

Minutes of a Meeting of the Planning Committee held on Wednesday 19th December 2018 in the Sportsman Room, Birchwood Leisure Centre, Hatfield at 7.30pm.

PRESENT: Councillor James Broach (Chairman)
 Councillor Frank Bowron
 Councillor Margaret Eames-Petersen
 Councillor Heather Ciarleglio
 Councillor Sheila Jones (Vice Chairman)

OFFICER: Carrie Lloyd (Town Clerk)

39. APOLOGIES

Apologies were received from Councillor K. Langley

40. DECLARATION OF INTERESTS

Councillor Broach declared an interest in 11 & 11a Holly Close Hatfield AL10 9JB and 8 Lark Rise Hatfield AL10 8RA as Ward Borough Councillor he had called in the applications.

40. QUESTION TIME

There were no questions from the public.

41. MINUTES

The minutes of the inquorate meeting held on 26th November were signed.

42. APPLICATIONS

			COMMENTS
Councillor James Broach left the meeting, Councillor Sheila Jones took the Chair			
6/2018/2968/FULL	11 & 11a Holly Close Hatfield AL10 9JB	Conversion of existing 6-bedroom dwelling at 11 Holly Close into two self-contained 2-bedroom flats	<p>MAJOR OBJECTION</p> <p>It appears that no outdoor amenity space will be given to the upstairs flat which appears to be contrary to NPPF guidelines.</p> <p>This application is out of keeping with the surrounding properties which are</p>

			<p>all houses, not flats.</p> <p>The intensification of the use of the property will cause harm to the cul de sac and amenities of neighbouring properties.</p>
6/2018/2998/FULL	8 Lark Rise Hatfield AL10 8RA	Change of use from class C3 (dwelling house) to class C4 (HMO) providing 6 bedrooms	<p>MAJOR OBJECTION</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>There are already far too many HMOs in Hatfield, especially in this area, and the loss of this family home would only add to the overconcentration of HMOs.</p> <p>We cannot see any designated parking spaces on the plans, other than the space in the garage.</p> <p>There is no designated cycle storage unit or bin storage.</p> <p>There is no lounge or other social space provided on the plans - only a "breakfast room".</p> <p>Only one bathroom has been provided.</p>

Councillor Broach returned to the room and resumed Chairing the meeting.

6/2018/2850/HOUSE	84 High Dells Hatfield AL10 9HU	Retention of erection of outbuilding storage	MAJOR OBJECTION Members are concerned that the location plan fails to show Chantry Lane Hatfield which is most affected by this development. We object to this development as it overdevelops the site, is overdevelopment in its own right being over bearing in its placement and location right up to the boundary fence and therefore has an adverse impact on neighbouring properties.
6/2018/2946/FULL	Plot 5610, Hatfield Business Park, Gypsy Moth Avenue, Hatfield, AL10 9BS	Erection of temporary secure vehicular storage area with associated lighting, CCTV and security fencing	
6/2018/2966/HOUSE	68 Park Meadow, Hatfield, AL9 5HB	Erection of a single storey rear extension with roof terrace above and new door opening	MAJOR OBJECTION Members object to the overlooking of the neighbouring property.
6/2018/2831/HOUSE	48 Ground Lane Hatfield AL10 0HH	Installation of 1x side window	
6/2018/3041/HOUSE	2 Stockbreach Close Hatfield AL10 0AX	Erection of single storey side and rear extension with alterations to openings	
6/2018/2858/HOUSE	11 Brickfield Hatfield AL10 8TN	Erection of single storey side extension - retrospective	COMMENT Members cannot tell from the plans what provision has been made for the loss of parking.
6/2018/3054/MAJ	Bush Hall Hotel Chequers Hatfield AL9 5NT	Refurbishment, alteration and extension of the hotel complex; replacement dining and function room, following the demolition of more modern extensions and outbuildings, reconfiguration of the car park and gardens, including external lighting, hard and soft landscaping and associated infrastructure.	SUPPORT Members support this application

6/2018/3055/LB	Bush Hall Hotel Chequers Hatfield AL9 5NT	Internal and external refurbishment, alteration and extension of the hotel complex; replacement dining and function room, following the demolition of more modern extensions and outbuildings, reconfiguration of the car park and gardens, including external lighting, hard and soft landscaping and associated infrastructure	SUPPORT Members support this application
6/2018/2963/HOUSE	164 Aldykes Hatfield AL10 8EE	Formation of vehicular crossover and hardstanding	
6/2018/2900/HOUSE	22 Selwyn Drive Hatfield AL10 9NJ	Retention of two storey rear extension	
6/2018/3007/HOUSE	125 Aldykes Hatfield AL10 8EB	Erection of single storey rear conservatory	
6/2018/3068/HOUSE	36 Chelwood Avenue Hatfield AL10 0RE	Erection of a part two storey, part single storey rear extension	
6/2018/3095/HOUSE	11 Heathcote Avenue Hatfield AL10 0RQ	Erection of a garden room, single storey front extension and loft conversion with rear facing dormer	
6/2018/3115/HOUSE	4 Vigors Croft Hatfield AL10 9HD	Erection of single storey front, single storey rear infill extension and installation of dormers to front and rear, and increase in roof height to facilitate loft conversion	
6/2018/3031/FULL	Beavers Lodge Farm Tylers Causeway Newgate Street Hertford SG13 8QN	Retention of extended and altered building	
6/2018/3100/HOUSE	39 Great North Road Welwyn Garden City AL8 7TJ	Erection of a single storey side and rear extension with rear patio area and garden wall	
6/2018/3117/FULL	12 The Arcade Hatfield AL10 0JY	Change of use from existing retail unit (A1 use) to A3 use with opening hours 12.00-23.00 Monday to Sunday	
6/2018/3165/HOUSE	17 Lark Rise Hatfield AL10 8RN	Erection of a single storey rear and side extension	
6/2018/3107/HOUSE	63 Stockbreach Rd, Hatfield AL10 0AU	Erection of an annexe	
6/2018/3151/FULL	Millers, Carbone Hill, Northaw, Potters Bar SG13 8RG	Erection of a replacement dwelling	

CLOSED 8.45pm

Chairman