

**Minutes of a meeting of
THE PLANNING AND LICENSING COMMITTEE
held on Tuesday 5th February 2008
in the Parish Centre Lockleys Drive Welwyn,
which commenced at 7.30pm.**

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

IN ATTENDANCE: J Lewis (Office Administrator), Jon Green and Ron Oxley (*Welwyn Planning and Amenity Group*), Dr H Ober (*Tree Warden*) and member of the public.

APOLOGIES: Apologies were received from The Clerk

2008/09 WELCOME The Chairman welcomed all present and opened the meeting

2008/10 MINUTES OF THE COMMITTEE MEETING HELD ON 8th JANUARY 2008.
These were **AGREED** as a true and accurate record and were signed by the Chairman.

2008/11 MATTERS ARISING FROM MINUTES OF THE COMMITTEE MEETING HELD ON 8th JANUARY 2008.

N6/2007/1847/ 10 Oaklea Welwyn

OBSERVATION- The Committee considers this application to be an improvement on the previous application – N6/2007/1437/FP – by virtue of the lower roof line and the omission of the front bay window.

N6/2007/1922/FP 2 Copse Hill Welwyn

OBSERVATION- Due to the many prominent and mature trees on the application site, the Planning Committee would request an urgent inspection of all the trees by the Borough's arborist to ascertain and agree which trees are to remain in the application is permitted. The Planning Committee would like to see the oak trees protected by preservation orders and new planting with semi-mature trees to provide screening to all the site boundaries. All tree works should be carried out under the supervision of the Borough's arborist and by trained and competent contractors.

N6/2007/1955/FP 26 Canonsfield Road Welwyn

OBSERVATION- The existing trees in the front garden should be retained.

N6/2007/1968/TP 3 Bluebells Welwyn

OBSERVATION- All work should be carried out under the supervision of the Borough's arboriculturalist and by trained and competent contractors.

2008/12 APPLICATIONS.

N6/2007/1973/FP 98 Harmer Green Lane Digswell Welwyn

Erection of rear conservatory

Councils Decision: No observation

N6/2007/1981/FP 1 Rollswood Road Welwyn

Erection of single storey side extensions, replacement double garage and two storey front extension porch following removal of existing outbuildings and existing garage

Councils Decision: No observation

N6/2008/41/FP 3 Wood Lane Way Welwyn Erection of front boundary wall with brick piers & electronic sliding gates.

Councils Decision: No Observation

N6/2008/52/FP Land rear of 26 Mardley Avenue Welwyn Erection of new detached dwelling

Councils Decision: **OBSERVATION** The Committee notes that there are several trees on the site which it wishes to see retained and protected by TPO's

N6/2008/55/MA 56 Reynards Road Welwyn Retention of dwelling

Councils Decision: **OBSERVATION** The Committee believes this application to be a technical decision best left to the Borough's Planning Officers.

N6/2008/75/TP 1 Greenways Digswell Welwyn Reduction of crown & trim by 25% & removal of basal & epicormic growth to lime tree T5 covered by TPO221

Councils Decision: **OBSERVATION** That the work be carried out under the supervision of the Borough's arboriculturalist and by trained and competent contractors.

N6/2008/78/FP Land adjacent to 2 Maran Avenue Welwyn Erection of detached dwelling

Councils Decision: **OBJECTION** There appears to be no improvement over the previous application no. N6/2007/360 for this site and the Committee's original objection remains.

N6/2007/81/FP Land adjacent to 17 Bracken Lane and rear of 10 & 12 Oaklands Rise Welwyn Erection of two detached dwellings with associated garages (variation of consent N6/2004/416/FP)

Councils Decision: **OBJECTION** The Committee considers its objection is based on the bulk, size and height of the proposed dwellings and also on the proposed removal of trees on the site.

N6/2008/96/FP 13 The Avenue Welwyn Erection of new dwelling

Councils Decision: No observation

N6/2008/98/FP 2 Sharmans Close Welwyn Erection of two detached four bedroomed dwellings with double garage, associated access & landscaping

Councils Decision: **OBJECTION** The Committee considers the proposed development to be over-dominant of neighbouring dwellings and also that the proposed grouping of new access roads to the site will lead to a clumsy streetscape. The Committee also considers that the proposed development is contrary to the Digswell Character Appraisal.

N6/2008/99/FP 16 The Avenue Welwyn Erection of detached dwelling.

Councils Decision: No observation

N6/2008/108/FP 37 Harmer Green Lane Digswell Welwyn Erection of first floor side extension above existing garage

Councils Decision: **OBJECTION** Cllr Neville was asked to formulate wording of objection.

N6/2008/135/FP Meadows End 16 Willow Walk Welwyn Erection of single storey front extension to form annex.

Councils Decision: **OBSERVATION** The Committee requests that the Borough place a restriction on any approval given to this proposal so that the annex cannot be used as a separate dwelling.

N6/2008/144/FP 39 Windsor Road Welwyn Erection of single storey front extension.

Councils Decision: No observation

N6/2008/145/FP 11 Welwyn Hall Gardens Welwyn Erection of rear conservatory

Councils Decision: Cllr Skidmore was asked to inspect the site and proposed development.

N6/2008/164/FP 2 Willow Walk Welwyn Infill to create side extension

Councils Decision: No observation.

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N6/2008/165/MA 18 Great North Road Welwyn Demolition of existing dwelling and erection of two blocks consisting of 11 no. two bedroom residential flats, including new access, parking and amenity space

Councils Decision: **OBJECTION** The Committee considers there is no improvement of the previous application no. N6/2007/1102.MA for this site and that the changes to not address the grounds for refusal given by the Borough to the previous application.

2008/13

DECISIONS (See appendix 1)

All the decisions were duly noted. It was recorded that the Digswell Ward Councillors were disappointed that the Borough had refused application no. N6/2007/1873

2008/14

APPLICATION FOR A FULL LICENCE TO ABSTRACT WATER. Cllr Skidmore was asked to formulate a reply with the Clerk on behalf of the Council and to object to this application. The Committee considers that the objection should be based on the previous amount of water that had been extracted and that had led in the past to the river running dry.

2008/15

EAST HERTS- REVISED DRAFT PLANNING OBLIGATIONS SPD The Chairman was asked to obtain further information on this matter from the Clerk and if necessary arrange that it placed on the Agenda for the next meeting of the Committee.

2008/16

CLOSE OF MEETING The Chairman thanked all present for their attendance. The meeting closed at 9.45pm

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

Date 4th March 2008.

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DECISIONS

APPENDIX 1

APPLICATION No.	DESCRIPTION & LOCATION	DECISION	COMMENTS
N6/2007/1398/FP	Change of use from outbuilding to residential dwelling The Potting Shed Vera Lane Welwyn	APPEAL-WHBC	WPC Refusal Objection
N6/2007/1853/FP	Replacement of existing flat roof with pitched roof over double garage 19 Briary Wood Lane Welwyn	PERMITTED	WPC No comment
N6/2007/1873/FP	Change of use from A1 (retail) to A2 (financial & Professional services) 25 Station Road Digswell Welwyn	REFUSED	WPC Observation
N6/2007/1696/FP	Erection of front porch & replacement of flat roof to the rear elevation to a pitched roof 108 Harmer Green Lane Digswell Welwyn	PERMITTED	WPC No comment
N6/2007/1727/FP	Erection of two storey & single storey rear extension 26 Stuart Road Welwyn	REFUSED	WPC No comment
N6/2007/1754/FP	Erection of one & a half storey side extension incorporating a dormer window 42 Harmer Green Lane Digswell Welwyn	PERMITTED	WPC No comment
N6/2007/1762/FP	Erection of two storey & single storey rear extensions 12 Stuart Road Welwyn	REFUSED	WPC No comment
N6/2007/1768/FP	Raising of roof to rear & insertion of 3 roof lights 3 Hazel Close Digswell Welwyn	REFUSED	WPC No comment
N6/2007/1769/FP	Use of land for the siting of a residential log cabin for a temporary period of three years for occupation as a farm worker's dwelling. Harrows Farm Pottersheath Road Welwyn	PERMITTED	WPC No comment
N6/2007.1775/FP	Erection of single storey rear extension 18 Windsor Road Welwyn	PERMITTED	WPC No comment

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N6/2007/1799/FP	Erection of a single storey front extension 44 Hertford Road Digswell Welwyn	PERMITTED	WPC No comment
N6/2007/1824/FP	Erection of detached outbuilding, porch & wall 108 Harmer Green Lane Digswell Welwyn	REFUSED	WPC Observation
N6/2007/1886/FP	Erection of rear conservatory 9 New Place School Lane Welwyn	PERMITTED	WPC No comment