

**Minutes of a meeting of  
THE PLANNING AND LICENSING COMMITTEE  
held on Tuesday 6<sup>th</sup> January 2009  
in the Parish Centre, Lockleys Drive. Welwyn.  
which commenced at 7.30 pm.**

**Before the Chairman opened the meeting a presentation was given by Tracey Harvey a planning officer from WHBC. (Appendix 1)**

**PRESENT:** Chairman, Cllr. C. Hukin and Cllrs. M. Benson, J. Blackburn, S Butler, I. Colpitts, L. Page and I. Skidmore.

Co-opted Members: Jon Green, R Oxley (*Welwyn Planning and Amenity Group*) and Dr H Ober (*WHBC Tree Warden*)

**IN ATTENDANCE:** J Lewis, Office Administrator.

**APOLOGIES:** Cllr P Neville (other commitments) and R Findlay, Clerk (Illness)

**2009/001 WELCOME.** The Chairman welcomed all present and opened the meeting.

**2009/002 MINUTES OF THE MEETINGS HELD ON 2<sup>nd</sup> DECEMBER 2008**  
It was **Resolved** the minutes were true and accurate record and they were duly signed by the Chairman.

**2009/003 MINUTES OF THE MEETINGS HELD ON 23<sup>rd</sup> DECEMBER 2008**  
It was **Resolved** the minutes were true and accurate record and they were duly signed by the Chairman.

**2009/004 MATTERS ARISING FROM MINUTES 2<sup>nd</sup> DECEMBER 2008**  
None

**2009/005 MATTERS ARISING FROM MINUTES 23<sup>rd</sup> DECEMBER 2008**  
None

**2009/006 APPLICATIONS.**  
**N6/2008/2363/FP. 24 The Crescent Welwyn**

Councils Decision: No observations

**N6/2008/2429/TP. The Barberrry 4 Bracken Lane Welwyn**

Council's Decision: **OBSERVATION.** That the work is carried out by a trained and competent contractor under the supervision of the Borough's Arboriculturalist.

**N6/2008/2452/FP. 38 Reynards Road Welwyn**

Council's Decision: **OBJECTION.** That the proposed development is in the Green Belt and that the proposed new dwelling is unacceptable.

**N6/2008/2461/FP. Badger Cottage 6 Whitehill Ayot St Peter Welwyn**

Council's Decision: No observations.

**N6/2008/2461/LB. Badger Cottage 6 Whitehill Ayot St Peter Welwyn**

Council's Decision: No observations.

**N6/2008/2483/TP. 5b Roundabout Lane Welwyn.**

Council's Decision: **OBSERVATION.** That the work is carried out by a trained and competent contractor under the supervision of the Borough's Arboriculturalist.

**2009/007 DECISIONS**  
All the decisions were duly noted.

**2009/008 CLOSE OF MEETING.**  
The Chairman thanked all present and closed the meeting at 8.45pm

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

Date: 3<sup>rd</sup> February 2009

### Notes:

#### **Tracy Harvey's presentation to the Planning and licensing Committee on 6<sup>th</sup> January.**

A new planning bill was introduced in 2008 and the Statutory Instrument is awaited.

The law establishes an Infrastructure Planning Commission for really big projects such as power stations, roads, water and sewage, aviation.

Regional plans will have to take account of this commission but in the meantime the production of the Borough's Local Development Framework has just started. There will be public consultation on an issues and options document that is going through Council at the moment. This is the very first stage of the process. It addresses how the Borough might tackle the challenges created by the East of England Plan.

#### **Community Infrastructure Levy:**

Local Authorities are able to charge developers a levy, for example towards regional/local transport, road development, waste treatment. Draft regulations are coming in Spring but it will be 18-24 months before things are fully operational. There are some pilots ongoing. Milton Keynes is charging £40 per house. Future charging might be on floor space. This is in addition to section 106 agreements.

#### **Permitted development regulations.**

We have had previous information on this. Developments that do not require planning permission will now be judged not on volume but on an impact basis. For single storey extensions rear extensions of up to 4M for a detached house and 3 M for a terraced house will not need planning permission. For a rear two-storey extension a detached house will be allowed up to 3M provided the rear wall is not then less than &M from the boundary. Single story side extensions up to half the current width of the house will be allowed on both sides. Hard-surfaces greater than 5 M<sup>2</sup> will require permission.

**Appeals:** The proposal that appeals would be heard locally by a group of councillors has been scrapped. There will be a fast track system for appeals by householders (but presumably not for developers).