



HATFIELD TOWN COUNCIL HERTFORDSHIRE

Minutes of a Meeting of the Planning Committee held on Wednesday 27th May 2020 via Zoom at 7.30pm.

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

OFFICER: Carrie Lloyd (Town Clerk)

1. APOLOGIES

Apologies for absence were received from Rory Craig.

2. QUESTION TIME

There were no questions

3. DECLARATION OF INTERESTS

There were no declarations.

4. PLANNING APPLICATION 6/2020/0748/FULL AT 24 HIGH DELLS, HATFIELD

Members considered the amended plans and raised the following MAJOR OBJECTION;

a) Bin space

Although the developer says the storage area for bins has been enlarged-since the original application the bin space provided is still not adequate. With a garden for the ground floor flat, a garden-waste wheelie bin may be required for the ground floor plus 2 for normal waste and recycling, and 2 for the top flat. This requires a minimum width of 2.8m, or bins on the front garden. This is the only point addressed by the developer and this isn't adequate

b) Road not suitable for flats

This area was not designed for flats – but for family houses. There is currently not adequate parking for flats in this road. To change it from a 2 storey family house structure would be an irreversible change destroying a family home, and the

standard of access to green space for all residents. Many flats have already been built in Hatfield in the last 10 years (eg Lime Tree Court, and Aviation Avenue, without gardens) with many more (over 300) being planned in the next year at Hilltop, in the Town centre, and on the corner of Bishops Rise/Wood avenue) Family houses are now at a premium.

As Lucy Hale has noted there is not adequate frontage space for more than 1 car at this property. The layby in front for parking is also currently usually full.

c) **Dangerous precedent for this part of Hatfield**

If this change was given permission then there could be similar conversions and nothing stopping other developers trying to change other houses in the street into flats. This would make parking an even worse nightmare, and is not acceptable for this part of Hatfield, where gardens are valued highly.

d) **The neighbours at number 26**, are not happy with possible changes to the property at number 24.. The bin storage space, and parking is likely to affect their own property. The planned new bathroom on the ground floor has a party wall and shared ground floor roof with the neighbour and the front wall (where bins are to be stored) is contiguous with their own utility room. We believe they have made their own objections, which should be considered.

5. APPLICATIONS

Application Number	Address	Proposal	COMMENTS
6/2020/1038/HOUSE	87 Bramble Road, Hatfield, AL10 9SB	Erection of part single/part two storey rear extension, single storey front extension, new pitch roof over side addition and alterations to openings	
6/2020/1058/HOUSE	1 Crawford Road Hatfield AL10 0PF	Erection of single storey side and rear extension	COMMENT Concerned at potential effect on light to living area of No. 12
6/2020/1001/HOUSE	7 Stockbreach Close Hatfield AL10 0AZ	Erection of detached granny annexe	COMMENT Have no objection provided electric gated vehicular access at rear of property is removed and sealed and content of supporting letter is conditioned to planning application
6/2020/1008/LB	Mill Green Museum And Mill, Mill Green Bush Hall Lane Hatfield AL9 5PD	Replacement windows	

6/2020/1071/HOUSE	Toad Cottage 6 Home Farm Cottages Ponsbourne Park Newgate Street Hertford SG13 8QT	Conversion of existing garage and outbuilding into habitable rooms, increase of garage height and alteration to garage fenestration and existing front porch	
6/2020/1044/HOUSE	40 Heron Way Hatfield AL10 8QX	Erection of single storey rear and side extension and front gate	
6/2020/1087/HOUSE	2 Marshmoor Cottages, Great North Road, Hatfield, AL9 5SD	Increase in height of part of dwelling, alterations to openings and installation of two rear dormers	To be considered at next meeting
6/2020/1043/HOUSE	20 The Holdings Hatfield AL9 5HQ	Proposal for two sliding vehicular gates and one pedestrian gate	OBJECTION Members consider the gates too high (preferring 4ft 6inches) in a potential Conservation Area. In any case the gates are not in keeping with the area and are harmful to this beautiful area.

6. DATE OF NEXT MEETING

Thursday 11th June at 7.30pm

CLOSED 8.32pm

Chairman _____