

**MINUTES OF A MEETING OF
THE PLANNING & LICENCING COMMITTEE
HELD AT THE PARISH CENTRE LOCKLEYS DRIVE WELWYN
ON TUESDAY 6TH NOVEMBER 2007 COMMENCING AT 7.30PM.**

PRESENT: Councillor P Neville (Vice-Chairman) and Cllrs J Blackburn, L Page and I Skidmore

IN ATTENDANCE: J Lewis (Office Administrator), Cllr J Roper (Chairman of Welwyn Parish Council), Jon Green and Ron Oxley (both Welwyn Planning & Amenity Group) and Alan Gowans (one member of the public)

APOLOGIES: Cllr C Hukin (Chairman – holiday) and Cllrs M Benson, I Colpitts (both work commitments) and Cllr S Butler (other commitments) R. Findlay (Clerk).

Due to the absence of Cllr C Hukin, Chairman of the Committee, the meeting was chaired by Cllr P Neville, Vice-Chairman of the Committee.

2007/77 OPENING OF THE MEETING.

The Chairman welcomed all present and declared the meeting open.

2007/78 DECLARATIONS OF INTEREST.

There were none.

2007/79 MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 2ND OCTOBER 2007.

These were **AGREED** as a true and accurate record and were signed by the Chairman.

2007/80 MATTERS ARISING FROM THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 2ND OCTOBER 2007.

Report on tree reduction, application no. N6/2007/1222/TP, 31 Mardley Hill Welwyn
The Office Administrator reported that at the request of Welwyn Hatfield Council's Planning Department, Cllr Hukin had visited the site again and agreed to the Planning Department's proposal to remove the previous objection to the application and replace it with the following **OBSERVATION:** The proposed work is done under the supervision of the Borough's arboriculturalist and carried out by a trained and competent contractor

Application no. N6/2007/1314/TP. 3 Morningson Digswell Welwyn

The Chairman of the meeting reported that Cllr Butler had visited the site and the following **OBSERVATION** had been made: The proposed work is done under the supervision of the Borough's arboriculturalist and carried out by a trained and competent contractor

Application no. N6/2007/1416/TP, Bridge Cottage Surgery High Street Welwyn

Cllr Skidmore reported that he had visited the site and the following **OBSERVATION** had been made: The proposed work is done under the supervision of the Borough's arboriculturalist and carried out by a trained and competent contractor.

Application no. N6/2007/1431/TP 19 Chestnut Walk Welwyn

The Office Administrator reported that Cllr Hukin had visited the site and the following **OBSERVATION** had been made: The proposed work is done under the supervision of the Borough's arboriculturalist and carried out by a trained and competent contractor.

2007/81 DISCUSS CO-OPTION OF NON-COUNCILLORS.

The Chairman reported that the Clerk had advised both Cllr Hukin and himself that the current arrangement of co-option of non-councillors onto the Committee was outside Standing Orders. The Chairman asked the Committee to reflect on whether it wished to co-opt non-councillors in future and, in which case, it would have to recommend such to the annual meeting of the Full Council.

2007/81 DANESBURY PARK GOLF CLUB.

As this juncture it was agreed to suspend Standing Orders.

Jon Green addressed the meeting and answered questions.

At this juncture Standing Ordes were re-instated..

It was **AGREED** that as the application relates to a development within the boundary of North Herts District Council whilst noting the actions taken by the Welwyn Planning & Amenity Group, no comment be made by this Committee.

2007/82 EAST OF ENGLAND PLAN.

The Chairman of the meeting reported that Go East had advised that the last date for any comments on their amendments is put back to 18th December 2007.

The Clerk was requested to place this item as a matter arising on the agenda of the next meeting of the Committee.

2007/83 PLANNING APPLICATIONS.

N6/2007/1437/FP 30 Canonsfield Road Welwyn -
Erection of first floor rear extension & security wall & gates
No Comment

N6/2007/1451/FP 3 Mimram Road Welwyn -
Erection of single storey rear extension
No Comment

N6/2007/1472/FP 9 Hazel Close Digswell Welwyn -
Erection of single storey rear extension
No Comment

N6/2007/1496/FP 11A Oaklea Welwyn
Retention of dwelling with out compliance 3 of planning
permission N6/2002/0681/FP
No Comment

N6/2007/1497/FP 2 Oldwood Welwyn
Single storey side extension, garage conversion to bedroom & store,
Conservatory and glazed porch
No comment

N6/2007/1502/TP 23 Woodland Way Welwyn
Various works to 7 oak trees covered by TPO 292 (see works schedule)
OBSERVATION: That the work is done under the supervision of the
Borough's Arbiculturalist and by trained and competent contractors.

N6/2007/1513/FP 1 Rosecroft Lane Welwyn
Erection of single storey front & side extension, new dormer
window & alterations to roof to form Dutch hip.
No comment

N6/2007/1517/FP 12 Robbery Bottom Lane Welwyn
Erection of single storey side & rear extensions (amendments
to previous planning permission N6/2007/43/FP).
No comment

N6/2007/1525/FP The Pump House Orchard Road Welwyn
Conversion & extension of existing Pumphouse to form a new dwelling with associated
access & parking.

At this juncture it was agreed to suspend Standing Orders.

Jon Green addressed the meeting.

At this juncture Standing Orders were re-instated

OBSERVATION. That Welwyn Hatfield Borough Council's Planning Department places a condition on any permission that materials and colours used are approved by the Planning Department so they accord with the existing structure which is a building within the Conservation Area.

N6/2007/1526/FP 7 Orchard Road Welwyn
Conversion & extension of existing Pumphouse to form a new
dwelling with associated access & parking.

At this juncture it was agreed to suspend Standing Orders.

Jon Green addressed the meeting.

At this juncture Standing Orders were re-instated.

OBSERVATION. That Welwyn Hatfield Borough Council's Planning Department places a condition on any permission that materials and colours used are approved by the Planning Department so they accord with the existing structure which is a building within the Conservation Area.

N6/2007/1542/TP 29 London Road Welwyn
Reduction of canopy by 50% & removal of epicormic growth on oak tree TPO306 T1.

OBJECTION. The Committee felt the proposed 50% was too large a reduction and that 30% be more suitable. The Committee felt unsure whether the tree could survive the larger proposed reduction. The Committee had no comment on the proposed removal of epicormic growth.

N6/2007/1560/FP 10a High Street Welwyn
Change of use from B1 (office) to Sui Generis (beauty salon).

No comment.

N6/2007/1569/FP 11 The Avenue Welwyn
Erection of two storey side extension & double garage following demolition of existing conservatory.

At this juncture, it was agreed to suspend Standing Orders.

Ron Oxley addressed the meeting.

At this juncture Standing Orders were re-instated.

OBSERVATION. The Committee noted the proposed development was within the Green Belt. No objection to this application.

N6/2007/1571/FP 37 Turpins Close Welwyn
Erection of chalet style bungalow following demolition of existing dwelling.

No comment.

2007/84. PLANNING DECISIONS.

The Committee noted the following decisions made and subsequently notified by Welwyn Hatfield Borough Council:

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

N6/2007/1173/FP Erection of single storey rear & side extensions & first floor front & side extensions
16 Oaklands Rise Welwyn
Refused

N6/2007/1195/FP Erection of single storey front extension
14 Gwynfa Close Welwyn
Permitted

N6/2007/1211/LB Alterations to the modern internal booking hall partition wall to provide a DDA complaint ticket window.
North Welwyn Railway Station Harmer Green Lane Digswell Welwyn
Granted

N6/2007/1230/FP Proposed single storey side extension & new garage
40 Harmer Green Lane Digswell Welwyn
Withdrawn

N6/2007/933/TP Removal of loose branches of scots pine T18 covered by TPO 24 Area 3
1 Hillside Way Welwyn
Granted

N6/2007/1215/FP Single storey side extension, rear conservatory & raising of roof to form additional first floor accommodation
2 Heathbrow Road Welwyn
Permitted

N6/2007/1241/FP Erection of new dwelling
Site adjoining 6 London Road opposite Hertford Road Welwyn
Permitted

N6/2007/906/FP Erection of single storey side extension & two storey rear extension
29 Station Road Welwyn
Approved

N6/2007/1329/FP Reduction by 20% of two hornbeam trees T1 & T2 covered by TPO 60
10 Bluebells Welwyn
Granted

N6/2007/1374/TP Cut back of overhanging branches of oak tree T1 covered by TPO 89
18 Bluebells Welwyn
Granted

2007/85 PAPERLESS PLANNING APPLICATION PROCESS.

The Office Administrator reported that the new Welwyn Parish Council website would have a link to view applications online.

It was **AGREED** that the Committee was concerned about the following points:

- Ø the need to view multiple images from applications at the same time by some method
- Ø the practicality for members of the public to inspect applications at the Parish Centre without having access to copies of the original paperwork
- Ø the visual display of applications and drawings at future Committee meetings

Ø whether financial assistance would be available from Welwyn Hatfield Borough Council for the purchase of new equipment to allow the new procedures to be properly operated.

It was **AGREED** that the Clerk be asked to seek guidance from Hertfordshire Association of Parish & Town Councils on these concerns.

2007/86 CLOSE OF MEETING.

The Chairman of the meeting thanked everyone for their attendance and closed the meeting at 9.40pm.

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

Dated 4th December 2007.