

Minutes of a meeting of
THE PLANNING AND LICENSING COMMITTEE
held on Tuesday 3rd July 2007 in the Parish Centre, which commenced at 7.35pm.

PRESENT: Chairman, Cllr. C. Hukin and Cllrs. M. Benson, J. Blackburn, P. Neville, J. Roper and I. Skidmore

IN ATTENDANCE: R. Findlay (Clerk) and Mr R Oxley (*Welwyn Planning and Amenity Group*).

APOLOGIES: Apologies were received from S Butler (Holiday) and Jon Green (*Welwyn Planning and Amenity Group*).

2007/46 ELECTION OF CHAIRMAN.
Due to the Chairman, Cllr Hukin, not able to attend the start of the meeting, it was **agreed** that the Vice-Chairman, Cllr. Neville, take the chair.

Cllr. Neville then welcomed everyone to the meeting and asked Mr Oxley to join Councillor at the table.

2007/47 MINUTES OF THE COMMITTEE MEETING HELD ON 5th JUNE 2007.
As none of the Councillors present were at the last meeting, with the exception of Councillor Neville, it was agreed to defer the accuracy of the Minutes until later in the meeting when Cllr. Hukin would be present to discuss the accuracy.

2007/48 MATTERS ARISING FROM MINUTES OF THE COMMITTEE MEETING HELD ON 5TH JUNE 2007
Apologies: It was agreed to delete "(Holiday)" after Cllr Skidmore and amend with "(Business Commitments)"

Apologies: It was agreed to add the Clerks apologies.

2007/40:It was agreed to replace "Skidmore" for "Benson" in the following sentence:
"The Chairman reported on a meeting held with Mr S Wilkie of Cadogan Homes attended also by Cllrs. Roper and Skidmore to discuss the recent planning application made by Cadogan Homes for flats on Church Street Welwyn."

2007/40: It was suggested that a Councillor from the Committee should try to attend Welwyn Hatfield's Planning Committee meeting to be held on 5th July 2007 as the Committee would be discussing the application regarding the Wendover Drive Development. Cllr Skidmore said he was to attend but in a personal capacity, as a resident objecting to a planning application and not attending not as a Councillor. As everyone at the meeting had other commitments it was agreed to defer this matter until Cllr, Hukin arrived and ask if he would be able to attend

2007/49 APPLICATIONS.
N6 2007/803/FP: 21 23 & 25 School Lane Welwyn
Demolition of existing dwelling & garage block & erection of 7 dwellings & associated Garaging, parking & landscaping.
Councils Decision: No Objection

Observation: This would cause extra traffic; it would require comprehensive restriction in School Lane to assist the traffic flow between the site and the High Street.

- *At this juncture Cllr, Hukin arrived for the meeting Cllr. Neville gave up the chair and the Chairman of the Committee and Cllr. Hukin took the chair.*

N6 2007/809/FP: 6 Warren Way Welwyn:

Siting of temporary storage unit.

Councils Decision: Suggests that the application is permitted, provided there is a time limit set of six months.

N6 2007/817/FP: 1 Oldwood Welwyn:

Erection of new detached double garage and alterations to the roof of existing dwelling.

Councils Decision: No observations.

N6 2007/824/TP: 22 Bracken Lane Welwyn:

Prune 2 Oak Trees T1 & T2 and 3 Hornbeams T3, T4 & T5 covered by TPO 338.

Councils Decision: The Council had no details to consider although the Council recommends that a qualified Arborologist look at the trees and the work is carried out under supervision.

N6 2007/829/FP: Green acres, Potters Heath Road Welwyn:

Amendments to N6/2006/1044/FP to include conversion of garage to utility room & study including pitched roof.

Councils Decision: No observations.

N6 2007/858/FP: Ranworth House, 8 Oaklands Rise, Welwyn:

Erection of timber framed Conservatory.

Councils Decision: No observations.

N6 2007/861/LU: 45 Robbery Bottom Lane Welwyn:

Certificate of Lawfulness for the erection of single storey rear extension.

Councils Decision: No observations.

N6 2007/871/FP: 4 Bowmans Close Welwyn:

Erection of single storey extension to garage.

Councils Decision: No observations.

N6 2007/878/FP: 69 Harmer Green Lane Welwyn:

Proposed Erection of a rear conservatory.

Councils Decision: No observations.

N6 2007/886/LB: 15 Church Street Welwyn:

Two flat fascia signboards with overhead swan neck lamps.

Councils Decision: No observations

N6 2007/900/FP: 12 Rosecroft Lane Welwyn - Erection of a single storey rear extension.

Councils Decision: No observations

N6 2007/906/FP: 29 Station Road Welwyn - Erection of a single storey side extension.

Councils Decision: The Council objects to this application on the grounds that such a large flat roof extension would be out of keeping with the other buildings in the area and would otherwise be prominent in the streetscape.

N6 2007/913/FP: 11A St Johns Close Welwyn:

Proposed covered area and ally infill and new windows to front elevation.

Councils Decision: No observations

N6 2007/8914/FP: 3 Mimram Road Welwyn:

Erection of single storey rear extension.

Councils Decision: No observations

2007/50

DECISIONS.

All the following decisions were duly by the Council.

N612007/5821FP: 14 - 16 Wilga Road Welwyn

Demolition of 2 bungalows and erection of 2 two-storey buildings to provide buildings to provide 7 apartments, with ancillary car parking 7 apartments, with ancillary car parking and landscaping.

Borough Council's Decision: REFUSED

N61200715901LB: Spinners Cottage, 44 Codicote Road, Welwyn

Re-tiling of a section of roof.

Borough Council's Decision: GRANTED

N612007/5971FP: 1 The Avenue Welwyn

Erection of two-storey and part single storey side extension.

Borough Council's Decision: REFUSED

N61200716081FP: 20 Hertford Road Welwyn

Erection of a two-storey extension & a single storey extension and detached garage.

Borough Council's Decision: PERMITTED

N6120071623/FP: 1 St Ives Close, Digswell

Erection of 1.8 metre side boundary fence.

Borough Council's Decision: REFUSED

At this juncture, the Committee considered the previous deferred items.

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Item 2: Cllr Hukin and Cllr. Neville agreed that the minutes of 5th June 2007 were an accurate and correct record. They were then duly signed by the Chairman.

2007/53

Item 3: *(It was noted that the Council had not objected to the original application)* Cllr. Hukin agreed to attend to represent the Parish Council at Welwyn Hatfield's Planning meeting if he is able to do so.

2007/54

SETTING UP A WORKING PARTY.

The Clerk had produced a draft "Term of Reference" for the "Planning Working Party" *(It is noted that a title has not yet been decided). (Appendix 1)*

Standing Orders were then suspended to enable Mr Oxley to speak to the Committee

Mr Oxley mentioned that Mr Green had been in contact with Chris Conway, the Chief Planning Officer at Welwyn Hatfield and that he was keen to work with the Planning and Amenity Group together with the Parish Council. It was mentioned that Mr Conway is arranging a joint Conference in September to jointly develop a strategy for Welwyn. It was noted that the Clerk had not heard anything regarding this Conference and would wait for Mr Conway to get in touch with the Parish Council.

Mr Oxley also asked if the Welwyn Amenity Group could have two members on the Working Party and be able to co-opt someone else if they wanted to.

At this juncture, Standing Orders were then reinstated

The Committee agreed that once the Working Party is established they would invite Mr Conway to a meeting.

The Working Party will consider the Draft Terms of Reference at that meeting. It was suggested that:

- Welwyn and Oaklands should have their own Character Appraisals.
- To take into account the Governments White Paper
- to see the development the findings.
- to come up with an overview of future planning in Welwyn Parish.
- to work with Welwyn Hatfield Council.
- to be pro-active rather than reactive.
- to have a * "more joined up approach to community engagement".

It was decided that there would be seven members as follows:

- Parish Council: *Cllrs Colin Hukin, Peter Neville and Magdalene Benson.*
- Welwyn Planning and Amenity Group: *Jon Green and Ron Oxley.*
- Parish Plan Steering Group: *Ian Skidmore and one other person from the group.*

The first meeting of the Working Party has been arranged for **Tuesday 24th July 2007** at the Parish Centre at 7.30pm.

2007/55

CLOSE OF MEETING.

The Chairman closed the meeting at 9.30pm.

Signed:.....Chairman Planning & Licensing Committee

Date.

- **Communities and Local Government – Planning for a Sustainable Future (Consultation doc.) Page 20, ‘Strengthening the role of local authorities in place shaping’ Q. 34**

DRAFT

Welwyn Parish Council

Welwyn Planning and Amenity Group

Welwyn Parish Planning Steering Committee

TERMS OF REFERENCE

1. To represent the views of, and to feed back to the Parish Council in relation to development and planning matters

2. To provide Welwyn Hatfield BC and partner agencies with meaningful input into the development and planning process, having regard to:
 - Delivery of the Vision for Welwyn;
 - Output from the Community planning process*; and
 - Key principles of sustainable local development

3. To assist the process of planning, plan making and strategy formulation
4. To act as a forum within which any potential conflicts between national, regional and local policies and community planning objectives can be debated
5. To deliver enhanced levels of communication, consultation and liaison between Welwyn Hatfield BC, in relation to the preparation of all documents that relate to planning and community planning.
6. To deliver wider community engagement in the preparation of all documents that relate to planning and community planning, as detailed within the Statement of Community Involvement
7. To enable better understanding of the Local Development Framework and community planning processes amongst all parties.

“Community Planning” includes the District Community Strategy, Local Area Community Strategies and Parish Plans