

WELWYN PARISH COUNCIL

Minutes of the PLANNING AND LICENSING COMMITTEE held on Tuesday 3rd April 2007 in the Parish Centre which commenced at 7.00pm

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

IN ATTENDANCE: R Findlay (Clerk), S Harrop (Office Administrator) and Dr Ober (Welwyn Tree Warden)

2007/20 PRESENTATION BY RICHARD ASTON – WHBC DISTRICT PLANNING OFFICER:
See hand out appendix 1

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

At this juncture Cllr M Benson joined the meeting at :7.25pm and gave her apologies.

At this juncture R Findlay left the meeting at 7.35pm

2007/21 APOLOGIES FOR ABSENCE: None all present.

2007/22 DECLARATIONS OF INTEREST:

Item 2007/25 – Cllr I Skidmore declared a personal interest re applications N6/2007/351/FP and N6/2007/446/MA and Cllr P Neville declared a personal interest re application N6/2007/387/DT.

2007/23 MINUTES OF THE MEETING HELD ON 6th March 2007:

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

2007/24 MATTERS ARISING: None.

2007/25 APPLICATIONS:

Application No.	Property/Location	Description	Observations
N6/2007/330/LU	29 Wilshire Road, Welwyn	Certificate of Lawfulness for proposed dormer	OBSERVATION: no paperwork so therefore unable to comment
N6/2007/345/FP	4 Briary Wood Lane, Welwyn	Erection of single storey side extension	NO OBSERVATIONS
N6/2007/349/LU	22 Mardley Hill, Welwyn	First floor front extension and second floor (loft) rear extension	OBSERVATION: no paperwork so therefore unable to comment

N6/2007/350/FP	2 Hobbs Hill, Welwyn	Erection of replacement single storey side extension	NO OBSERVATIONS
At this juncture Cllr Skidmore having declared a personal interest took no part in the discussions for this item and left the room			
N6/2007/351/FP	1 Wendover Drive, Welwyn	Demolition of existing dwelling and erection of one detached bungalow with garage	OBJECTION: over development of the plot and inappropriate to the streetscape of Wendover Drive also position and bulk of proposed dwelling is too close to the road and insufficient space for proposed dwelling i.e. over development
At this juncture Cllr Skidmore rejoined the meeting			
N6/2007/360/FP	Land adjacent to 2 Maran Avenue, Welwyn	Erection of detached dwelling	OBJECTION: not in keeping with the streetscape and existing homes
N6/2007/362/LU	96 Harmer Green Lane, Welwyn	Certificate of Lawfulness for a proposed development (erection of garage)	OBSERVATION: no paperwork so therefore unable to comment
At this juncture Cllr Neville having declared a personal interest took no part in the discussions for this item and left the room			
N6/2007/387/DT	Land off Digswell Park Road, WGC AL8	Installation of a 15 metre telecommunications slim line column with antenna & ground floor equipment cabinets within fenced compound	NO OBSERVATIONS
At this juncture Cllr Neville rejoined the meeting			
N6/2007/392/TP	5 Pine Crest, Welwyn	Reduce crown by thinning by 25% & remove dead wood	OBSERVATION: It is suggested that an Agrobiologist inspects the tree and if work is carried out it should be by a competent and professional person.
N6/2007/406/FP	3 Mornington, Welwyn	Single storey rear extension	NO OBSERVATIONS

N6/2007/411/TP	1 Heathlands, Welwyn	Reduce sycamore tree by 50%-covered by TPO 108 G9	OBJECTION: 50% reduction is too much, will damage the health of the tree and severely change the streetscape.
N6/2007/420/TP	Rivendell 13c Oaklands Rise, Welwyn	Felling of 4 larch trees marked 1,5,12 & 17 covered by TPO 207	OBJECTION: not any proper reason to remove the trees.
N6/2007/437/FP	The Pumphouse Orchard Road, Welwyn	Proposed conversion & extension of existing pumping station to form new dwelling with associated access, parking & landscaping	NO OBSERVATIONS
N6/2007/438/FP	35 The Avenue, Welwyn	Erection of first floor extension	NO OBSERVATIONS
At this juncture Cllr Skidmore having declared a personal interest took no part in the discussions for this item and left the room			
N6/2007/446/MA	7a Wendover Lodge & 8 Church Street, Welwyn	Erection of sixteen (2 bedroom) flats in two blocks with underground car parking, access & amenity space, following the demolition of two existing dwellings	OBSERVATION: being a conservation area materials and brickwork should be in keeping with Village. Car Parking adequacy- to prevent cars being parked in Church Street. Safety aspect needs to be considered re cars being parked in Church Street. Pressure on neighbouring car parks being overloaded. Ariel's and dishes – not too many. We would wish this scheme if approved by Welwyn Hatfield Borough Council to then go to committee again.
At this juncture Cllr Skidmore rejoined the meeting			

2007/26 ADDITIONS: The Chairman agreed that although these additions were not on the agenda for this meeting they still needed to be discussed before their call-in expiry date.

N6/2007/458/FP	24 Mill Lane, Welwyn	Erection of first floor rear extension	NO OBSERVATIONS
N6/2007/473/FP	64 Warren Way, Welwyn	Erection of two storey side extension	NO OBSERVATIONS
N6/2007/485/FP	29 Station Road, Digswell, Welwyn	Erection of proposed single storey side extension	This item was deleted to the ward councillors(Cllr Butler and Neville) to make an agreed recommendation and inform the Clerk
N6/2007/492/FP	6 Norman Road, Welwyn	Erection of single storey front extension	NO OBSERVATIONS
N6/2007/501/FP	25 Station Road, Digswell, Welwyn	Change of use from class A1 (retail) to A2 (financial and professional services)	NO OBSERVATIONS
N6/2007/502/FP	28 Chestnut Walk, Welwyn	Erection of proposed single storey side and rear extensions	NO OBSERVATIONS

2007/27 DECISIONS:

APPLICATION NO.	DESCRIPTION & LOCATION	DECISION
N6/2007/35/FP	Erection of a single storey rear extension 22 School Lane, Welwyn	PERMIT
N6/2006/1667/TP	Works to trees covered by TPO 12 Group 2 4 Firway Close, Welwyn	GRANTED
N6/2007/52/FP	Erection of first floor side extension and single Storey front extension 6 Blakes Way, Welwyn	PERMIT
N6/2007/75/FP	Erection of single storey rear extension 3 Hazel Close, Welwyn	PERMIT
N6/2007/80/TP	Felling of one larch tree covered by TPO 24 area 3 26 Mardley Avenue, Welwyn	REFUSED
N6/2007/89/FP	Variation of condition 3 of planning permission N6/2003/1215/FP to include additional roof lights and revised internal layout Land R/O 7 Station Road, Digswell, Welwyn	PERMIT
N6/2007/94/FP	Erection of single storey rear extension 24 Mill Lane, Welwyn	PERMIT
N6/2007/100/TP	Proposed felling or significant reduction of 3 No. Scots Pine covered by TPO 24 Area 3 17 The Drive, Welwyn	REFUSED
N6/2007/149/FP	Sub Division of three storey house to two self contained flats and erection of a single storey rear extension following demolition of existing 6 High Street Welwyn	WITHDRAWN
N6/2006/1658/TP	Works to tree T2(cedar) protected by TPO73 Guessens 6 Codicote Road Welwyn	GRANTED

N6/2007/98/FP	Erection of single storey front extension 6 The Crescent Welwyn	PERMIT
N6/2007/105/FP	Erection of three detached dwellings following demolition of existing 8 Firway Welwyn	REFUSED
N6/2007/107/FP	Erection of part two storey side extension & part first floor side extension 33 Warren Way Welwyn	PERMIT
N6/2007/129/FP	Erection of single storey side extension 14 The Crescent Welwyn	PERMIT

All decisions have been duly noted by the Committee.

2007/28 PLANNING AND AMENITY GROUP: It was **agreed** by the Committee to ask the Clerk to write to Mr Jon Green of Welwyn Planning & Amenity Group to formally invite him to speak at the commencement of the June Planning meeting or at a mutually agreed date.

2007/29 CLOSE OF MEETING:

The Chairman closed the meeting at 21:55hrs.

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

Date: 1st May 2007