

WELWYN PARISH COUNCIL

Minutes of the PLANNING AND LICENSING COMMITTEE held on Tuesday 6th March 2007 in the Parish Centre which commenced at 7.30pm

PRESENT: Chairman, Councillor C Hukin and Councillors M Benson, J Blackburn, S Butler, J Roper, I Skidmore

IN ATTENDANCE: Miss S Harrop and Mr J Lewis (Office Administrators) and Dr Ober (Welwyn Tree Warden)

2007/7 PRESENTATION BY RICHARD ASTON – WHBC DISTRICT PLANNING OFFICER:

Mr Aston was unable to attend this meeting. He should be attending the next meeting on 3rd April 2007. The Chairman proposed that the following subjects be discussed with Mr Aston at the next meeting:

1. Rural Lanes
2. East of England Plan
3. Welwyn Planning Appraisal
4. Trees
5. Paperwork for Applications

2007/8 APOLOGIES FOR ABSENCE: Councillor P Neville and Mr R Aston (Welwyn Hatfield Borough Council's Planning Officer) (Family Commitments) and Ms R Findlay (Clerk)

2007/9 MINUTES OF THE MEETING HELD ON 6th February 2007:

The minutes having been read were agreed as an accurate and correct record.

2007/10 MATTERS ARISING: None.

2007/11 APPLICATIONS:

Application No.	Property/Location	Description	Observations
N6/2007/174/FP	45 Robbery Bottom Lane, Welwyn	Erection of two storey front extension, raising of roof to provide first floor accommodation and single storey rear extension incorporating garage following demolition of existing garage	NO OBSERVATION
N6/2007/176/FP	11 The Avenue, Welwyn	Installation of noise attenuation barrier	NO OBSERVATION

N6/2007/191/FP	18 Birch Grove, Welwyn	Erection of first floor side extension and extension to porch	NO OBSERVATION
N6/2007/195/FP	67 Robbery Bottom Lane, Welwyn	Erection of front and rear extensions and raising of roof to form first floor including dormer window	NO OBSERVATION
N6/2007/208/FP	6 North Ride, Welwyn	Erection of first floor side and rear extension and two storey front extension	NO OBSERVATION
N6/2007/209/FP	14 Danesbury Park Road, Welwyn	Erection of detached garage following demolition of existing	OBSERVATION: Welwyn Hatfield Borough Council make it a condition of any planning consent that the building not be used as a separate dwelling.
N6/2007/210/FP	'Conifers'16 Danesbury Park Road, Welwyn	Erection of detached garage following demolition of existing	OBSERVATION: Welwyn Hatfield Borough Council make it a condition of any planning consent that the building not be used as a separate dwelling.
N6/2007/212/FP	14 St Ives Close, Digswell, Welwyn	Erection of single storey front extension	NO OBSERVATION
N6/2007/215/FP	12 Kindersley Close, Welwyn	Erection of two storey rear and single storey front and side extensions	NO OBSERVATION
N6/2007/217/FP	4 Robbery Bottom Lane, Welwyn	Demolition of existing bungalow and erection of new dwelling	NO OBSERVATION
N6/2007/220/FP	45 Cubitts Close, Welwyn	Proposed insertion of rear dormer windows	NO OBSERVATION

N6/2007/229/FP	12 Heathbrow, Welwyn	Raising of existing garage roof to create playroom	OBSERVATION: Welwyn Hatfield Borough Council make it a condition of any planning consent that the building not be used as a separate dwelling.
N6/2007/232/FP	Home Farm Enterprises, Lockleys Farm, Welwyn	Change of use to allow occasional use of existing playroom for meetings	NO OBSERVATION
N6/2007/235/FP	The Outer Walled Garden, Danesbury Park, Danesbury Park Road, Welwyn	Erection of detached single storey dwelling and change of use of existing outbuilding to garage	OBJECTION: Location within 'Green Belt' – no special circumstances to warrant development
N6/2007/241/FP	2 Willow Walk, Welwyn	Alterations to roof, including raising of ridge and insertion of dormer windows to form first floor accommodation	NO OBSERVATION
N6/2007/257/FP	28 Norman Road, Welwyn	Proposed first floor side extension	NO OBSERVATION
N6/2007/259/FP	13 Glebe Road, Welwyn	Erection of a two storey and single storey front extension, first floor side extension and single storey rear extension	NO OBSERVATION
N6/2007/262/TP	2 Pine Crest, Welwyn	Reduce by 25% and shape hornbeam T13 covered by TPO 113	OBSERVATION: It is suggested that an Arborologist inspects the trees and if work is carried out it should be by a competent and professional person.
N6/2007/279/TP	19 Canonsfield, Oaklands, Welwyn	Removal of dead branches from oak tree T1 covered by TPO 7	OBSERVATION: : It is suggested that an Arborologist inspects the trees and if work is carried out it should be by a competent and professional person.
N6/2007/286/FP	12 Reynards Road, Welwyn	To Erect a conservatory to the rear of the property	NO OBSERVATION

N6/2007/288/FP	16 Mornington, Welwyn	Erection of single storey side extension to garage and front porch	NO OBSERVATION
N6/2007/297/FP	5 Chestnut Walk, Welwyn	Amendments to details of replacement dwelling granted under ref: N6/2007/297/FP	NO OBSERVATION
N6/2007/308/TP	10 The Chase, Welwyn	Proposed felling of Cedar tree T1 covered by TPO 330	OBJECTION: No good reason for removal of a tree protected by a TPO – a specimen tree which enhances the Streetscape.
N6/2007/310/FP	18 Mardley Avenue, Welwyn	Erection of a single storey rear extension, raising of roof and insertion of front dormer window	NO OBSERVATION
N6/2007/311/LU	The Nook, Pottersheath Road, Welwyn	Certificate of lawfulness for an existing use of garage and conservatory	NO OBSERVATION
N6/2007/324/FP	33 Glebe Road, Welwyn	Single storey rear extension	NO OBSERVATION

The Chairman proposed that the Clerk query with Welwyn Hatfield Borough Council whether the building works at the Roman Baths required planning permission. **Agreed.**

2007/12 DECISIONS:

N6/2006/1655/FP	Erection of entrance canopy Tenterfield Nursery School, London Road, Welwyn	PERMIT
N6/2006/1659/FP	Erection of single storey rear extension 17 Maren Avenue, Welwyn	PERMIT
N6/2006/1713/FP	Demolition of existing garage and replacement with two storey side and single rear extension and porch 96 Harmer Green Lane, Digswell, Welwyn	PERMIT
N6/2006/1721/FP	Erection of first floor rear extension 39 Wilga Road, Welwyn	PERMIT
N6/2007/9/FP	Erection of a single storey rear extension and front porch 5 Oaklea, Welwyn	PERMIT
N6/2006/1638/FP	Erection of conservatory 4 Holly Hall Court, Church St, Welwyn	APPROVAL
N6/2006/1639/LB	Erection of conservatory 4 Holly Hall Court, Church St, Welwyn	APPROVAL
N6/2006/1638/FP	Erection of conservatory 4 Holly Hall Court, Church St, Welwyn	PERMIT

N6/2006/1639/LB	Erection of conservatory 4 Holly Hall Court, Church St, Welwyn	CONSENT
N6/2006/1280/FP	Replacement garage 8 Willow Walk, Welwyn	PERMIT
N6/2006/1640/FP	Demolition of existing dwellings and outbuildings and erection of two detached bungalows, noise attenuation mound and associated landscaping and parking areas 22 The Avenue, Welwyn	REFUSAL
N6/2006/1685/TP	Removal of Oak Tree T1 covered by TPO 56 Tall Timbers, 15 Bracken Lane, Welwyn	REFUSAL
N6/2007/36/FP	Erection of new six bedroomed dwelling following demolition of existing dwelling 23 New Road, Digswell, Welwyn	WITHDRAWN
N6/2007/43/FP	Erection of single storey side and rear extensions 12 Robbery Bottom Lane, Welwyn	PERMISSION

All decisions have been duly noted by the Committee.

2007/13 TEMPORARY CLOSING OF WILGA ROAD, WELWYN: Noted.

2007/14 PROHIBITION OF STOPPING & WAITING ON SCHOOL KEEP CLEAR MARKINGS:
Noted.

2007/15 WELWYN LIBRARY – NEW SIGNS: Accepted.

2007/16 WAITING RESTRICTION SCHEME: No objections - Noted.

2007/17 FLOODING – VARIOUS LOCATIONS IN WELWYN: Noted.

2007/18 EAST OF ENGLAND PLAN: This Item was added to the agenda by The Chairman. The Chairman reported that the Council's submission has to be made to Go- East on-line by 5pm on Friday 9th March 2007. The Chairman reported that HAPTC had already made their submission and he proposed that the Clerk use this document suitably edited as the Council's response. **Agreed.**

2007/19 CLOSE OF MEETING:

The Chairman closed the meeting at 22:20hrs.

Signed:..... Chairman of the Planning and Licensing Committee

Date: 3rd April 2007.