

Minutes of a meeting of
THE PLANNING AND LICENSING COMMITTEE
Held on Tuesday 7th AUGUST 2007 in the Parish Centre.
Commencing at 7.30pm.

- PRESENT:** Chairman, Cllr. C. Hukin and Cllrs. S Butler, J. Blackburn, P. Neville, L. Page and I. Skidmore
- IN ATTENDANCE:** R. Findlay (Clerk), Jon Green, R Oxley (*Welwyn Planning and Amenity Group*) Dr H Ober (*Tree Warden*) and two members of the public.
- APOLOGIES:** Apologies were received from Cllr. M. Benson (Personal) and (*Welwyn Planning and Amenity Group*).

2007/56 WELCOME

In the absence of the Chairman, Cllr. Hukin. 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.

Cllr Hukin arrived shortly afterwards and took the chair.

2007/57 MINUTES OF THE COMMITTEE MEETING HELD ON 3RD JULY 2007

2007/58 MATTERS ARISING FROM MINUTES OF THE COMMITTEE MEETING HELD ON 3RD JULY 2007.

2007/54 – It was asked if Chris Conway from WHBC had arranged the Conference yet? It was reported that he had attended the Planning Working Party meeting and this would be reported on later in the proceedings.

2007/59 APPLICATIONS.

As there were two members of the public who wished to address the Committee regarding application number N6 2007/1102/MA.

It was agreed to suspend Standing Orders.

The Committee then thanked the members of the public for their comments then reinstated Standing Orders.

It was agreed to move application N6 2007/1102/MA to the head of the agenda item for discussion.

DECLARATION OF INTEREST:

Cllr. L Page declared a 'Personal Interest' in application N6 2007/1102/MA and took no part in the discussion and decision.

N6 2007/1102/MA – 18 Gt. North Road. Welwyn.
Demolition of existing dwelling to erect two blocks consisting of 14 two bedroom residential flats including new access parking & amenity space.

Call in date: 24/08/07

Councils Decision:

STRONG OBJECTION

DENSITY / OVERDOMINANCE:

The development would have an over dominant impact on the surrounding area due to the height of the proposed roofs and the bulk mass of the two buildings. This would affect the privacy of the existing houses and the bungalows opposite, which would be

completely overlooked. The density of the proposed development is extremely high, is out of keeping with the existing houses and would have an adverse effect on the area.

LOSS OF THE OAK TREE:

The Committee is totally against the felling of the Oak Tree on the Northern Boundary, and the loss of the tree screen onto Oak Piece.

PARKING:

This is not sufficient for the proposed number of flats.

The layout of parking spaces is not in proportion to the number of flats in each block. There are concerns about the availability and space for visitor parking.

VEHICLE ACCESS AND ROAD SAFETY:

Access to the flats is via The Avenue and Oak Piece. This access is very narrow due to the existing on street parking in Oak Piece. The narrow access, coupled with the steepness of the approach and the junction with Bluebells has already been identified as a road hazard. The large increase in the volume of traffic using those roads would cause disturbance to the existing residents with the increase in pollution and noise levels.

COMMON/GARDEN AREA:

Due to the high density of the buildings, there is insufficient amenity and garden space available for the new residents.

BIN STORAGE AND WASTE COLLECTION: There are no refuse storage areas shown on the plans.

FLOODING:

There could be serious surface water problems for adjoining properties due to the large expanse of hard surface areas shown on the proposed development.

N6 2007/933/TP - 1 Hillside Way Welwyn

Removal of loose branches of Scots Pine T18 covered by TPO 24 Area 3

Call in date: 27/07\07

Councils Decision: No observations

N6 2007/937/FP - 6 Juniper Gardens Welwyn

Erection of front dormer & conversion of garage

Call in date: 27/07\07

Councils Decision: No observations

N6 2007/939/FP -18 Station Road Welwyn

Erection of single storey side & front extension

Call in date: 27/07\07

Councils Decision: No observations

N6 2007/941/FP - 59 New Road Welwyn

Removal of 2 sycamore trees covered by TPO 260

Call in date: 27/07\07

Councils Decision: No observations

N6 2007/963/TP - 43 Harmer Green Lane Welwyn

Removal of a larch tree covered by TPO 276 G1

Call in date: 27/07\07

Councils Decision: No observations

N6 2007/964/LU - 29 Wilshere Road Welwyn
Certificate of lawfulness for a proposed dormer

Call in date: 27/07/07
Councils Decision: No observations

6 2007/979/FP – 4 Robbery Bottom Lane. Welwyn
Demolition of existing Bungalow & erection of new building.

Call in date: 03/08/07
Councils Decision: No observations

N6 2007/994/FP – 22 The Avenue. Welwyn.
Erection of first floor side extension, provision of dormer windows & internal alterations.

Call in date: 03/08/07
Councils Decision: No observations

N6 2007/995/FP – 21 Turpins Chase. Welwyn.
Resubmission of replacement dwelling & garage

Call in date: 03/08/07
Councils Decision: No observations

N6 2007/997/FP – 87 Robbery Bottom Lane. Welwyn.
New single storey rear ground extension & new extended roof to main house.

Call in date: 03/08/07

Councils Decision: No site plan was received with the application; therefore, there was insufficient information for the Committee to make a decision.

OBSERVATION: Depending on the land being used (the front & back rooms) it could have a major impact of being over-dominant in the area.

N6 2007/1002/FP – 20 Briary Wood Lane. Welwyn.
Single storey rear extension

Call in date: 03/08/07
Councils Decision: No observations

N6 2007/1010/FP – 65 Robbery Bottom Lane. Welwyn.
Erection of front Boundary Wall

Call in date: 03/08/07

Councils Decision:

OBSERVATION: If permission is granted, there should be a condition applied that no gates are attached as this would cause a problem with access onto Robbery Lane.

N6 2007/1014/FP – 15 Mardley Hill. Welwyn.
Erection of single storey rear & side extensions after demolition of existing garage.

Call in date: 03/08/07
Councils Decision: No observations

N6 2007/1023/FP – 9 Warren Way. Welwyn.
Erection of first floor side extension

Call in date: 10/08/07

Councils Decision: No observations

N6 2007/1026/FP – 18 Mardley Avenue. Welwyn.
Erection of two storey rear extension & insertion of front dormer

Call in date: 10\08\07
Councils Decision: No observations

N6 2007/1035/TP – 17 The Drive. Welwyn.
Reduction of beech tree by 25-30% covered by TPO 24 area 3

Call in date: 10\08\07

Councils Decision:
COMMENT: 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 2007/1046/FP – Sherrards School, 3 Lockleys. Welwyn.
Erection of two temporary classrooms.

Call in date: 10\08\07
Councils Decision: No observations

N6 2007/1056/FP – 64 Warren Way. Welwyn.
Proposed two storey side extension.

Call in date: 17\08\07

Councils Decision:
OBJECTION: Over-dominant on the streetscape causing a Terraced effect, due to the height at the highest end of Warren Way. The house is already standing above the pavement level.

N6 2007/1064/FP – 16 The Crescent. Welwyn.
Proposed two storey rear & single storey side extensions.

Call in date: 17\08\07
Councils Decision: No observations

N6 2007/1070/TP – 2 Harmer Dell. Welwyn.
Reduction of Beech, ash & eight Sycamore Trees by 1/3 & felling of two Sycamores covered by TPO 266

Call in date: 17\08\07

Councils Decision:
Comment: 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 2007/1072/FP- 45 Robbery Bottom Lane. Welwyn.
Erection of one dwelling after demolition of existing

Call in date: 17\08\07

Councils Decision:
COMMENT: There are no observations on this actual application, **BUT**, if the second application for this address, **N6 2007/1074/FP** of which is also asking for full planning permission on the same plot of land was shown together, the Committee would **strongly** object. **(See below)**.

N6 2007/1074/FP – 45 Robbery Bottom Lane. Welwyn.
Erection of one new building.

Call in date: 17\08\07

Councils Decision:

OBJECTION: Strongly object to this application as the site would be over developed. The building would be built well in front of existing building lines and particularly objectionable if N6 2007/1072/FP were to be approved.

N6 2007/1073/FP – 9 Pine Crest. Welwyn.

Removal of TPO 113 T2, Oak and the removal of a Sweet Chestnut covered by TPO 113 W1

Call in date: 17\08\07

Councils Decision:

OBJECTION: There are no apparent grounds for the removal of the trees. The houses are new houses and have been bought with the knowledge that the trees were there.

N6 2007/1081/FP- 16 Firway. Welwyn.

Alteration and linking of 2nd dormer windows on rear elevation and internal alterations.

Call in date: 17\08\07

Councils Decision: No observations

N6 2007/1083/FP- 8 Firway. Welwyn.

Demolition of existing property followed by erection of two new dwellings.

Call in date: 17\08\07

Councils Decision: No observations

N6 2007/1095/FP – 17 Woodland Way. Welwyn.

Alterations to roof to create larger first floor accommodation.

Call in date: 24\08\07

Councils Decision: No observations:

N6 2007/1136/FP – 14 The Drive. Welwyn.

Call in date: 24\08\07

Councils Decision:

OBJECTION: Over development and out of character.

2007/60

DECISIONS

All the decisions were duly noted.

2007/61

REPORT FROM PLANNING WORKING PARTY

the notes from the meeting had not yet been circulated. It was agreed that the Clerk circulate the notes to all the members of the working party once received from Cllr. Skidmore.

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CLOSE OF MEETING

The meeting closed at 9.45pm.

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

Date: