

**MINUTES OF THE MEETING OF  
THE PLANNING & LICENSING COMMITTEES  
HELD ON TUESDAY 1<sup>ST</sup> JULY 2008 AT  
THE PARISH CENTRE LOCKLEYS DRIVE WELWYN  
THAT COMMENCED AT 7.30PM**

**PRESENT:** Councillor C Hukin (Chairman) and Cllrs J Blackburn, S Butler, I Colpitts and I Skidmore

**IN ATTENDANCE:** Cllrs J Roper and L McLusky, J Lewis (Office Administrator), R Oxley (Welwyn Planning & Amenity Group) and H Ober (Welwyn Tree Warden)

**APOLOGIES:** Cllrs M Benson and P Neville (both other commitments), L Page (Welwyn Hatfield Borough Council commitment) and The Clerk (Compassionate leave).

**2008/57 WELCOME.** The Chairman welcomed all present and opened the meeting.

**2008/58 DECLARATIONS OF INTEREST.** Cllr Skidmore declared an interest in Planning application no. N6/2008/922/AD 10 Wendover Lodge Church Street Welwyn as he owned a property neighbouring this site.

**2008/59 MINUTES OF THE COMMITTEE MEETING HELD ON 3<sup>RD</sup> JUNE 2008.** It was **RESOLVED** that these were a true and accurate record and they were signed by the Chairman.

**2008/60 MATTERS ARISING FROM THE MINUTES OF THE COMMITTEE MEETING HELD ON 3<sup>RD</sup> JUNE 2008.** None.

**2008/61 PLANNING APPLICATIONS.**

**N6/2008/791/FP 69 Robbery Bottom Lane Welwyn.** Erection of conservatory to side elevation. Council's decision: No observation.

**N6/2008/792/FP 1 Heathbrow Road Welwyn.** Erection of seven dwellings following demolition of existing bungalow. Council's decision: **OBJECTION:** The Council considers the proposal would be over-development of the site and that there would be over-dominance due to the height of the proposed houses and the high density of the proposed layout. The proposal would be out of keeping with the existing dwellings and the streetscape. Finally, the Council believes there would be a loss of tree caused by the proposed development and that, if not already protected; the trees on the site should be protected by TPO's

**N6/2008/793/FP 93 Robbery Bottom Lane Welwyn.** Erection of two storey front extension incorporating a new dormer window. Council's decision: No observation.

**N6/2008/807/FP 15 New Road Digswell Welwyn.** Erection of single storey side extension. Council's decision: **OBSERVATION:** The Council considers the proposal to be a poorly designed extension which would detract from the existing house. The proposed flat roof design would appear to be out of keeping with existing properties in the area.

**N6/2008/814/FP 35 Mardley Avenue Welwyn.** Erection of single storey side extension. Council's decision: No observation.

**N6/2008/824/FP 4 Roundwood Close Welwyn.** Erection of front porch, front roof dormer & rear conservatory. Council's decision: No observation.

**N6/2008/827/FP 21, 23 & 25 School Lane Welwyn.** Demolition of existing dwellings & garage block & erection of 7 dwellings & associated garaging, parking & landscaping. Council's decision: **OBSERVATION:** A tree survey should be carried out to retain & protect any existing trees where possible.

**N6/2008/828/TP 10 Mardley Heights Welwyn.** Crown thin by 15%, crown lift & reduction to oaks trees (T3) covered by TPO24. Council's decision: **OBSERVATION:** That work is done under the supervision of the Borough's Arboriculturalist and carried out by a trained and competent contractor.

**N6/2008/830/FP 29 Canonsfield Welwyn.** Erection of single storey rear extension. Council's decision: No observation.

**N6/2008/838/TP 5 Harmer Dell Welwyn.** Crown lift cedar tree covered by TPO266 T36. Council's decision: **OBSERVATION:** That work is done under the supervision of the Borough's Arboriculturalist and carried out by a trained and competent contractor.

**N6/2008/847/TP 10 Juniper Gardens Welwyn.** Fell hornbeam (T4) and 30% crown reduction of hornbeams (T1, T2 & T6) covered by TPO99. Council's decision: **OBJECTION:** The Council objects to the proposed felling of hornbeam T4. Additionally, any work is done under the supervision of the Borough's Arboriculturalist and carried out by a trained and competent contractor.

**N6/2008/848/TP 3 Oaklands View Welwyn.** Crown thin & removal of overhanging branches of cedar (T1), crown thin of oaks & sycamores (T2, T3, T4, T5 & T7) & removal of epicormic growth from sweet chestnut (T6) covered by TPO203. Council's decision: **OBSERVATION:** That work done is carried out under the supervision of the Borough's Arboriculturalist and carried out by a trained and competent contractor.

**N6/2008/877/FP Land adjacent to 76 Warren Way Digswell Welwyn.** Erection of two bed detached bungalow with integral garage. Council's decision: **OBJECTION:** The Council considers the proposed development to be out of

keeping with surrounding dwellings and over-dominant of the site. Additionally, the Council considers the proposed access from the site onto the 3-way road junction nearby is dangerous.

**N6/2008/878/FP 6 Whetstone Close Welwyn.** Erection of two storey side & single storey rear extensions. Council's decision: **OBJECTION:** The Council considers the proposed extension is too close to the site boundary.

**N6/2008/881/FP 14 Elmoor Avenue Welwyn.** Erection of single storey rear conservatory. Council's decision: No observation.

**2008/62 IN CASES OF URGENCY TO DISCUSS ANY APPLICATIONS WITH A DUE DATE BEFORE THE NEXT COMMITTEE MEETING.**

**N6/2008/922/AD 10 Wendover Lodge Church Street Welwyn.** Erection of site board. Council's decision: **OBJECTION:** The Council considers the proposed advertising board to be too large and over-dominant at this important location in Welwyn Village.

**N6/2008/924/FP 17a Oaklands Rise Welwyn.** Erection of new detached garage following demolition of existing. Council's decision: No observation.

**2008/63 PLANNING DECISIONS.** *These are shown on Appendix no. 1 of these Minutes.* These were noted.

**2008/64 THREE VALLEYS WATER, WATER RESOURCES MANAGEMENT PLAN CONSULTATION.** Cllrs Neville and Skidmore were asked to present a draft response for consideration by the Committee at its next scheduled meeting on 5<sup>th</sup> August 2008.

At this juncture the Chairman presented a document for consideration by the Committee regarding the proposed co-option onto the Committee of the Welwyn Tree Warden and representatives of the Planning & Amenity Group. He was advised by the Office Administrator this item was not on the Agenda and could not be discussed by the Committee.

**2008/65 CLOSE OF MEETING.** The Chairman thanked all present and closed the meeting at 8.45pm.

Signed:.....

Chairman, Planning & Licensing Committee

Dated 5<sup>th</sup> August 2008.

*Appendix no. 1 Minutes of the Planning & Licensing Committee meeting held on 1<sup>st</sup> July 2008.*

**PLANNING DECISIONS.**

Since the last meeting of the Committee, the following decision notices have been issued by the local planning authority:

<b>APPLICATION No.</b>	<b>DESCRIPTION &amp; LOCATION</b>	<b>DECISION</b>
N6/2008/677/FP	Erection of rear conservatory 6 Church Place Welwyn	PERMITTED WPC No comment
N6/2008/726/FP	Alterations to roof including 2 dormer windows to front Elevation & rear dormer. Erection of rear conservatory to replace existing conservatory 3 Briary Wood Lane Welwyn	REFUSAL WPC No comment
N6/2008/729/FP	Erection of side conservatory 4 Danesbury Park Road Welwyn	PERMITTED WPC Observation
N6/2007/1610/TP	Various works to trees covered by TPO48 G1 & G2 16 The Green Welwyn	GRANTED
N6/2008/533/MA	Erection of fourteen semi detached dwellings with associated parking & landscaping following demolition of existing dwellings Land at 3, 5, 7 & 9 Canonsfield Road Welwyn	REFUSAL WPC Objection
N6/2008/717/LU	Proposed erection of single storey rear extension 2 Mimram Walk Welwyn	APPROVED Not considered by WPC (Cert. of Lawfulness)
N6/2008/736/TP	Various works to trees covered by TPO1 (see tree schedule) Land at Danesbury Hill House Codicote Road Welwyn	APPROVED WPC Observation
N6/2008/739/FP	Alteration to front elevation (garage) to form a habitable room 9 Cob Lane Close Digswell Welwyn	PERMITTED WPC No comment
N6/2008/768//FP	Erection of a new detached dwelling Land rear of 26 Mardley Avenue Welwyn	PERMITTED WPC Observation
N6/2008/629/MA	Erection of 42 dwellings comprising of 27 Three bed houses 2 four bed houses, 12 two bed flats & 1 one bed flat with associated landscaping, parking & access Former Welwyn Ford Garage, Welwyn By-Pass, Welwyn	REFUSAL WPC Objection
N6/2008/747/FP	Erection of front porch 4 Lanercost Close Welwyn	PERMITTED WPC No comment