



HATFIELD TOWN COUNCIL HERTFORDSHIRE

Minutes of a Meeting of the Planning Committee held on Wednesday 24th June 2020 via Zoom at 7.30pm.

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

OFFICER: Carrie Lloyd (Town Clerk)

10. APOLOGIES

Apologies for absence were received from Cllrs Mendez and Craig.

11. QUESTION TIME

There were no questions

12. DECLARATION OF INTERESTS

There were no declarations.

13. REVIEW OF DECISION FROM 11TH JUNE 2020

Members considered changing MAJOR OBJECTION to OBJECTION on 6/2020/1251/FULL of Primrose Cottage, Kentish Lane, Brookmans Park, Hatfield, AL9 6EE as permission has already been granted for 3 new cottages. Cllr Eames-Petersen stressed that this was acceptable provided it did not affect an archaeologically important site.

RESOLVED that the Council's MAJOR OBJECTION be changed to OBJECTION.

14. APPLICATIONS

Application Number	Address	Proposal	Comment
6/2020/1088/HOUSE	83 Bramble Road Hatfield AL10 9SB	Erection of outbuilding	<p>MAJOR OBJECTION Members support the neighbour's objections. They consider this too close to the neighbouring properties, too high, having the potential for a separate dwelling and over development of the site. They note the concerns about adjacent trees and are worried about any root damage caused.</p> <p>Members hope that the Planning Officer was able to look at the inside of the structure on their site visit.</p>
6/2020/1253/HOUSE	4 Pleasant Rise Hatfield AL9 5DS	Erection of a single storey front extension, incorporating a front porch. Partial conversion of existing garage to facilitate the erection of a single storey, part two storey rear extension with 2 x Juliette Balconies, a first floor side/front extension and alterations to fenestration.	<p>COMMENT Members hope that this frontage is suitable for a potential Conservation area.</p> <p>They hope that there is no light restriction to No.2 and have no objection provided No.2 do not object.</p>
6/2020/1299/HOUSE	6 Burnside Close Hatfield AL10 0QU	Erection of part single, part two storey rear extension, single storey side extension and addition of cladding.	
6/2020/1338/HOUSE	68 Travellers Lane Hatfield AL10 8SF	Erection of a two storey side extension	<p>COMMENT If building materials etc access is to be gained through the garages, will permission be needed from WHBC?</p>
6/2020/1359/HOUSE	44 Heron Way Hatfield AL10 8QX	Erection of a two storey side and rear extension with canopy roof	To be considered at the next meeting

6/2020/1180/FULL	38 Heron Way Hatfield AL10 8QX	Erection of a two storey side extension and subdivision of the plot to create a new 1 bedroom dwelling following demolition of existing garage	<p>MAJOR OBJECTION</p> <p>This development will create a flying freehold. Flying freeholds are viewed as a title defect, because they rarely have adequate rights of support from the structure beneath or rights of access to make repairs. This is an issue if, for example, scaffolding needs to be erected on the land beneath the flying freehold: the landowner's consent will be required and he may refuse, or want to charge a premium. Hatfield needs family homes not more small cramped accommodation. Members consider this over development of the site and inadequate parking.</p>
6/2020/1362/HOUSE	35 Veritys Hatfield AL10 8HH	Erection of a single storey front extension	
6/2020/1177/FULL	First and Second Floor 12 Harpsfield Broadway Hatfield AL10 9TF	Retention of the use of the first and second floor levels from Retail (A1) to 2 small HMO units (with no more than four occupants each).	<p>OBJECTION</p> <p>Residents of all types of accommodation should have quality accommodation. The 8 occupants of this HMO have no dining area and no lounge. By sacrificing one bedroom on each floor the landlord could give 6 residents quality HMO living space with proper living accommodation.</p> <p>We are concerned that there are only 3 toilets for 8 people, again 3 toilets (and a shower/bath) for 6 different people to share is much more satisfactory.</p>

6/2020/1407/HOUSE

21 Lemsford Village
Welwyn Garden City
AL8 7TN

Erection of replacement fence

15. DATE OF NEXT MEETING

Wednesday 8th July at 7.30pm

CLOSED 8.42pm

Chairman _____