

Minutes of a Meeting of the Planning Committee held on Wednesday 6th June 2018 in the Sportsman Room, Birchwood Leisure Centre, Hatfield at 7.30pm.

PRESENT: Councillor J. Broach (Chairman)

COUNCILLORS: Councillors H. Ciarleglio, M. Eames-Petersen, S. Jones and K. Langley

OFFICER: Carrie Lloyd – Town Clerk

6. APOLOGIES

There were no apologies for absence.

7. MINUTES

The minutes of the meeting held on 16th May 2018 were signed as a correct record.

8. INTERESTS

There were no declarations of interest.

9. PLANNING LIST

Application Number	Address	Proposal	COMMENT
6/2018/1218/HOUSE	31 Selwyn Crescent Hatfield AL10 9NL	Erection of a first floor side and single storey rear extension	
6/2018/1176/HOUSE	10 Holme Road Hatfield AL10 9LF	Erection of a single storey front extension	
6/2018/1178/HOUSE	56 Talbot Road Hatfield AL10 0QY	Erection of a single storey side and front extension following demolition of existing single storey structure	
6/2018/1179/FULL	Ocado Ltd Gypsy Moth Avenue Hatfield AL10 9BD	Installation of a Compressed Natural Gas (CNG) Refuelling Station	The Town Council would prefer to see a noise impact assessment before making a full comment on this application. The potential to impact on local residents lives should not be underestimated. What will the health impact be on local residents? Has an Environmental Impact Assessment been carried out.

			We are however pleased that more environmentally-friendly fuels are being looked at.
6/2018/1182/HOUSE	2 Stanborough Cottages Great North Road Welwyn Garden City AL8 7TE	Erection of a single storey front extension	
6/2018/1274/HOUSE	16 Daffodil Close Hatfield AL10 9FF	Erection of a two storey rear extension and conversion of garage into a habitable room.	OBJECTION The proposal by virtue of the loss of the existing garage parking space would result in the loss of one off street parking space for the dwelling resulting in a deficit of parking for this dwelling. The proposal would increase the pressure for on road parking and would not be compatible with the maintenance and enhancement of the character of this residential development and accordingly fail to provide a high standard of design.
6/2018/1177/FULL	Land at Great North Road, Stanborough, Welwyn Garden City, AL8 7TB	Change of use of land for the stationing of caravans for a single family pitch for gypsies and travellers	The Town Council objects to development in the Green Belt
6/2018/1198/HOUSE	Vixendell Lane End Hatfield AL10 9AG	Conversion of existing dwelling and change of use from residential (C3) to a Large HMO comprising of 9 en-suite rooms and associated amenities	OBJECTION The amount of work and storage space shown on the kitchen doesn't look sufficient for the potential number of residents of this house, bearing in mind that as the rooms are double rooms, there could be more than one person per bedroom. There seems to be insufficient space for 2 fridges/freezers & 2 ovens/hobs. We are concerned that several of the bedrooms, especially number 4, are rather small. We would question whether the applicant has provided sufficient amenity to the potential occupants of this property. We note that application ref 6/2018/0514/FULL, a not dissimilar proposal, was recently refused on similar grounds could similar logic could be applied here? This amenity space could be

6/2018/1153/HOUSE	8 Harpsfield Broadway, Hatfield AL10 9TF	Change of use of property from shop (A1) to ice cream/dessert parlour (A1/A3) and erection of single storey rear canopy seating area	<p>awfully cramped at peak times. Given that bedroom 4 is right next to this space, the occupant of that room is likely to be at risk of experiencing high levels of noise due to potentially large numbers of people using what little space has been provided at a variety of times of day and night?</p> <p>We note that bedrooms 6 & 9 on the first floor share an ensuite, but have separate entrances. Are jack & jill bathrooms appropriate?</p> <p>We note that only 5 off street parking spaces are shown on the plans. This seems incredibly insufficient, and I would query whether this provision is sufficient for this proposal, or indeed meets the minimum standards stipulated by this council and/or the NPPF.</p> <p>Convert a house to hold this many people would be out of keeping with the neighbouring area.</p> <p>This area of Hatfield already has an exceptionally high density of HMOs, we would ask that the Article 4 directive is closely looked at in this case, as there will likely be a high number of unregistered HMOs in this area.</p> <p>Whilst we know there is an Article 4 direction in force it desperately needs reviewing and this has been recognised by the LPA. Until such time that this has been carried out and bearing in mind that the overall concentration of HMOs in Hatfield Town Council's area needs to be reduced.</p> <p>SUPPORT The Town Council encourages innovate use of these shops</p>
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6/2018/1343/HOUSE	Tolmers Lodge Carbone Hill Northaw Hertford SG13 8RG	Erection of a two single-storey side extensions following demolition of existing conservatory	
6/2018/1305/FULL	58 St Albans Road East Hatfield AL10 0EH	Erection of three flats including change of use from D1 (Non- residential institution) to C3 (Dwellinghouses) following the demolition of existing building	On balance, due to the condition of the current building, the Town Council does not object to this application provided that cars attending the church are not affected and that consideration is given to a s.106 Agreement to assist the Night Shelter.

Closure 8.35pm

Chairman