



HATFIELD TOWN COUNCIL

HERTFORDSHIRE

Minutes of a Meeting of the Planning Committee held on Tuesday 12th May 2020 via Zoom at 7.30pm.

PRESENT: Councillor M Eames-Petersen (Chairman)
Councillor Jackie Brennan
Councillor Richard Brisbin
Councillor Hazel Laming

OFFICER: Carrie Lloyd (Town Clerk)

1. APOLOGIES

Apologies for absence were received from John Percival.

2. QUESTION TIME

There were no questions

3. DECLARATION OF INTERESTS

There were no declarations.

4. APPLICATIONS

| Application Number | Address | Proposal | COMMENT |
|--------------------|------------------------------------------------------|---------------------------------------------------------------------------------------|---------|
| 6/2020/0824/HOUSE | 21 Lemsford Village Welwyn Garden City AL8 7TN | Retention of replacement front fence | |
| 6/2020/0827/HOUSE | 11 Mount Pleasant Close Hatfield AL9 5BZ | Erection of a single storey rear extension following demolition of conservatory | |
| 6/2020/0836/HOUSE | 129 Bramble Road Hatfield AL10 9SD | Erection of a single storey rear extension | |

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| 6/2020/0869/FULL | 1 Oaklands Wood Hatfield AL10 8LU | Erection of 1x dwelling | <p>MAJOR OBJECTION</p> <p>Members note that a lamp post will have to be removed to accommodate this application, this is an indication of how cramped the site is and how dangerous outside of lockdown this busy junction is during school setting down and pick up times. We are greatly concerned that 2 of the consultees (local schools) may not be open at present to comment on this application. We consider the dwelling due to its size and bulk to be too big for the plot and therefore inappropriate development. We are concerned at parking issues as there is insufficient manoeuvring on site to get one car out without removing the other car, as previously mentioned during normal circumstances this is a dangerous vehicular/pedestrian location. Members are concerned at potential overlooking of neighbouring properties due to the proximity of the new dwelling to existing premises. We do not consider that the new dwelling has sufficient amenity space.</p> |
| 6/2020/0877/HOUSE | 119 The Ryde Hatfield AL9 5DP | Erection of a first floor side extension and installation of window to facilitate conversion of garage | <p>COMMENT</p> <p>Members are aware that some residents of The Ryde want to create a Conservation Area, until one has been established should any development be permitted? Is this large development to an original house with its original profile correct in a Conservation Area?</p> |

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| 6/2020/0825/FULL | Groundwork East Mill Green Hertford Road Hatfield AL9 5PE | Erection of office building following demolition of existing office buildings, with ancillary car parking, cycle storage, external hardstanding and soft landscaping | |
| 6/2020/0600/HOUSE | 14 Bramble Road, Hatfield, AL10 9SA | Erection of single storey front and side extension following removal of garage to form annexe, and erection of single storey rear extension | COMMENT Members are concerned at the loss of parking. If the extension is granted permission and the bedroom adds another adult to the property there would be insufficient parking. There were no plans to show how the applicant proposed to park cars in the future. |
| 6/2020/0758/HOUSE | 3 Selwyn Avenue Hatfield AL10 9NR | Partial garage conversion and alterations to fenestration | COMMENT Members were concerned that the applicant had removed garage parking but not provided alternative parking for cars within the boundary of the property. |
| 6/2020/0893/FULL | Queensway Health Centre Queensway Hatfield AL10 0LF | Erection of two storey extension to house lift, single storey extension to provide covered entrance and buggy/pushchair shelter, entrance ramp and steps and bike stand | COMMENT Members welcome the provision for less active users of the building and hope that the back door will be utilised too to make access easier for all. |
| 6/2020/0914/HOUSE | 121 Stonecross Road Hatfield AL10 0HS | Erection of a single storey side and rear extension | OBJECTION Members consider this overdevelopment of the site without any parking. The bulk of the side extension is unsatisfactory and this is their main concern. They consider that this sets a bad precedent for the street and may lead to a terracing effect. |

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| 6/2020/0935/MAJ | Comet Hotel, St Albans Road West, Hatfield, AL10 9RH | Temporary partial change of use of Student Accommodation (Sui Generis) to Serviced Apartments (C1) | COMMENT Members see this as satisfactory as long as it is only temporary to Sept 2021 and it is reversed at the earliest opportunity after CoVid 19 and its impact on the University and its students. |
| 6/2020/0943/HOUSE | 16 Birchwood Close Hatfield AL10 0PP | Erection of single storey front extension | |
| 6/2020/0946/HOUSE | 3 Mill Green Cottages Mill Green Bush Hall Lane Hatfield AL9 5PB | Erection of a detached garage | |
| 6/2020/0953/HOUSE | 8 Cranborne Road Hatfield AL10 8AP | Erection of a single storey rear extension and alterations to openings | |
| 6/2020/0879/HOUSE | 63 Heathcote Avenue Hatfield AL10 0RQ | Erection of single storey rear extension | |
| 6/2020/0255/HOUSE | 14 Pleasant Rise Hatfield AL9 5DS | Erection of single storey front, first floor side, two storey rear extension and alterations to entrance porch | MAJOR OBJECTION The proposed extensions, by virtue of their siting, bulk and design, would not respect the form and scale of the existing dwelling and would not be subordinate to the existing. In addition, the rear extension, results in an overly dominant addition that fails to respect the form and scale of the original dwelling. Members do not consider that these plans have taken previous reasons for refusal into account adequately. |
| 6/2020/0966/FULL | 13 New Road Welwyn Garden City AL8 7TX | Erection of two three-bedroom semi-detached dwellings following demolition of existing commercial building and garages | COMMENT Members regret that they have not had sight of neighbours' comments. As it stands they consider this a tasteful development but would have like to be guided by local views |
| 6/2020/0965/HOUSE | 2 Heathcote Avenue Hatfield AL10 0RH | Erection of single storey rear extension | |

6/2020/0934/FULL

The Forum University
Of Hertfordshire College
Lane Hatfield AL10 9AB

Proposed single storey
extension to south facing
facade of the Forum building
for use as a lobby/foyer with
enclosed outdoor store and
smoking area.

5. DATE OF NEXT MEETING

To be advised.

CLOSED 9.12pm

Chairman_____