

**MINUTES OF THE MEETING OF
THE PLANNING & LICENSING COMMITTEE
HELD ON TUESDAY 4TH OCTOBER 2011
AT THE PARISH CENTRE LOCKLEYS DRIVE WELWYN
THAT COMMENCED AT 7.30PM.**

PRESENT: Councillor C Hukin (Chairman) and Cllrs. M Benson, M Castle, P Neville, I Skidmore and A Woolgar

IN ATTENDANCE: Cllr J Blackburn, J Green and R Oxley (both Welwyn Planning & Amenity Group), J Roper (Chairman-elect Welwyn Planning & Amenity Group), Dr H Ober (Welwyn Tree Warden), J Lewis (Office Administrator) and Mr and Mrs T Ward (residents of Welwyn)

APOLOGIES: Cllr R McKay (other commitments).

Mr Ward addressed the committee on the subject of planning application N6/2011/1837FP 14-16 Wilga Road Welwyn and answered questions.

2011/128 DECLARATIONS OF INTEREST. There were none.

2011/129 MINUTES OF THE MEETING HELD ON 13TH SEPTEMBER 2011. Subject to the correction of a typographical error in the title (correction of "Meting" to "Meeting") – **Resolved** "That the Minutes of the Meeting held on 13th September 2011 be approved and signed" **Carried Unanimously.** The Clerk was asked to note in these Minutes that a meeting between members of the Committee and representatives of the developers of The Frthy took place immediately prior to the Committee meeting of 13th September 2011.

2011/130 MATTERS ARISING FROM MINUTES OF 13TH SEPTEMBER 2011.

Minute no. 2011/125 Route of bus 388 in Digswell. It was reported that the County had acknowledged receipt of the Council's letter to them.

2011/131 PLANNING APPLICATIONS.

N6/2011/1837/FP 14-16 Wilga Road Welwyn Erection of two, four bedroom two storey Dwellings following demolition of the existing two bungalows. No Observation.

Mr and Mrs Ward left the meeting at this juncture.

N6/2011/1833/FP 40 New Road Digswell Welwyn. Erection of 4, 2 bedroom apartments with Associated car parking, revised vehicular access and landscaping following demolition of existing dwelling and double garage. **OBJECTION.** The Council objects on the basis that the proposal would start a precedent of multi-occupancy dwellings on New Road which is against the Digswell Character Appraisal.

N6/2011/1655/FP 14 Hertford Road Digswell Welwyn. Formation of new dormer window on front roof slope, extension to garage and erection of 1.8m timber fence. **OBSERVATION.** The Council requests that a condition is placed on an approval that the proposed 1.8 metre fence is screened by hedging.

11/02127/1 The Old Water Tower Danesbury Park Road Welwyn (North Herts DC Application). Conversion and extension of existing single storey storage/stable building and water tower to form a 4 bedroomed dwelling. **OBSERVATION.** The Council considers the application to be a sympathetic development on a site within the Green Belt.

N6/2011/1892/FP 31 Mardley Avenue Welwyn. Erection of two storey and single storey front extension and single storey garage extension to rear and installation of 16 PV solar panels on roof. No Observation.

N6/2011/1889/FP 15a Oaklea Welwyn. Erection of new dwelling. **OBJECTION.** The Council objects to this application as it considers it to be an over-development of the site and that the proposed dwelling is too big for the available space. Additionally, this Council considers the proposed dwelling would be over dominant in scale and height relative to the dwelling at No. 15 Oaklea.

N6/2011/1831/FP 14 Dicket Mead Welwyn. Erection of single storey rear extension and insertion of window on front elevation. No Observation.

2011/132 IN CASES OF URGENCY ONLY, TO DISCUSS ANY APPLICATIONS WITH A DUE DATE BEFORE THE NEXT COMMITTEE MEETING.

N6/2011/1997/FP 74 Warren Way Digswell Welwyn. Retention of single storey Greenhouse/garden room. No Observation.

N6/2011/1871/FP 41 Turpins Chase Welwyn. Erection of porch to front elevation. No Observation.

N6/2011/1832/FP 28 London Road Welwyn. Erection of first floor front extension, Insertion of dormer window and erection of single storey side extension following Demolition of existing single storey side extension. **OBJECTION.** The Council objects to the first floor front extension which is inappropriate to this historic building.

N6/2011/1823/FP 5 Reynards Road Welwyn. Erection of single storey side extension, Raising roof of kitchen and detached garages/store. **OBJECTION.** The Council considers the application to be an inappropriate development on a site within the Green Belt due to the bulk and size of the proposed development.

N6/2011/1788/FP 4 Hammond Close Welwyn. Loft conversion including front dormer extension. No Observation.

2011/133 TO DISCUSS ANY APPLICATIONS FOR CERTIFICATE OF LAWFULNESS, NON-MATERIAL CHANGES OF WORK TO TREES IN CONSERVATION AREA.

N6/2011/1394/LUP 14 Hertford Road Digswell Welwyn. Certificate of Lawfulness for proposed two storey rear extension.

There was no discussion on this application as a decision had already been made by The Borough prior to the meeting.

N6/2011/1856/NM 73 Warren Way Digswell Welwyn. Non material amendment following approval of planning permission N6/2010/2957/FP- removal of rear dormer window. No Observation.

2011/134 DECISIONS. These were noted.

2011/135 GOVERNMENT INIATIVE FOR THE PLANNING PROCESS. The Clerk was Asked to write to Cllr Judith Watson, Chairman of HAPTC, advising that the Council Supports her objectives and is keen to be involved in the process: additionally to say That the Council will notify her of any suggestions they have at a later date. The Clerk was also asked to include this item on the agenda of the next meeting of the Committee.

2011/136 VILLAGE GREENS, GOVERNMENT CONSULTATION ON MAKING REGISTRATION MORE DIFFICULT.

The Clerk was asked to send in the Council's response to DEFRA using the draft Replies supplied by Cllr Neville.

2011/137 TO NOTE WELWYN HATFIELD BOROUGH COUNCIL DRAFT CONSULTATION – HOUSES IN MULTIPLE OCCUPATION. This was Noted.

2011/138 TO NOTE WELWYN HATFIELD BOROUGH COUNCIL DRAFT CONSULTATION- PLANNING. This was noted. The Committee was asked to View the consultation document either online or using the copy in the Parish Centre.

2011/139 SECTION 106, THE FRYTHE WELWYN. The Correspondence received from the Borough was noted. The Clerk was asked to include this item on the agenda of the Next meeting of the Committee. She was also asked to supply the Committee with The estimate for the re-surfacing of the Whitehill Car Park. The Clerk was asked to Supply the Committee with a copy of the Council's letter to the Borough dated 5th September 2011.

2011/140 LICENSING. There were no applications for premises in Welwyn Parish.

2011/141 CLOSE OF MEETING. Prior to the close of the meeting, Cllr Neville thanked Jon Green, who announced his retirement from the Committee after the meeting, for his considerable services to the Committee and the Council over recent years. The Chairman then thanked all present and closed the meeting at 10.05pm.

Signed:.....

Chairman, Planning & Licensing Committee

Dated 25th October 2011.