

Minutes of a Meeting of the Planning Committee held on Wednesday 17<sup>th</sup> August 2011 at the Club Room, Birchwood Leisure Centre, Hatfield at 7.30pm.

PRESENT: COUNCILLOR: L CLARK (CHAIRMAN)

COUNCILLORS: M. CLARK, C. CROFT, S. JONES, S. LAVER-WALTON, and M. WHITE

ALSO PRESENT: COUNCILLOR P. HEYMAN

OFFICERS PRESENT: C. A. LLOYD (TOWN CLERK)

27. APOLOGIES

Apologies were received from Councillors Morgan and Wheeler.

28. QUESTION TIME

Residents from St Albans Road East raised their concerns with application number S6/2011/1243/FP. Main objections were:

- Retrospective application;
- Loss of light to patios;
- Loss of light to habitable rooms;
- Overdevelopment of the site;
- Falls foul of a restrictive covenant.

29. MINUTES

The Minutes of the meeting held on 13<sup>th</sup> July 2011 were approved and signed by the Chairman.

30. DECLARATIONS OF INTERESTS BY MEMBERS

There were no declarations of interest.

31. WEEKLY PLANNING LIST

**No observations were made on the following applications:**

Description: Erection of single storey side extension

Applicant: Mr M Davies

Location: 4 Brocket Road, WGC

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App Reference: S6/2011/1377/S73B Mrs L Hughes

Description: Variation of condition 2 to amend approved drawing number AL(0)040 rev E to A1796 AL(0)40L (in respect to cowls and gable roof), AL(0)41 rev F to A1796 AL(0)41L (in respect to cowls); condition 49 (La

Applicant: DWA Architects Ltd

Location: Former Police Station, St Albans Road East, Hatfield

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App Reference: S6/2011/1329/FP - Mr P Jefcoate

Description: Installation of a rear dormer

Applicant: Mr C Wilkinson

Location: 41 St Albans Road East

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App Reference: S6/2011/1543/FP Mr P Jefcoate

Description: Erection of a single storey side and rear extension

Applicant: Mr L Reynolds

Location: 2 Cornflower Way, Hatfield

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App Reference: S6/2011/1540/FP Mr P Jefcoate

Description: Erection of a rear conservatory

Applicant: Britelite Windows

Location: 12 Chipmunk Chase, Hatfield

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### **Observations were made on the following applications:**

App Reference: S6/2011/1243/FP - Mr D Manhertz

Description: Erection of first floor extension

Applicant: Mr V Warwick

Location: 47 St Albans Road East

**The Committee objected to the development due to loss of light to the habitable rooms of neighbouring properties and overdevelopment of the site.**

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App Reference: S6/2011/1408/FP Mr M Peacock

Description: Retention of existing car wash canopy and the use of 11 car parking spaces as ancillary car wash for shopping centre customers

Applicant: DHA Planning and Development

Location: North Car Park, The Galleria, Comet Way, Hatfield

**The Committee objected to this application on the grounds that the Galleria car park already lets out spaces to the University and this application has exacerbated the parking problems on site.**

**Councillor Colin Croft undertook to attend the Borough Planning Committee and speak against this application.**

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App Reference: S6/2011/1560/MA - Mrs A Ward

Description: Erection of four storey building comprising of five ground floor retail units (class A1 - A5) with fifteen flats above, together with hard and soft landscaping of public realm, access and servicing

Applicant: G L Hearn

Location: The Bill Salmon Centre, 88 Town Centre

**The Committee expressed the hope that this application will be dealt with speedily and that building commences soon.**

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App Reference: S6/2011/0839/FP - Mr D Manhertz

Description: Erection of two storey side & rear extension and single storey front, side and rear extensions

Applicant: Mr B Gooding

Location: 4 Stag Green Avenue

**The Committee objected to the application as overdevelopment of the site. Particular concern was raised at the development to the front of the property which was out of keeping with the neighbouring properties.**

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App Reference: S6/2011/1370/FP Miss J Phillips

Description: Erection of part single, part two storey rear extension and single storey front extension including porch

Applicant: Marchetti

Location: 5 Manor Road, Hatfield

**The Committee objected to this application as the front extension was out of keeping with its semi-detached pairing with no. 6 and adversely affected the light to the habitable room at no. 6 Manor Rd.**

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App Reference: S6/2011/1304/FP Mr P Jefcoate

Description: Demolition of existing dwelling and erection of one terrace of 3 dwellings and one pair of semi-detached bungalows

Applicant: Home Extension Designs

Location: 35 Lemsford Road, Hatfield

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**The Committee objected to this application due to loss of light to neighbouring properties. Members hoped that the developer would come to an amicable agreement with neighbours to provide suitable alternative accommodation for them which suits their family's needs for the foreseeable future.**

**Councillor Mick Clark undertook to attend the Borough Planning Committee and speak against this application.**

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32. DEVELOPMENT AT MILL GREEN

Members noted the proposed dates for the Charrette of 12, 13 and 14 September. Members requested that the Clerk ask Mr Clegg whether the Town Council would be invited to the event as correspondence so far had only been received through a third party.

33. HERTFORDSHIRE WASTE CORE STRATEGY

Members noted the submission to the Secretary of State for independent examination.

34. PROPOSED RECYCLING & ENERGY RECOVERY FACILITY - NEW BARNFIELD

The Committee received and noted the minutes of the Community Engagement Group Meeting held on 27<sup>th</sup> July 2011.

35. PEDESTRIAN CROSSING REQUEST – SOUTH SERVICE ROAD, HATFIELD

Members noted the Highway Officers' reasons for refusal. The Clerk was requested to ascertain the exact location for the requested crossing.

(Action: Clerk)

Chairman

Closure 8.50pm