

# REDBOURN PARISH COUNCIL

Redbourn Parish Centre, The Park,  
Redbourn, Hertfordshire, AL3 7LR  
Telephone: 01582 794832 / 07436 549584  
E-mail: [clerk@redbournparishcouncil.gov.uk](mailto:clerk@redbournparishcouncil.gov.uk)



13<sup>th</sup> March 2018

Councillors I Caldwell (chair), R Gray (Vice Chair) D Mitchell, V Mead, C O'Donovan, T Finnigan,  
M Maynard, D Bigham and I Hickmott

You are hereby summoned to attend a meeting of the Planning Committee on **Tuesday, 13<sup>th</sup> March 2017, 7.30pm, Conference Room, Parish Centre**

A handwritten signature in black ink, appearing to read 'C. Kenny'.

**CHRIS KENNY**  
Deputy Clerk to the Council

---

## A G E N D A

### 1. APOLOGIES FOR ABSENCE

To receive apologies for absence.

### 2. MINUTES OF THE PREVIOUS MEETING

### 3. NOTIFICATION OF OTHER BUSINESS

#### 3.1 Planning and Tree work Applications received after publication of the Agenda

Members of the Public wishing to know details of late planning and tree work applications to be considered at this meeting should contact the Parish Clerk before 12.00 noon on the day of the meeting.

#### 3.2 Other urgent business for consideration at the meeting

Members are invited to notify the Chairman of other urgent business that they wish to be discussed at the end of business. In so doing, the Members concerned must state the special circumstances that they consider justify the matter being raised.

### 4. DECLARATIONS OF INTEREST

Members are reminded to make any declarations of disclosable pecuniary and/or personal interests that they may have in relation to items on the Agenda. You should declare at this part of the meeting or when it becomes apparent your interest by stating:

A the item you have the interest in

- B whether it is a disclosable pecuniary interest and the nature of the interest, whereupon you will not participate in the discussion or vote on that matter, unless dispensation has been requested and granted
- C Whether it is a personal interest and the nature of the interest

Members are also reminded of their obligation to report any amendment to their Register of Interests to the Clerk as soon as it becomes apparent.

Cllr Mead – Member of Plans North in capacity of District Councillor.

## **5. OPEN SESSION FOR THE PUBLIC**

## **6. PLANNING APPLICATIONS**

**5/2018/0336** - Two storey side extension and single storey rear and side extension with lantern lights at 8 Aysgarth Road, Redbourn, Hertfordshire AL3 7PJ

**5/2018/0505** - Single storey front and side extension with rooflights at 17 Mansdale Road, Redbourn, Hertfordshire, AL3 7DL

**5/2018/0554** - Single storey rear extension following partial demolition of single storey rear projection at 4 Heybrigge Close, Redbourn, Hertfordshire, AL3 7DT

**5/2018/0471** - Listed Building consent - Single storey rear extension with rooflight at 44 Church End, Redbourn, AL3 7DU

**5/2018/0611** - Two storey side and single storey rear extension following demolition of existing rear projection at 20 Tassell Hall, Redbourn, AL3 7JD

**5/2018/0506** - Renovation of barn to rear of stables and replacement of existing flat concrete roof with a pitched roof, roof repairs to stables, installation of honeycomb matting to east side, painting of complete building (part retrospective) at Stables Adj 1 Gaddesden Lane, Redbourn, Hertfordshire

**5/2018/0771** - Porch canopies to flats 2 & 3 and replacement door and window to flat 3 at Crown House, 47-49 High Street, Redbourn, Hertfordshire, AL3 7LW

**5/2018/0810** - Listed Building consent - Porch canopies to flats 2 & 3 and replacement door and window to flat 3 at Crown House, 47-49 High Street, Redbourn, Hertfordshire, AL3 7LW

**5/2018/0819** - Front porch, two storey side, part single, part two storey rear extension and pitch roof over existing single side extension at 9 Blackhorse Lane, Redbourn, Hertfordshire, AL3 7EP

## **7. TREE APPLICATIONS**

**TP/2018/0142 CA** - Re-pollard Sycamore tree in rear garden. We have done it a few times over the last 18 years and need to do so again. There are two main trunks and I would like to remove one of them. I would also like to reduce the crown by 30-40% at The Lodge, Waterend Lane, Redbourn, Hertfordshire, AL3 7JZ

**TP/2018/0164 TPO1913** - T1 Beech - This trees has out grown its location and to retain its crown spread requires reduction control measure. It's been reduced previously. Reduction by 1-2m and crown clean all deadwood at 1 Saberton Close, Redbourn, Hertfordshire, AL3 7DS

**TP/2018/0165 CA** - Removal of Lime Tree South West boundary - see attached plan. Roots have damaged drains (see attached letter from repair contractor). Roots very likely to be

growing through foundations of adjacent Listed building. Remove to prevent recurrence and further damage at Muse Cottage, 11 Church End, Redbourn, Hertfordshire, AL3 7DU

**8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH**

The next meeting of Plans North due to be held on Monday, 17<sup>th</sup> April 2018

**9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL**

None notified

**10.1 APPLICATIONS APPROVED**

**5/2018/0354** - Certificate of Lawfulness (proposed) - Loft conversion with hip to gable roof extension and rear facing dormer at 9 Mansdale Road Redbourn Hertfordshire AL3 7DL  
**SADC comment:** Approved

**5/2017/3465** - Redevelopment of grass rugby pitch with artificial grass pitch with floodlights and associated fencing, landscaping and storage container at Harpenden Rugby Club, Redbourn Lane, Hatching Green, Hertfordshire, Harpenden, AL5 2BA  
**SADC comment:** DC3 conditional permission  
**RPC comment:** No comment

**5/2018/0273** - Demolition of existing single storey side extension and erection of attached two bedroom dwelling with new vehicular access at 6 Ben Austins, Redbourn, Hertfordshire, AL3 7DP

**SADC comment:** DC3 conditional permission

**RPC comment:** Objection based on Policy 69 - it creates a terraced effect where originally it is a semi-detached which will have an effect on the street scene. Also Policy 70 has been contravened as this states that a 3 bedroom dwelling should have 2 spaces for parking - the original property only shows 1 parking space.

**5/2018/0330** - Listed Building consent - Insertion of roof insulation and replacement of damaged roof tiles at Millstream Barn, St Albans Road, Redbourn, Hertfordshire, AL3 7AA

**SADC comment:** DC10 Listed Building Conditional Consent

**RPC comment:** No comment made

**10.2 APPLICATIONS REFUSED**

**5/2018/0161** - First floor side extension at 38 Lords Meadow, Redbourn, Hertfordshire, AL3 7BX

**SADC comment:** DC4 refusal

**RPC comment:** No comment made

**5/2018/0213** - Certificate of Lawfulness (proposed) - To move the garden fence to the boundary line so that the strip of land that sits between the garden fence and the boundary line of the property will fall within the garden at 7 Holts Meadow Redbourn Hertfordshire AL3 7BW

**SADC comment:** Certificate of Lawfulness Refused

**RPC comment:** no comment made

**5/2018/0293** - Single storey front extension, side chimney, replacement front window and front rooflight at Flint Cottage, 25 West Common, Redbourn, Hertfordshire, AL3 7DY

**SADC comment:** DC4 refusal

**RPC comment:** No objection

**5/2017/3254** - Rear rooflight at 74 High Street Redbourn Hertfordshire AL3 7LN

**SADC comment:** DC4 refusal

**RPC comment:** No objection

- 10.3 CERTIFICATE OF LAWFULNESS**  
5/2018/0604 - Certificate of Lawfulness (proposed) - Single storey rear extension at 20 Tassell Hall, Redbourn, Hertfordshire; AL3 7JD
- 10.4 DISCHARGE OF CONDITIONS**  
None notified
- 10.5 APPLICATIONS WITHDRAWN**  
None notified
- 10.6 INVALID APPLICATION**  
None notified
- 10.7 APPEALS**  
None notified
- 10.8 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)**  
None notified
- 11 To consider Article 4 Direction with a view to High Street Working Party exploring and investigating the issue further (see attached)**
- 12 CORRESPONDENCE**  
None notified
- 13 FOR INFORMATION ONLY**  
None notified
- 14 MATTERS TO REPORT**  
For discussion only.
- 15 DATE, TIME AND PLACE OF NEXT MEETING**  
Tuesday 8<sup>th</sup> May at 7.30pm, Conference Room, Parish Centre



## Article 4 Directions - Employment Areas

**Article 4 Direction - Changes of Use from Office / Light Industrial / Storage and Distribution to Residential**  
In some parts of the District, national permitted development rights for changes of use to residential are withdrawn under Article 4 Directions.

### What is an Article 4 Direction?

National planning rules allow many changes of use as 'Permitted Development'. A planning application is not required for permitted development. Where it has good reason, the Council has a local planning power - a Direction under Article 4 Town and Country Planning (General Permitted Development) (England) Order 2015 - to remove permitted development rights. Further information on permitted development rights and Article 4 Directions can be found here - <https://www.gov.uk/guidance/when-is-permission-required>

### Why is the Council proposing to use Article 4 Directions to control changes of use from Office/Light Industrial/Storage and Distribution to Residential?

Opportunities for local businesses to find suitable premises are being significantly reduced as a result of developers using permitted development rights to convert business premises to residential. More information on changes of use of business premises to residential is available in the Council's monitoring report.

[Authority's Monitoring Report 2018](#)

### Where are the proposed Article 4 Direction areas?

The Council has decided to use Article 4 directions to control changes of use to residential in the most strategically important employment locations in the District:

#### Local Businesses and Services

- District Local Plan Review (DLPR) Employment Area (EMP) 1 Coldharbour Lane (remaining)
- DLPR EMP 3 Southdown Industrial Estate
- DLPR EMP 8 Porters Wood/Scotthouse Spring
- DLPR EMP 10 Alban Park
- DLPR EMP 12 Brick Knoll Park (part east of Ashley Road)
- DLPR EMP 15 North Orbital Trading Estate

#### Strategic Office Locations

- St Albans City station
- St Albans City core
- St Albans Abbey Station

See below for further details on each Direction including the maps of these areas.

### How was the decision to introduce Article 4 Directions taken?

To introduce an Article 4 Direction the Council must follow a statutory procedure, which allows any interested party to make representations. The Council considered the responses submitted during the consultation period. The Directions were confirmed on 22 September 2017. They take effect from 22 March 2018. The report on the Council's decision (including a table summarizing representations made), can be found in the document list below.

### What happens if an application is made for a change of use to residential in these Article 4 Direction Areas?

From 22 March 2018, planning applications for change of use to residential in the areas identified above will be required and will be considered against the following (Local) Development Plan policies:

**St Albans City and District 1994 Local Plan Review (DLPR)**

Policy 19 Overall Employment Strategy, p47 (extracts)

(i) "Level of employment"

To provide sufficient land and floorspace to cater for full employment and provide for different kinds of employment use"

(ii) "Employment Areas"

To encourage a range of employment uses in the areas defined in Policy 20"

(iv) "Expansion of Local Firms"

Account will be taken of the needs of local firms, though proposals should be consistent with other policies in the Plan"

Policy 20 Development in Employment Areas, p48-52

"Within the employment areas and employment development sites... [listed on pages 50-52 of the DLPR] other uses such as housing, leisure and shopping [are] not acceptable".

Policy 23 Business Use Development, p54-57

National Planning Policy Framework (NPPF) - [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/60772/116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60772/116950.pdf)

Relevant paragraphs are: Paragraph 17, 21, 22, 23, 160 and 161.

The effect of these policies is that in the areas covered by the new Article 4 directions priority will be given to retention of employment land and premises.

### Where can I find out more?

Further information on the Article 4 Directions (including the areas covered and the permitted development rights withdrawn) and the supporting evidence for the Council's decision to serve them, can be found at the links below.

- [Employment Article 4 Confirmation Letter \(PDF - 77 kb\)](#)
- [Employment Article 4 Portfolio Holder Report \(PDF - 41 kb\)](#)
- [Appendix 1 - Article 4 Direction Alban Park \(PDF - 222 kb\)](#)
- [Appendix 1 - Article 4 Direction Brick Knoll Park \(PDF - 355 kb\)](#)
- [Appendix 1 - Article 4 Direction Coldharbour Lane \(PDF - 381 kb\)](#)
- [Appendix 1 - Article 4 Direction North Orbital Trading Estate \(PDF - 303 kb\)](#)
- [Appendix 1 - Article 4 Direction Porters Wood \(PDF - 311 kb\)](#)
- [Appendix 1 - Article 4 Direction Southdown Industrial Estate \(PDF - 342 kb\)](#)
- [Appendix 1 - Article 4 Direction St Albans Abbey Station \(PDF - 324 kb\)](#)
- [Appendix 1 - Article 4 Direction St Albans City Core \(PDF - 388 kb\)](#)
- [Appendix 1 - Article 4 Direction St Albans City Station \(PDF - 359 kb\)](#)

- [Appendix 3 - Proposed directions correspondence with the Secretary of State \(PDF - 381 kb\)](#)
- [Appendix 4 - consultation List of Responses \(PDF - 195 kb\)](#)
- [Appendix 5 - District Chamber of Commerce Consultation Report \(PDF - 11 mb\)](#)
- [Economic Development and Employment Land Availability Assessment Technical Report 2016 -   
http://www.stalbans.gov.uk/Images/SP\\_SLP\\_EMP001EconomicDevelopmentandEmploymentLandEvidenceTechnicalReport\\_tcm15-54960.pdf](#)  
The relevant part of the above report can be found at Section 4.8 from pg 212.
- [October 2016 Planning Policy Committee Report / Item 7 -  
Employment Areas - Article 4 Direction - Report to Planning Policy Committee 11 October 2016](#)
- [Employment Article 4 Confirmation Letter \(PDF - 77 kb\)](#)

Date of last review: 31 July 2017



### Article 4 Direction areas

Article 4 Directions are issued by the Council in circumstances where specific control over development is required, primarily where the character of an area of acknowledged importance would be threatened. They are therefore more commonly, but not exclusively, applied to [conservation areas](#). Such Directions are usually applied over an area rather than an individual property and are registered as a Local Land Charge; therefore you will normally be made aware of their existence when purchasing a property or land. A list of current Article 4 Direction areas can be viewed below.

- [Article 4 Directions - November 2014 \(PDF - 18 kb\)](#)

#### Article 4 Directions in Conservation Areas

The effect of such a Direction is to remove permitted development rights and therefore special planning restrictions apply. If you live in an Article 4 Direction area, you will need planning permission for certain types of development and external alterations. One such example is to replace windows; please see the guidance leaflet [Replacement of windows in flats, Article 4 direction areas and commercial premises](#).

The two largest areas in the St Albans Conservation Area that have been chosen for protection by Article 4 status are:

- The area around [Verulam and Fishpool Street](#).
- The area around [Scopwell Lane and Albert Street](#).

Both Article 4 Directions came into effect on 5 July 1990 and were confirmed by the Department of the Environment on 2 January 1991.

Other conservation-related Article 4 Direction Areas in the district are:

- [Cunningham Avenue](#)

- Three Directions in [Childwickbury](#): Childwick Green, Childwickbury Stud/Ayers End Lane and Beeson End

You can find out if you live in an Article 4 Direction Area by using the Planning Constraints under Map Layers at our [Local Information Mapping Service](#).

#### Other Article 4 Direction Areas

There are a number of other Article 4 Directions across the District, for instance there are several aimed at preserving the appearance and Green Belt function of the land by controlling development such as enclosures, others aimed at preserving the 'open plan' appearance of an area, and some restricting the use of land. For more information about these restrictions, please see the [Where I Live Maps](#) section of the website.

The Council is also using [Article 4 Directions](#) to control loss of business premises to residential in some employment locations in the District.

Date of last review: 23 February 2018