

**Minutes of the meeting of the
PLANNING AND LICENCING COMMITTEE
Held on Tuesday 7th OCTOBER 2008
At The Parish Centre which commenced at 7.30pm**

- PRESENT:** Chairman, Cllr. C. Hukin and Cllrs. S Butler, J. Blackburn, I Colpitts and I. Skidmore
- IN ATTENDANCE:** R. Findlay (Clerk), R Oxley (*Welwyn Planning and Amenity Group*) Dr H Ober (*Tree Warden*)
- APOLOGIES:** Councillors M Benson (Other commitments), P Neville (Other commitments) and L Page (Holiday)

Apologies were also received from Jon Green of the Welwyn Planning and Amenity Group.

2008/83 WELCOME

The Chairman welcomed everyone and opened the meeting.

2008/84 DECLARATION OF INTERESTS

Cllr. J. Blackburn declared a personal interest in planning application NB/2008/1766/MA, Former Welwyn Garage, Welwyn By-Pass, Welwyn.

2008/85 MINUTES OF THE COMMITTEE MEETING HELD ON 7th OCTOBER 2008

It was agreed that these were a true and accurate record and duly signed by the Chairman.

2008/86 MATTERS ARISING FROM MINUTES OF 7TH OCTOBER 2008

N62008/1351/FP – 61 Robbery Bottom Lane. The Chairman, Cllr. Hukin looked at the application as agreed and the Parish Council objected to the application because of the proposed height and the extension of the building.

2008/87 APPLICATIONS.

N6/2008/1598/LB 10 Mill Lane Welwyn
Erection of rear conservatory.

Council Decision: No Observation

N6/2008/1601/FP 10 Mill Lane Welwyn
Erection of rear conservatory.

Council Decision: No Observation

N6/2008/1628/FP 8 The Limberlost Welwyn
Erection of new bungalow following demolition of existing dwelling.

Council Decision: Objection, due to the increased floor area which is within the Green Belt.

N6/2008/1664/FP Holly Lodge 5b Roundabout Lane Welwyn
Erection of two storey side extension.

Council Decision: There are two conditions the council would like to see attached should the application be approved.

1. That the extension is not used as a dwelling.
2. If the existing Oak tree is removed it should be replaced with a similar tree.

N6/2008/1684/TP 10 New Road Digswell Welwyn
Prune & reshape by 50% & crown thinning of 30% to London Plane covered by
TPO219 T1

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

N6/2008/1694/FP 16 Canonsfield Welwyn
Erection of two storey rear extension & single storey & two storey side extension.

Council Decision: No Observation

N6/2008/1696/FP Badger Cottage Whitehill Ayot St Peter Welwyn
Insertion of additional front dormer; erection of two storey rear extension including chimney, of large dormer & provision of two small dormers to the rear elevation & four roof-lights to each side elevation. Demolition of existing garage & erection of replacement detached garage to join onto proposed garage and barn approved under planning application N6/2006/334/FP.

Council Decision: No Observation

N6/2008/1697/LB Badger Cottage Whitehill Ayot St Peter Welwyn
Insertion of additional front dormer; erection of two storey rear extension including chimney, removal of large dormer & provision of two small dormers to the rear elevation & four roof-lights to each side elevation. Demolition of existing garage & erection of replacement detached garage to join onto proposed garage and barn approved under planning application N6/2006/334/FP.

Council Decision: No observation

N6/2008/1701/TP Woodside 37 Turpins Ride Welwyn
Removal of Leylandi, 20% crown/thin of sycamore & cut back overhanging branches of two hornbeams all covered by Area TPO230.

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

N6/2008/1706/FP 10 Church Street Welwyn
Change of use of ground floor from hairdressers (A1) to original use of a dwelling house (C3)

Council Decision: No Observation

N6/2008/1710/FP 13 The Avenue Welwyn
Erection of new dwelling.

Council Decision: No Observation

N6/2008/1711/FP 18 The Avenue Welwyn

Erection of new dwelling following demolition of existing & erection of bund & acoustic fence.

Council Decision: No Observation

N6/2008/1712/FP 16 The Avenue Welwyn
Erection of detached replacement dwelling, bund & acoustic fence.

Council Decision: No Observation

N6/2008/1721/FP 17 Warren Way Welwyn
Erection of rear conservatory.

Council Decision: No Observation

N6/2008/1753/FP 23 Woodland Way Welwyn
Partial demolition of garages to provide garden storage & patio area.

Council Decision: No Observation

N6/2008/1765/TP 2a Bracken Lane Welwyn
Reduce & thin Oak trees T1, T3 & T6 by 25% & reduce hornbeams T2, T4 & T5 by 25% covered by TPO137

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

Cllr. J. Blackburn, declared a personal interest in planning application NB/2008/1766/MA, Former Welwyn Garage, Welwyn By-Pass, Welwyn. Cllr. J. Blackburn took no part in the voting process.

N6/2008/1766/MA Former Welwyn Ford Garage Welwyn By-Pass Welwyn
Erection of 41 dwellings comprising of 25 three bed houses, 3 four bed houses, 12 two bed houses, 12 two bed flats and 1 one bed flat with associated landscaping, parking & access.

Council Decision: After discussion, as there was no improvement on the previous planning application, it was agreed that Councillors I. Colpitts and I. Skidmore prepare a response to the objections raised. This will be sent to the Clerk who will pass on the comments to the Borough Council.

The response will be discussed at the next planning meeting.

N6/2008/1795/TP 1 Juniper Gardens Welwyn
Thin & crown by 20% & removal of epicormic growth to hornbeam covered by TPO99

Council Decision: No Observations

N6/2008/1804/FP 18 The Chase Welwyn
Erection of single storey rear extension.

Council Decision: The hard copy of the application had not been received from the Borough Council. The Chairman agreed to look at the application and report back to the Clerk.

N6/2008/1806/FP 46 New Road Digswell Welwyn
Erection of two storey front & side extension, single storey rear extension & detached two storey triple garage.

Council Decision:

N6/2008/1824/TP 5 The Drive Welwyn
Lift, thin & reduction of crowns by 50% of two beech trees covered by TPO24 area
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Council Decision: It was agreed that the reduction of 50% was too excessive and should not be allowed. Any work that is done should be under the supervision of the Borough’s Arboriculturalist and carried out by a trained and competent contractor.

N6/2008/1835/FP 26 Mardley Hill Welwyn
Installation of canopy to front of dwelling.

Council Decision: No Observation

N6/2008/1849/FP 2 Willow Walk Welwyn
Erection of double garage.

Council Decision: No Observation

2008/88 PROPOSED VODAPHONE BASE STATION INSTALLATION AT LAND OUTSIDE BP GARAGE, WELWYN BY-PASS.

It was agreed that the Clerk invite Chris Andrews the Town Planner at Tyco Electronics UK (*on behalf of Vodafone Ltd*) to meet with the some members of the Committee (*on a weekday between 9am and 5pm*) to discuss alternative sites.

2008/89 TO DISCUSS APPLICATIONS AS A MATTER OF URGENCY, WITH A DUE DATE BEFORE THE NEXT COMMITTEE MEETING

There were none for discussion.

2008/90 DECISIONS

All decisions were duly noted by the Committee.

2008/91 TREE PRESERVATION ORDERS – TREES IN ADELE AVENUE, DIGSWELL

It was agreed that any trees that are taken out should be replaced with similar trees with TPO’s attached. Therefore, Councillors S. Butler and P. Neville are to draft a letter to the Borough Council and send it to the Clerk.

2008/92 TRIPARTITE WORKING PARTY

Cllr. Skidmore updated the Committee on events which were felt should be discussed by the Working Party. It was agreed that another meeting should be arranged as soon as possible. It was agreed that Jon Green and the Chairman agree an agenda and sort out a date for another meeting.

2008/93 CLOSE OF MEETING

The Chairman closed the meeting at 9.35pm

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

Date.