 May 2015 07:47  
**To:** Planning  
**Subject:** FW: 19 Walker Grove S6/2015/0121/FP

PLANNING  
DEPARTMENT  
21 MAY 2015  
RECEIVED

**Lisa Hughes BA (Hons) DipTP MRTPI**  
**Development Management Service Manager**

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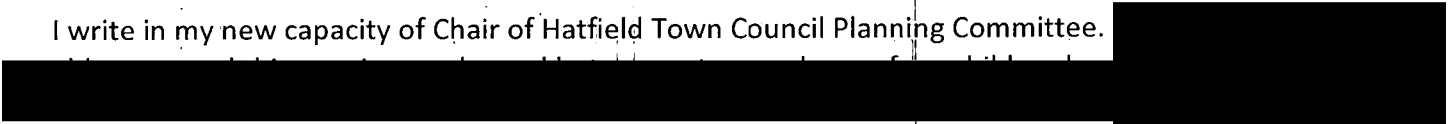
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**From:** John Fitzpatrick  
**Sent:** 21 May 2015 18:42  
**To:** Lisa Hughes  
**Cc:** Stephen Boulton; Duncan Bell  
**Subject:** 19 Walker Grove S6/2015/0121/FP

Dear Lisa

I am writing regarding the above planning application for the change of use from a dwellinghouse to House in Multiple Occupation.

I write in my new capacity of Chair of Hatfield Town Council Planning Committee.



The first point I wish to make is that the Town Council **does** object to the application. Although point 9 within the report for tonight's agenda states that Hatfield Town Council has not responded to the consultation, it has come to light that the normal route of notification to the Town Council was not used for this application. This resulted in the issue never being put before our planning committee. The issue only came to light when the agenda for tonight's meeting was circulated.

We would object on the grounds that Hatfield already has a large concentration of HMOs within the town. Whilst we accept that some areas fall below the 20% of HMOs within a 50m radius that has been used as a guide under the HMO SPD, there are also areas that are above this level.

It is our view that the large concentration of HMOs in some areas have damaged the general character of some areas of our community.

Also, it is my view, following some of my own research last year, that we are not able to accurately identify the full number of HMOs within different areas. Therefore, any figure that is used has uncertainty associated with it. Any additional HMO could foreseeably put an areas above the guideline stipulated within the HMO SPD.

In summary, Hatfield Town Council does not agree to this application and I hope that the committee will take these views and those of others objecting into account.

Best regards

Cllr John Fitzpatrick  
Hatfield South

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