



# HATFIELD TOWN COUNCIL HERTFORDSHIRE

Minutes of a Meeting of the Planning Committee held on Wednesday 2nd September 2020 via Zoom at 7.30pm.

PRESENT: Councillor Linda Mendez (Chairman)  
Councillor Margaret Eames-Petersen  
Councillor Hazel Laming

OFFICER: Carrie Lloyd (Town Clerk)

ALSO PRESENT TO ITEM 19: Chris Pattison and Henry Brown (Turnberry Consulting)

## 15. APOLOGIES

Apologies for absence were received from Cllr J. Brennan (holiday), Cllr R. Craig (work), Cllr C. Juggins (appointment) and Cllr R. Brisbin (work)

## 16. QUESTION TIME

There were none.

## 17. MINUTES OF THE MEETING HELD ON 19<sup>TH</sup> AUGUST 2020

The minutes of the meeting held on 19<sup>th</sup> August 2020 were agreed as an accurate record and will be signed by the Chairman at a later date.

## 18. DECLARATION OF INTERESTS

There were no declarations.

## 19. PRESENTATION BY TURNBERRY CONSULTING

Members received a presentation on a future application by the University of Hertfordshire for a new Science block.

Members were keen to see more trees planted to improve screening and help the environment, especially where substantial trees had been removed as part of tree husbandry on site.

Members were also keen to see a big increase in cycling provision across Hatfield and felt that the University could play a large part in this. There was also a need to promote electric buses and Members thought that Uno Bus together with the University were best placed to take a significant lead.

## 20. CHANGES TO THE CURRENT PLANNING SYSTEM, PLANNING FOR THE FUTURE WHITE PAPER & TRANSPARENCY AND COMPETITION (LAND CONTROL)

Members considered this a lot of information to process and as only three Members of the Committee were present **RESOLVED** that the Clerk be delegated authority to

respond on the Town Council's behalf after collating all Councillors' comments by 8<sup>th</sup> September and consulting with the Chairman and Vice Chairman on a suitable response.

Action: Town Clerk

## 21. HOW SHOULD SPEED LIMITS BE SET IN HERTFORDSHIRE?

Members considered the Draft Speed Management Strategy in Hertfordshire. Members considered that 20 mph limits should be considered for Lemsford, Green Lanes, Wood Ave (Schools end) and Briars Lane.

Cllr Eames-Petersen undertook to pass this onto her Herts Highways contact.

## 22. APPLICATION 6/2020/0255/HOUSE 14 PLEASANT RISE, HATFIELD

Members considered the amended plans and **RESOLVED** that the Council's previous comments still stood as they did not believe that the objections of the neighbour at no. 16 had been overcome.

Action: Town Clerk

## 23. APPLICATIONS

Application Number	Address	Proposal	Comments
6/2020/1973/HOUSE	43 Stag Green Avenue Hatfield AL9 5EB	Erection of a ground and first floor extension	None
6/2020/1903/HOUSE	7 Wild Hill, Hatfield, AL9 6EB	Erection of a single storey side extension and insertion of first floor window in south- east elevation	None
6/2020/2007/HOUSE	72 Hazel Grove Hatfield AL10 9DX	Erection of a two storey side extension and a single storey side and rear extension	None
6/2020/2009/HOUSE	14 Bramble Road Hatfield AL10 9SA	Erection of single storey rear extension; erection of single storey shed to side of garage and alterations to openings of garage and its conversion to ancillary annex.	<b>MAJOR OBJECTION</b> Members do not consider this annex incidental to the main property, it has a kitchen which enables it to be independent to the main property and no indication has been given with the application as to why special circumstances exist for this. The applicant is still not showing parking space so Members cannot decide is there is sufficient parking for the development.
6/2020/1841/LB	3 Mill Green Cottages Mill Green Bush Hall Lane Hatfield AL9 5PB	Erection of new detached garage.	None

6/2020/1769/HOUSE	12 Sparrowhawk Place Hatfield AL10 9UR	Erection of a front porch	None
6/2020/2083/FULL	49 Briars Wood Hatfield AL10 8DH	Change of use from 3-bedroom residential dwelling to a 6-bedroom House of Multiple Occupation (HMO)	<p><b>MAJOR OBJECTION</b></p> <p>We would question whether the applicant has provided sufficient amenity to the potential occupants of this property.</p> <p>This amenity space could be awfully cramped at peak times. Given that 2 bedrooms are next to this space, the occupants of those rooms are 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 only 2 off street parking spaces are shown on the application form but three are shown on the plans. 7 cycle bays are cited on the application forms but the cycle shed is shown in the rear garden which can only be accessed through the house. This seems incredibly insufficient, and we 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>To 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</p>

			<p>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, we request that there be no further HMO's granted planning permission.</p>
6/2020/1997/FULL	Garages and Former Allotment Site, Haseldine Meadows, Hatfield, AL10 8HB	Demolition of 21 garages and erection of terrace of 6 x 2 bedroom dwellings and 1 x 3 bedroom dwelling with associated parking and landscaping	<b>COMMENT</b> Members wish to see s.106 or equivalent for additional allotments and allotment improvements in Hatfield to assist in well being, exercise, climate change and sustainability and help off-set the building of so many flats in the Town.
6/2020/2099/HOUSE	6 Stanborough Cottages Great North Road Welwyn Garden City AL8 7TE	Erection of detached outbuilding incidental to main dwelling	<b>MAJOR OBJECTION</b> Members do not consider this outbuilding incidental to the main property, it has a kitchen which enables it to be independent to the main property and no indication has been given with the application as to why special circumstances exist for this.
6/2020/1996/FULL	Garage Site Hazel Grove Hatfield AL10 9DZ	Demolition of 17 garages and erection of semi-detached pair of 2 x 2 bedroom houses with associated parking facilities and landscaping	To be considered at the next meeting following further information on parking and tree planting.
6/2020/2003/HOUSE	29 Haltside Hatfield AL10 9SW	Erection of a single storey rear extension.	None

#### 24. DATE OF NEXT MEETING

Wednesday 16<sup>th</sup> September at 7.30pm

P10

Chairman's initials \_\_\_\_\_

**CLOSED 9.32pm**

**Chairman\_\_\_\_\_**