

**MINUTES OF A MEETING OF
THE PLANNING & LICENSING COMMITTEE
HELD ON TUESDAY 1ST APRIL 2008
AT THE PRISH CENTRE LOCKLEYS DRIVE WELWYN
THIS COMMENCED AT 7.30PM.**

PRESENT: Councillor C Hukin (Chairman) and Cllrs J Blackburn, M Benson, S Butler, I Colpitts, P Neville and L Page.

IN ATTENDANCE: J Lewis (Office Administrator) and J Green and R Oxley (Welwyn Planning & Amenity Group)

APOLOGIES: Cllr I Skidmore (other commitments) and The Clerk (illness).

2008/24 WELCOME: The Chairman welcomed all present and opened the meeting.

2008/25 DECLARATIONS OF INTEREST. None

2008/26 MINUTES OF THE COMMITTEE MEETING HELD ON 4TH MARCH 2008.

It was **RESOLVED** the Minutes were a true and accurate record and duly signed by the Chairman.

2008/27 MATTERS ARISING FROM MINUTES OF THE COMMITTEE MEETING HELD ON 4TH MARCH 2008. None.

2008/28 PLANNING APPLICATIONS.

N6/2008/410/OP Land at rear of 14 Great North Road Welwyn. Erection of a new detached bungalow. Council's decision **OBJECTION:** The Council believes the proposal would be over-development of the site within the Green Belt. It further considers the proposal to fall within the category of back-land development.

N6/2008/414/LB 3 Holly Hall Court Church Street Welwyn. Erection of rear conservatory, Council's decision: No observation.

N6/2008/415/FP 8 The Liberlost Welwyn. Erection of front porch & single storey side extension. Alternations to roof incorporating two rear dormers and rooflights to front extension. Council's decision: No observation.

N6/2008/449/FP Gothic House 23 Church Street Welwyn. Single storey extension and part change of use of storeroom to office – renewal of

N6/2003/290/FP. Council's decision. No observation.

N6/2008/496/FP 1c Oaklea Welwyn. Extension to existing hardstanding. Council's decision. No observation.

N6/2008/511/TP 43 Canonsfield Road Welwyn. Carry out 30% reduction work on Oak T1, Oak T2 and Beech T3. Council's decision: **OBSERVATION:** That the work is done under the supervision of the Borough's Arboriculturalist and carried out by a trained and competent contractor.

N6/2008/513/FP 26 Glebe Road Welwyn. Single storey front extension.
Council's decision: **OBSERVATION:** Although the Council has no comment to make regarding the proposed front extension as shown on the drawing, it is extremely concerned with other works shown on this drawing with informal deletions with regard to the work at the rear of the property.

N6/2008/533/MA 3,5,7,9 Canonsfield Road & 52 Great North Road Welwyn.
Demolition of 3,5,7,9 Canonsfield Road and 52 Great North Road Welwyn.
Construction of 14 semi-detached houses. Council's decision: **OBJECTION:**
The Council considers the proposal to be over-development of the plot and out of keeping with the character of the area. It further considers the proposal as leading to the urbanisation of the streetscape in a semi-rural road. Finally, it has concerns about the unacceptable increase in traffic close by a dangerous junction were the proposal to be permitted.

N6/2008/534/FP 4 Dewars Close Welwyn. Rear extension. Council's decision:
No observation.

N6/2008/550/FP 6 Briarywood End Welwyn. Erection of new garage and new boundary wall/gates. Council's decision: **OBSERVATION:** The Council considers that if the proposal is permitted that special care should be demanded by the Borough to avoid damage to existing trees on the site.

N6/2008/465/FP 1a The Drive Welwyn. Single storey front and rear extensions.
Council's decision: No observation.

N6/2008/486/AD 18 High Street Welwyn. Non illuminated sign. Council's decision: **OBJECTION:** The Council considers the proposal to be unacceptable and that if permitted would then allow an inappropriate sign to be placed in a prominent position within a Conservation Area.

N6/2008/516/FP 42 Mill Lane Welwyn. Erection of detached single storey garage. Council's decision: No Observation.

N6/2008/577/FP 44 Harmer Green Lane Welwyn. Double storey side extension, single storey rear extension and internal alterations. Council's decision: **OBJECTION:** The Council considers the proposal to be over-development on a plot occupying too much width in relation to its neighbouring dwellings. It also considers the proposal to be in contravention of the Digswell Appraisal.

N6/2008/580/TP 1 Heathlands Welwyn. 30% reduction of sycamore and beech trees TPO108 G((N6/2007/411/TP previous documents). Council's decision: **OBSERVATION:** That the work is done under the supervision of the Borough's Arboriculturalist and carried out by a trained and competent contractor.

2008/29 PLANNING DECISIONS. *(See Appendix 1)*

All decisions were duly noted.

2008/30 CLOSE OF MEETING. The Chairman thanked all present and closed the meeting at 8.55pm.

Signed:..... Chairman, Planning & Licensing Committee
Dated 6th. May 2008.

Minutes of the Planning & Licensing Committee
held on Tuesday 1st April 2008.

DECISIONS

N6/2008/41/FP	Erection of front boundary wall with brick piers & electronic sliding gates 3 Woodland Way Welwyn	PERMITTED WPC No comment
N6/2008/52/FP	Erection of a new detached dwelling Land rear of 26 Mardley Avenue Welwyn	WITHDRAWN WPC Observation
N6/2008/187/FP	Raising the roof & insertion of dormer to form a two storey chalet bungalow & erection of front porch 10 Pine Crest Welwyn	PERMITTED WPC No comment
N6/2008/52/FP	Erection of a new detached dwelling Land rear of 26 Mardley Avenue Welwyn	WITHDRAWN WPC Observation
N6/2008/78/FP	Erection of detached dwelling Land adjacent to 2 Maran Avenue Welwyn	REFUSED WPC Objection
N6/2008/81/FP	Erection of two detached dwellings with associated garages (variation of consent N6/2006/416/FP) Land adjacent to 17 Bracken Lane and rear of 10 & 12 Oaklands Rise Welwyn	REFUSAL WPC Objection
N6/2008/96/FP	Erection of new dwelling 13 The Avenue Welwyn	REFUSAL WPC No comment
N6/2008/99/FP	Erection of a detached dwelling 16 The Avenue Welwyn	REFUSAL WPC No comment
N6/2008/81/FP	Erection of two detached dwellings with associated garages (variation of consent N6/2006/416/FP) Land adjacent to 17 Bracken Lane and Rear of 10 & 12 Oaklands Rise, Welwyn	REFUSED WPC Objection
N6/2008/108/FP	Erection of first floor side extension above existing garage 37 Harmer Green Lane Digswell Welwyn	REFUSE WPC Objection
N6/2008/135/FP	Erection of single storey front extension to form annex Meadows End 16 Willow Walk Welwyn	APPROVE WPC Observation
N6/2008/144/FP	Erection of single storey front extension 39 Windsor Road, Welwyn	PERMIT WPC Observation

APPENDIX 1

N6/2007/1859/TP	Felling of Beech Tree T2 and Hornbeam T5 covered by TPO 314 12-14 The Avenue, Welwyn	REFUSAL WPC
N6/2007/1888/TP	Works to Hornbeam Trees T1,T2,T3,T4,T5,T6,T9 & T10 Removal of T3,T7 & T8 all covered by TPO 89 G3 14 Bluebells Welwyn	PART REFUSED/ PART GRANTED WPC
N6/2008/116/LB	Installation of 2 Nos. passenger help points Welwyn North Railway Station	GRANTED WPC No comment
N6/2008/135/FP	Erection of single storey front extension to form annex Meadows End 16 Willow Walk Welwyn	PERMIT WPC Observation
N6/2008/164/FP	Infill to create side extension 2 Willow Walkl Welwyn	PERMIT WPC No Comment
N6/2008/186/FP	Erection of first floor extension to rear elevation 12 Chestnut Walk Welwyn	PERMIT WPC No Comment
N6/2008/214/FP	Erection of part two storey and part single storey PERMIT rear extentions 72 Hertford Road Digswell Welwyn	WPC No comment