

Development Management Committee
4 February 2016

WELWYN HATFIELD COUNCIL

Minutes of a meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held on Thursday 4 February 2016 at 7.30pm at Salvation House, 2 Sterling Court, Mundells, Welwyn Garden City.

PRESENT: Councillors S.Boulton (Chairman)

D.Bennett, A.Chesterman, J.Cragg (substituting for J.Beckerman), T.Crump, I.Dean, C.Juggins (substituting for S.Kyriakides), M.Larkins, S.Markiewicz, N.Pace, K.Pieri (substituting for J.Nicholls), M.Siewniak, F.Thomson, C.Watson

ALSO J.Dean (Leader of the Council)
PRESENT: M.Perkins (Executive Member, Housing, Planning and Community)

OFFICIALS Head of Planning (C.Haigh)
PRESENT: Development Management Service Manager (L.Hughes)
Principal Planner (S.Chivers)
Senior Planning Officer (J.Pagdin)
Senior Planning Officer (M.Heron)
Committee Manager (R.Burbidge)

103. SUBSTITUTIONS OF MEMBERS:

The following substitutions of Committee Members had been made in accordance with Council Procedure Rules 19-22:

Councillor K.Pieri for Councillor J.Beckerman.
Councillor C.Juggins for Councillor S.Kyriakides
Councillor K.Pieri for Councillor J.Nicholls,

104. APOLOGIES:

Apologies for absence were received from Councillors J.Beckerman, S.Kyriakides and J.Nicholls.

105. MINUTES:

The minutes of the meeting held on on 7 January 2016 were approved as a correct record and signed by the Chairman.

106. DECLARATIONS OF INTEREST:

Councillor D.Bennett declared a non-pecuniary interest in respect of item 6 - Angerland Common, South Way, Hatfield by virtue of being a Board member of the Welwyn Hatfield Sports and Physical Activity Alliance (WHSPAA).

Councillor S.Boulton declared a non pecuniary interest in item 6 – Angerland Common, South Way, Hatfield by virtue of being a member of North Mymms Parish Council and also a disclosable pecuniary interest in respect of item 12 – 55 Moffats Lane, Brookmans Park, Hatfield by virtue of being a resident of Moffats Lane.

Councillor J.Cragg declared a non pecuniary interest in item 7 – 37 Church Street, Welwyn by virtue of being an acquaintance of the applicant.

Councillor C.Juggins declared a non pecuniary interest in items on the agenda as appropriate by virtue of being a member of Hatfield Town Council.

Councillor S.Markiewicz declared a disclosable pecuniary interest in item 7 – 37 Church Street, Welwyn by virtue of being the applicant.

Councillor K.Pieri declared a non disclosable pecuniary interest in item 6 – Angerland Common, South Way, Hatfield by virtue of being a member of North Mymms Parish Council.

107. ANGERLAND COMMON, SOUTH WAY, HATFIELD, AL10 8HS – S6/2003/0150/FP – PROPOSED VARIATION TO EXISTING SECTION 106 AGREEMENT IN RELATION TO REPLACEMENT OF SPORTS PITCHES FOLLOWING CONSTRUCTION OF PARK AND RIDE FACILITIES FOR UNIVERSITY OF HERTFORDSHIRE:

The Chairman having declared an interest in this item withdrew from the meeting and in the absence of the Vice Chairman Councillor N.Pace took the Chair.

(Councillor N.Pace in the Chair)

Further to the decision of the Committee on 5 November 2015 (vide Minute 77 – 2015/16) the report of the Director (Governance) provided additional information regarding whether or not the amount proposed as a Section 106 financial contribution was reasonable and accurately reflected the cost of providing the required replacement facilities at Angerland Common at today's prices.

The Committee were informed that discussion had taken place between the Council, the University and local sports clubs about a possible alternative means of mitigating the effect which the construction of the University's park and ride scheme had had on sports facilities serving Hatfield and surrounding area. This entailed the University making an appropriate financial contribution towards the provision and enhancement of sports facilities in Hatfield and surrounding area, without this contribution being tied to provision at the Angerland site. The total contribution proposed by the University was £1.4 million.

Members noted that to adopt such an alternative solution in place of the reinstatement of pitches at Angerland would require a formal variation to the legally-binding Section 106 agreement dating from 2006 and the report of the

Director (Governance) sought a decision from the Council as local planning authority as to whether or not it supported the alternative solution.

Members also noted that the provisions of the Section 106 agreement relating to the construction of the park and ride and its access had been complied with, as had the provisions relating to the parking control scheme contributions. Following design of the intended parking control schemes by the Council, consultation with affected residents in southern Hatfield revealed that a majority of residents were not in favour of the proposed schemes and consequently the unspent part of the contributions had been returned to the University several years ago.

It was proposed by Councillor D. Bennett seconded by Councillor I. Dean and

RESOLVED:

(8 voting for and 4 against)

That approval be granted to a variation to the existing Section 106 agreement attached to planning permission S6/2003/0150/FP dated 13th January 2006 to provide for the following

- (1) The removal of the obligation to replace sports pitches and facilities at Angerland Common and the replacement of this obligation with a new obligation requiring that the University contributes the sum of £1.4 million on completion of the deed of variation into a designated bank account administered by Welwyn Hatfield Borough Council on behalf of a sports fund to support sports in Hatfield and the immediately surrounding area;
- (2) The detail of the deed of variation in accordance with a) above be agreed with the University and Hertfordshire County Council by the Head of Planning in consultation with the Director (Governance).

(Note: Councillors S. Boulton and K. Pieri both declared interests in respect of this item and withdrew from the meeting during its consideration. Councillor D. Bennett also declared an interest – Minute 106 refers).

108. THE LAND BEHIND AND ADJACENT TO 17-17A STATION ROAD CUFFLEY, POTTERS BAR, EN6 4JA – S6/2015/2333/FP – ERECTION OF FIVE NEW DWELLINGS AND SHOP (USE CLASS A5) WITH NEW ACCESS FOLLOWING DEMOLITION OF SHED AND TWO GARAGES:

Members were informed that a scheme identical to that proposed had been considered by the Committee on 8 October 2015 (vide Minute 61). The previous application specifically referred to the proposed residential units as 'affordable' and was granted, subject to a Section 106 agreement securing units as affordable for residents of the Borough and a Grampian condition for a revised parking plan demonstrating compliance with the Development Plan in this regard. This decision has not yet been issued.

The application which was the subject of the report of the Director (Governance) differed to that previously granted as it acknowledged that the proposed residential units were not 'affordable' by definition (with regards to Annex 2 of the National Planning Policy Framework (NPPF)). Instead they were proposed to be low value market housing. A revised parking scheme seeking to demonstrate compliance with parking policy had also been submitted. The design of this proposal remained the same to that granted by the Committee and there had been no change in terms of local and national policy since October 2015. Members noted that with regard to all of the above, the only matters for consideration were the additional parking information and the addition of market housing only to Cuffley Village Centre.

Late representations in the form of photographs from an objector had been circulated.

Mr. T.Bambridge (Applicant) spoke in support of the application

Councillor Bob Stubbs (Northaw and Cuffley Parish Council) spoke against the application.

Colin Cochrane (Objector) spoke against the application.

Members having expressed concern about the adequacy of the proposed parking arrangements, the Committee were informed that in accordance with the Supplementary Planning Guidance (SPG), the proposed flats and A5 unit would require a maximum of 11.25 spaces. The developer had confirmed that the existing single storey garages to be removed were not used, due to their size, for the storage of vehicles and he had submitted a parking scheme showing the provision of 14 off road spaces. This parking was in a usable arrangement and would not interfere with the ability of refuse vehicles (and other large vehicles) to manoeuvre within the site even if bays were occupied. Further disquiet having been voiced it was suggested that condition 10 in the report be amended as follows -

'Prior to the development commencing on-site car parking areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan 0/A000/LP/011 Rev. A and retained thereafter available for that specific use in association with this development.

REASON: in the interests of highway safety in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.'

It was proposed by Councillor S.Markiewicz seconded by Councillor A.Chesterman and

RESOLVED:
(13 voting for and 1 against)

That, subject to the foregoing amendment to condition 10, planning permission be approved for application S6/2015/2333/FP subject to the conditions set out in the report of the Director (Governance).

109. COMET HOTEL, 301 ST. ALBANS ROAD WEST, HATFIELD, AL10 9RH
6/2015/1997/MAJ AND 6/2015/1998/LB – EXTENSION AND
REFURBISHMENT OF THE GRADE II LISTED HOTEL (USE CLASS C1)
FOLLOWING DEMOLITION OF POOR QUALITY ADDITIONS, ERECTION
OF 9,586 SQUARE METRES STUDENT ACCOMMODATION (SUI
GENERIS), LANDSCAPING AND ASSOCIATED WORKS:

The report of the Director (Governance) set out the application which sought planning permission and listed building consent for the refurbishment of the listed building, a replacement hotel extension and separate student accommodation on the western part of the site.

Members noted that the proposals for the listed building were set out in Section 11 of the report and included -

- retention of the existing use: hotel, dining and function rooms and 9 bedrooms,
- removal of rear additions,
- alteration to first floor room layouts,
- replication of the original roof lantern,
- relocation of the reception to the original entrance,
- repositioning of the laundry store, and
- landscaping scheme for the front and car parking for 98 cars

Proposals for the hotel extension included 2,636 square metres on two/three floors containing 90 bedrooms:

- a two-storey glazed link building leading from the rear of the listed building to the new three storey element (containing 16 bedrooms).
- the three-storey element, perpendicular to the link and flat roofed (74 rooms).
- front elevation glazed to provide a reflective backdrop for the listed building.
- Rear and side elevations finished in pale cladding.

Proposals for the student accommodation were for 9,586 square metres of floor space in studios and double units (for 361 bed spaces) in three, four and five storey high linear buildings; and

- three flat-roofed linked blocks to the west of the listed building, set back level with the glazed elevation of the hotel extension.
- materials – brick at ground floor, glazed stair and top floors, timber cladding with vertical brown/terracotta coloured fins on elevations to Comet Way and St Albans Road and internal to the site. Plain cladding on the west elevation.
- the block facing St Albans Road West –main reception, four floors high (12 metres), top floor stepped in and glazed.
- the building on the western side of the site - three storeys high (9.5 metres), directional windows facing south (away from residential properties behind).
- the building on Comet Way (south east) side of the site –, five storeys high (16 metres), top floor stepped in and glazed. Student communal facilities at ground floor including gym, dining room, lounge, TV/cinema room, laundry

and study rooms.

- two courtyards (with hard and soft landscaping) between the hotel extension and student blocks; one with 30 overflow hotel car parking spaces, one to the south a student amenity space.
- Retention of existing hedges and fences on boundaries with additional planting between the student blocks and the site boundaries
- retention of the existing sub-station on the rear boundary which serves the residential properties to the west.
- Bicycle parking for 60 bicycles divided evenly between two locations on the site.

Materials and fenestration had been designed to provide a simple backdrop for the listed building and to reduce the bulk and the impression of scale of the new buildings. The choice of materials included glazing and cladding as compliments to the listed building.

Late representations in the form of comments from the Council's Conservation Officer and reworded conditions as well as expanded Section 106 requirements had been circulated. Further late representations from the University of Hertfordshire objecting to the proposals were tabled.

Catherine Norris (Agent) spoke in support of the application.

Councillor James Broach (Hatfield Town Councillor) spoke against the application.

Mr. Roger Bayse (Objector) spoke against the application.

With regard to the listed building application it was moved by Councillor S.Markiewicz seconded by Councillor M.Larkins and

RESOLVED:
(unanimous)

That subject to the conditions set out in the report of the Director (Governance) and to the following amendments to conditions 1, 2, 3, 4 and 6, to the addition of conditions 7 and 8 plus 2 further informatives (2 and 3) as follows listed building consent be approved for application 6/2015/1998/LB

- '1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

0200/A & 0201 & 0202 & 0203 & 0204 & 0205 & 19321/1 & 19321/2 & 0301/A & 0302/A & 0303/B & 0304/B & 0305/B & 0306/A & 0307/A & 0310/A & 2821_L_GA_1-01 & 2821_L_GA_1-02 & 2821_L_HW_1-01 & 2821_L_HW_1-02 & 2821_L_SW_1-01 & 2821_L_SW_1-02 & 2821_L_TP_1-01 & 2821_L_TP_1-02 & 2821_L_TZ_1-01 & 2821_L_TZ_1-02 & Heritage Statement, WYG (Sept 2015) received and dated 28.9.2015 and

0300/C received and dated 3.12.2015 and Materials Palette received and dated 9.12.2015 and

0308/B & 0311/C received and dated 6.1.2016

And Schedule of Works to Listed Building received and dated 2.2.2016

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

2. No development to the Listed Building (except the approved demolition works) shall take place until samples of the materials, including a sample brick panel, sample glazing panels, partial window frame, roof materials and coping tiles, to be used in the construction of the external surfaces of the building hereby permitted, have been submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented using the approved materials and subsequently, the approved materials shall not be changed.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. No development to the Listed Building shall take place, (including any works of demolition in accordance with DRWGS 0203 and 0307/A), until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for
 - (a) the programme and method for the partial demolition and the steps required to be taken during the process of the work to secure the safety, stability, security and weather-proofing of that part of the building that is to be retained.
 - (b) details of adequate support and shelter arrangements to be provided at all times to the walls and roof whilst the building works are carried out.
 - (c) details of any repair work proposed
 - (d) details of any materials to be removed which in the opinion of the Local Planning Authority should be salvaged for re-use.
 - (e) details of proper and adequate protection to those

features/areas of the building noted as being of special interest in the listing description or noted as areas that are sensitive to change in the applicants' Heritage Statement (received and dated September 2015 for the duration of the works. This protection shall remain in place throughout the period of works and only temporarily removed to effect repairs or adjustments to these elements.

- (f) measures to control the emission of dust and dirt during the works.
- (g) Where existing fabric is disturbed to effect approved removals, it shall be reinstated like for like or to the written approval of the Local Planning Authority.

A timetable for implementation of the above shall be submitted to the Local Planning Authority for approval and shall subsequently be implemented in accordance with those details.

REASON: To ensure the building is protected during demolition and construction, that articles and material that are of an intrinsic quality are available for re-use and to prevent the total or partial collapse of the building in the interests of protecting the character and appearance of the listed building in accordance with the National Planning Policy Framework 2012.

- 4. Deleted.
- 6. Notwithstanding the details shown on the approved drawings, no works to the Listed Building (excluding the approved demolition works) shall take place until the following listed building details have been submitted to and agreed in writing by the Local Planning Authority:
 - (a) re-instatement of roof lantern (elevations at scale 1:20 and sections at 1:50)
 - (b) roof eaves and abutments with new hotel extension link building (details at scale 1:50)
 - (c) proposed new door openings and frames (elevations at scale 1:20 and sections at 1:50)
 - (d) proposed new window openings and frames (elevations at scale 1:20 and sections at 1:50)
 - (e) details of the proposed internal folding or sliding partitions and walls (elevations at scale 1:20 and sections at 1:50)
 - (f) new-build external walls (part elevations at scale 1:20 and sections at 1:50)

- (g) reinstated roof-lights to kitchen (details at scale 1:5)
- (h) new ceilings, counters and bars (sections at scale 1:20)
- (i) sound insulation and mechanical vents for hotel function rooms and bedrooms
- (j) extractors for kitchen odours

The development shall be implemented in accordance with the approved details and, subsequently, shall not be changed.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the NPPF and standard conservation good practice.

7. Prior to installation of any Internal floor finishes, wall coverings and lighting the following details shall be submitted to and agreed in writing by the Local Planning Authority:
- (i) samples and
 - (ii) brochure illustration and
 - (iii) statement for fixing.

The development shall be implemented in accordance with the approved details

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the NPPF and standard conservation good practice.

8. No development to the Listed Building (except the approved demolition works) shall take place until representative samples of the existing mortars of the original listed building have been analysed. The mortars to be analysed shall be agreed with the Local Planning Authority prior to analysis. The subsequent mortar shall be based on the agreed representative sample and shall not be changed.

REASON: To ensure that the special architectural and historic interest and character and appearance of the building are properly maintained, in accordance with the NPPF and standard conservation good practice.

Additional Informatives:

- 2. You are advised that the internal finishes, new partitions, doors, bars and counters are to be informed by the photographs of the original building when first completed.

3. The detail of the glazed curtain walling to the new hotel extension buildings that would be visible from north, south and east directions shall be designed to be minimalist, recessive and reflective in order to show the outline of the listed building.

With regard to the planning application it was then moved by Councillor C.Juggins seconded by Councillor K Pieri and

RESOLVED

(10 voting for and 4 against)

That planning permission be refused for application 6/2015/1997/MAJ for the following reasons -

- (1) The proposed development by virtue of its scale, massing, siting and design would have a detrimental impact upon the character and setting of the listed building resulting in substantial harm that is not outweighed by the conservation of the heritage asset or any other material considerations. The proposal is therefore contrary to Section 12 of the National Planning Policy Framework.
- (2) The proposal by virtue of its siting, layout, design, scale and massing would result in an over dominant development, failing to respect the character of this part of Hatfield and due to its scale, design and siting would lead to overlooking of existing adjacent residential properties and an overbearing impact on those properties to the detriment of their residential amenity contrary to Policies D1 and D2 of the Welwyn Hatfield District Plan, the adopted Supplementary Design Guidance (Statement of Council Policy) and Section 7 of the National Planning Policy Framework.
- (3) The layout of the student accommodation would result in a poor quality standard of amenity space for users of these areas contrary to policy D1 of the Welwyn Hatfield District Plan, the adopted Supplementary Design Guidance (Statement of Council Policy) and Section 7 of the National Planning Policy Framework.

Refused drawing numbers: 0200/A & 0201 & 0202 & 0203 & 0204 & 0205 & 19321/1 & 19321/2 & 0301/A & 0302/A & 0303/B & 0304/B & 0305/B & 0306/A & 0307/A & 0310/A & 2821_L_GA_1-01 & 2821_L_GA_1-02 & 2821_L_HW_1-01 & 2821_L_HW_1-02 & 2821_L_SW_1-01 & 2821_L_SW_1-02 & 2821_L_TP_1-01 & 2821_L_TP_1-02 & 2821_L_TZ_1-01 & 2821_L_TZ_1-02 &

Schedule of Demolition and Reinstatement Works &

Flood Risk Assessment v2, Curtins, (13.11.2015)
ICBR0037RP-001 &

Transport Assessment, Stirling Maynard, October 2015 &

Tree Survey Report, P Stileman Ltd, (16.6.2014),
DS14011401

received and dated 28.9.2015 and

0300/C received and dated 3.12.2015 and

Materials Palette received and dated 9.12.2015 and

0308/B and 0311/C received and dated 6.1.2016.

Reason for Refusal: The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations. The proposal is considered to not comply with the relevant national and local plan policies and there are no material planning considerations to justify a decision contrary to the development plan.

110. 7 OAKLANDS RISE, WELWYN, AL6 ORH – 6/2015/2510/VAR – ERECTION OF THREE DWELLINGS FOLLOWING DEMOLITION OF EXISTING DWELLING:

The report of the Director (Governance) set out the application which sought planning permission for a variation to the approval granted by the Committee on 8 October 2015 (vide Minute 64 - 2015/16).

The Committee were informed that the applicant/ developer had since found that in order to implement the planning approval, 2 more trees and part of a Conifer Hedge needed to be removed, in addition to those marked for removal on the approved plans. These included a Norway Spruce along the front (west) boundary of the site, a Scots Pine located towards the southern side boundary of the site (at the top of the existing driveway) and a section of the Conifer Hedge, located towards the rear (east) boundary of the site. Consequently, this application had been submitted which sought to vary Condition 1 ('Development to be constructed in accordance with the approved plans') and Condition 4 ('Development to be constructed and carried out in accordance with the Arboricultural Survey by Bob Widd Associates Ltd dated April 2015 and the associated tree protection measures') on planning approval reference N6/2015/1326/FP.

Members noted that the policies and circumstances had not changed since the

previous application was approved and that, therefore, the only consideration in this instance was whether or not the removal of these trees was acceptable. The principle of the development was not a consideration.

Late representations from Welwyn Parish Council opposing the proposal were laid round the table.

Gavin Nelson (Applicant) spoke in support of the application.

Madeline Benson (Welwyn Parish Council) spoke against the proposal.

It was proposed by Councillor M.Siewniak seconded by Councillor S.Markiewicz and

RESOLVED:
(12 voting for and 1 against)

That planning permission be approved for application 6/2015/2510/VAR subject to the conditions set out in the report of the Director (Governance).

111. 13 THE GARDENS, BROOKMAN PARK, HATFIELD, AL9 7UL – S6/2015/1258/FP – DEMOLITION OF EXISTING DWELLING AND GARAGE AND CREATION OF NEW RESIDENTIAL DEVELOPMENT CONSISTING OF 4 NO. SELF CONTAINED UNITS:

The report of the Director (Governance) set out the application which sought full planning permission for the demolition of the existing dwelling and garage and creation of a new residential development consisting of 4 no. self contained maisonettes. These would comprise one no. 1 bed unit, 2 no. two bed units and one no. 4 bed unit. The proposals also included the creation of a basement and associated light wells.

George Athanasi (Agent) spoke in support of the application.

Linda Saffer (North Mymms Parish Council) spoke against the proposal.

Having regard to the comments of North Mymms Parish Council, Members of the Committee echoed the concerns expressed that the proposal would be out of keeping with the street scene in an area that was bungalows and semi-detached houses and there were no other four storey properties in this location. Also, that the proposal failed to relate to the character and context of the locality and would be overbearing on the surroundings and there would also be a lack of amenity space for the number of dwellings.

It was proposed by Councillor S. Markiewicz seconded by Councillor D.Bennett that planning permission for application S6/2015/1258/FP be approved subject to the conditions set out in the report of the Director (Governance). On being put to the vote there appeared 6 in favour and 7 against and the proposal was declared lost.

It was then proposed by Councillor N.Pace seconded by Councillor C.Juggins and

RESOLVED:
(7 voting for and 6 against)

That planning permission be refused for application S6/2015/1258/FULL for the following reasons:

- (1) The proposal, by virtue of its height and width would result in a prominent and intrusive form of building that would not be in keeping with the character and appearance of its immediate surroundings. Accordingly, the proposal would fail to be compatible with the maintenance and enhancement of the character of the area and would have a detrimental impact on the appearance of the street scene. The proposal is therefore contrary to policies D1, D2 and GBSP2 of the adopted Welwyn Hatfield District Plan 2005, the adopted Supplementary Design Guidance (Statement of Council Policy) and Section 7 of the National Planning Policy Framework.
- (2) The proposal, by virtue of its siting, depth and height would have an overbearing impact on the neighbouring properties and an unacceptable loss of light to no. 11 The Gardens. This would result in an unacceptable impact on the residential amenity of the occupiers of these properties, and as such the proposal would fail to be of a high standard of design, contrary to policy D1 of the Welwyn Hatfield Development Plan 2005, the Council's adopted Supplementary Design Guidance (Statement of Council Policy) and Section 7 of the National Planning Policy Framework.

REFUSED DRAWING NUMBERS: 01 Rev. A- & 02 Rev. A1 & 03 Rev. A1 & 20 Rev. A- received and dated 09 September 2015 & 10 Rev. A7 & 11 Rev. A7 & 12 Rev. A10 & 13 Rev. A10 & 14 Rev. A6 & 15 Rev. A18 & 17 Rev. A3 & 18 Rev. A3 & 19 Rev. A3 received and dated 14 January 2016.

REASON FOR REFUSAL: The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework. The development is considered does not comply with relevant national and local plan policies and there are no material considerations to outweigh the harm of the development.

112. 37 CHURCH STREET WELWYN – 6/2015/2342/FULL – ERECTION OF 3 NO. THREE BEDROOM DWELLINGS FOLLOWING DEMOLITION AND REPLACEMENT OF EXISTING DWELLING WITH ASSOCIATED GARAGING AND PARKING:

The report of the Director (Governance) set out the application which sought planning permission for the demolition of the existing dwelling and the erection

of three new, two storey detached dwellings. The Committee were advised that the existing access would be re-positioned to the south-west corner of the plot and would still be accessed from the top-end/ entrance to Wendover Drive. The proposed driveway would run along the southern side of the site and would provide shared access for the three proposed dwellings. Proposed Plots 1 and 2 would be located towards the northern half of the site, following the curved northern boundary of the plot, each facing south towards the access drive and the rear backing onto Church Street to the north. Plot 3 would be located towards the east, rear end of the site, at the end of the shared access drive and would face westwards.

Members noted that each of the three proposed dwellings would be of an individual design, footprint and layout, although there would be a general consistent theme and form to the proposal. Each would be a detached, 3 bedroom dwelling and the three dwellings would have the first floor partially accommodated within the roof structures, complimented by gable ends and dormer windows. The three dwellings would be of a red brick and colour wash render build with plain clay tile roofing. Plots 1 and 2 would each include a single integral garage and Plot 3 would be provided with a detached single garage, located to the south side-rear of the main dwelling.

Late representations submitted by the applicant were laid round the table.

Andrea Whitton (Agent) spoke in support of the application.

Madeline Benson (Welwyn Parish Council) spoke against the proposal

It was proposed by Councillor K. Pieri seconded by Councillor D.Bennett and

RESOLVED:
(10 voting for and 1 against)

That planning permission be refused for application 6/2015/2342/FULL for the reasons set out in the report of the Director (Governance).

(Note: Councillors S. Markiewicz and J.Cragg each having declared an interest in respect of this item and withdrew from the meeting during its consideration – Minute 106 refers).

113. 55 MOFFATS LANE, BROOKMANS PARK, HATFIELD, AL9 7QQ – S6/2015/1391/FULL – ERECTION OF 2 NO. FOUR BEDROOM DWELLING HOUSES FOLLOWING DEMOLITION OF EXISTING DWELLING HOUSE:

The Chairman having declared an interest in this item withdrew from the meeting and in the absence of the Vice Chairman Councillor N. Pace took the Chair.

(Councillor N.Pace in the Chair)

The report of the Director (Governance) set out the application which sought planning permission for the erection of 2 no. semi-detached four bedroom

dwelling houses following demolition of the existing dwelling house. The proposed buildings would have a maximum height of approximately 7.8 metres, an eaves height of 5 metres, a width of approximately 13.1 metres and a maximum depth of approximately 12.6 metres.

Late representations submitted by two residents of Moffats Lane objecting to the proposals were laid round the table.

Mr. C Criscuolo (Agent) spoke in support of the application.

Linda Saffer (North Mymms Parish Council) spoke against the proposal

Nick Spargo (Objector) spoke against the proposal

It was proposed by Councillor K. Pieri seconded by Councillor I. Dean and

RESOLVED:
(unanimous)

That consideration of application S6/2015/1391/FULL be deferred to enable a site visit by Members to be arranged.

(Note: Councillor S. Boulton having declared an interest in respect of this item withdrew from the meeting during its consideration – Minute 106 refers).

114. WYNDHAM COTTAGE, CAMFIELD PLACE, ESSENDON, HATFIELD, AL9 6JE – 6/2015/2413/FULL – CREATION OF A SEPARATE DWELLING HOUSE FROM AN EXISTING GARAGE:

The report of the Director (Governance) set out the application which sought full planning permission for the use of the existing garage, which was currently used partly for ancillary accommodation, as a separate dwelling house. The only alteration to the visual aesthetics of the garage would be the removal of the garage doors to front and the insertion of a window and front door.

Mr. J. Adkin (Applicant) spoke in support of the application.

Members noted that the proposal would not cause significant harm to the Green Belt in terms of the openness of the Green Belt and the purposes of including land within it. As such, it was considered to represent appropriate development within the Green Belt. Also, that the proposal would contribute to the housing stock of the Borough and might result in an existing resident staying within the local community and having regard to all matters, the considerations in support of the proposal outweighed any harm that arose.

It was proposed by Councillor K. Pieri seconded by Councillor C. Juggins and

RESOLVED:
(10 voting for and 2 against)

That planning permission be approved for application 6/2015/2413/FULL be approved for the following conditions and reason –

CONDITIONS:

- (1) In accordance with plans and details: Proposed and Existing Elevations received and dated 30 November 2015 & Amended Site Location Plan (Scale of 1:1250) received and dated 18 December 2015.
- (2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Class A, B and E of Part 1 of Schedule 2 shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by that Order in the interests of the visual amenity of the area in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the appropriateness of any future extensions in the Green Belt in accordance with the National Planning Policy Framework and Policy RA3 of the Welwyn Hatfield District Plan 2005.

- (3) Prior to the occupation of the development as a dwelling house, details of a minimum of one parking space shall be submitted to the Local Planning Authority for approval in writing. The approved details shall subsequently be implemented and retained thereafter.

REASON: In the interests of highway safety in accordance with the National Planning Policy Framework.

REASON FOR APPROVAL: The decision has been made taking into account, where practicable and appropriate, the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations. The proposed development is not considered would cause harm or result in inappropriate development in the Green Belt and therefore taking account of the development plan and material planning considerations, the development should be granted.

115. APPEAL DECISIONS:

The report of the Director (Governance) detailed recent appeal decisions.

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RESOLVED:

That the report be noted.

116. PLANNING UPDATE – FUTURE PLANNING APPLICATIONS:

The report of the Director (Governance) provided Members with a summary of applications that might be presented to Committee over the next one or two months. If the call-in or application was withdrawn, the item would not be presented.

RESOLVED:

That the report be noted.

Meeting ended 10.40pm
RB