

REDBOURN PARISH COUNCIL

Redbourn Parish Centre, The Park,
Redbourn, Hertfordshire, AL3 7LR
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21st February 2019

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

You are hereby summoned to attend a meeting of the Planning Committee on **Tuesday, 26th February 2019, 7.30pm, Conference Room, Parish Centre**

A handwritten signature in cursive script that reads "Chris Kenny".

CHRIS KENNY
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

5/2019/0029 - Certificate of Lawfulness (proposed) - Single storey rear extension with rooflights at 36 Stephens Way Redbourn Hertfordshire AL3 7DZ

5/2019/0121 - Conversion of one, four bedroom dwelling into three, two bedroom flats including alterations to openings, new gates, associated parking and boundary treatment (part retrospective) at Crown House 47-49 High Street Redbourn Hertfordshire

5/2019/0209 - Listed Building consent - Internal and external alterations to accommodate the conversion of one, four bedroom dwelling into three, two bedroom flats (part retention) at Crown House 47-49 High Street Redbourn Hertfordshire

5/2018/3266 – Amended. Two storey side extension with two rooflights and alterations to openings at 7 Cavan Road Redbourn Hertfordshire AL3 7BH.

5/2019/0237 - Scoping Opinion - Outline planning application for the phased development of a mixed-use residential and employment led urban extension to the East of Hemel Hempstead incorporating an improved M1 Junction 8 and proposed Link Road at Spencer Park and land to east of Hemel Hempstead Hemel Hempstead Road Redbourn Hertfordshire.

5/2019/0180 - Front infill extension, single storey rear extension, alterations to openings and front elevation fenestration at 1 West Common Redbourn Hertfordshire AL3 7DY.

5/2018/3391 - Replacement storage and maintenance building with additional parking, replacement access gate and 2m high perimeter fencing at Land at Flowers Farm Hemel Hempstead Road Redbourn Hertfordshire AL3 7AE.

5/2018/3405 - First floor rear extension, new opening to side elevation at 6a Rickyard Meadow Redbourn Hertfordshire AL3 7HT.

5/2019/0267 - Single storey rear extension with rooflights and addition of side door at 17 Silk Mill Road, Redbourn, Hertfordshire, AL3 7GE

5/2019/0245 - New wooden gazebo at Aubrey Park Hotel, Hemel Hempstead, Road Redbourn, AL3 7AF

5/2019/0199 - Creation of two, three-bedroom dwellings with new vehicle crossover and associated landscaping at Land R/O 38 & 40 Tassell Hall, Redbourn, Hertfordshire, AL3 7JE

5/2019/0125 - Construction of detached dwelling with associated parking and access at 20 Tassell Hall, Redbourn, Hertfordshire, AL3 7JD

5/2019/0263 - Demolition of bungalow and construction of three dwellings and detached double garage (resubmission following refusal of 5/2018/2572) at 44 Lybury Lane, Redbourn, Hertfordshire, AL3 7HY

7. TREE APPLICATIONS

TP/2019/0079 TPO 1839 - Reduce height of mixed Norway Maple, Plum Cotoneaster, Beech and Hawthorn in rear garden and area A1 to height level with velux window and reduce overhang in line with neighbours' trees at 3 Miller Close, Redbourn, Hertfordshire, AL3 7BG

TP/2019/0041 TPO 1422 - T1 Oak -Reduce overhanging branches by 50%. -Due to pigeon and other harmful droppings into our garden.
16 Crouch Hall Lane Redbourn Hertfordshire AL3 7EQ

8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The next meeting of Plans North due to be held on Monday 4th March 2019

9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

10.1 APPLICATIONS APPROVED

5/2018/3115 - Single storey rear extension, enlarged side window, garage conversion and alteration to garage door at 19 Silk Mill Road Redbourn Hertfordshire AL3 7GE

SADC comment: DC3 Conditional Permission

RPC comment: No objection

10.2 APPLICATIONS REFUSED

5/2018/2572 - Demolition of existing bungalow and construction of four dwellings at 44 Lybury Lane Redbourn Hertfordshire AL3 7HY

SADC comment: DC4 Refusal

RPC comment: Objection to this application on the basis of contravening Policy 70 (i) design and layout and (ix) amenity space around dwellings. We also feel that there will be an issue with parking so Policy 40 must be considered

5/2018/2725 - Change of use of land to residential caravan site for up to 10 caravans, new hardstanding and boundary fence at Land At Tullochside Farm Hemel Hempstead Road Redbourn Hertfordshire

SADC comment: DC4 Refusal

RPC comment: Object to this application as in contravenes Policy 1 building on the greenbelt.

5/2019/0014 - Non Material Amendment - To reposition the front door of planning permission 5/2018/2944 dated 28/12/2018 for Two storey side and single storey rear extensions following demolition of existing rear projection to create an additional three bedroom dwelling, new bin store, vehicle crossovers and associated landscaping and parking at 20 Tassell Hall Redbourn Hertfordshire AL3 7JD

SADC comment: Non Material Amendment Refuse

RPC comment: Not Applicable

5/2018/3075 - Alterations to roof to form crown roof with rear dormer window and front rooflights to create habitable loft accommodation and new side window (amendment to planning permission 5/2018/1937 dated 27/09/2018) at Peartree House 1 Draper Court Crown Street Hertfordshire Redbourn AL3 7HN

10.3 CERTIFICATE OF LAWFULNESS

5/2018/3217 - Certificate of Lawfulness (proposed) - Single storey rear extension at 17 Silk Mill Road Redbourn Hertfordshire AL3 7GE

SADC comment: Certificate of Lawfulness Refused

10.4 DISCHARGE OF CONDITIONS

None notified

10.5 APPLICATIONS WITHDRAWN

5/2018/2966 - Part single, part two storey rear and single storey side extension at The Cottage Whitehill Wood, Dunstable Road, Hertfordshire, Redbourn, AL3 8EY

10.6 INVALID APPLICATION

None received

10.7 APPEALS

None notified

10.8 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)

None notified

11 CORRESPONDENCE

None notified

12 HIGH STREET WORKING PARTY

13 FOR INFORMATION ONLY

None notified

14 MATTERS TO REPORT

For discussion only

15 DATE, TIME AND PLACE OF NEXT MEETING

Tuesday, 26th March 2019 at 7.30pm, Conference Room, Parish Centre