

REDBOURN PARISH COUNCIL

Redbourn Parish Centre, The Park,
Redbourn, Hertfordshire, AL3 7LR
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17th April 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, 23rd April 2019, 7.30pm, Conference Room, Parish Centre**

A handwritten signature in blue ink, appearing to read 'Vicky Kidd', is positioned above the printed name.

VICKY KIDD
Deputy Clerk Redbourn Parish 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

5/2019/0536 - Listed Building consent - Replacement windows at The Stables 11 Pondsmeade Redbourn Hertfordshire AL3 7LD

5/2019/0548 - Demolition of bungalow and construction of three dwellings and detached double garage, new access, associated landscaping and parking at 44 Lybury Lane Redbourn Hertfordshire AL3 7HY

5/2019/0341 - Two storey rear and single storey front extensions, front porch canopy, new opening to side elevation at 12 Silk Mill Road Redbourn Hertfordshire AL3 7GE

5/2019/0393 - Single storey side extension with rooflights following removal of existing conservatory, alterations to openings, new patio at 94 Harpenden Lane Redbourn Hertfordshire AL3 7PD

5/2019/0521 - Replacement garage block (part retrospective) at The Wildings Dunstable Road Redbourn Hertfordshire AL3 7PT

5/2019/0605 - Replacement storage and maintenance building with additional parking, replacement access gate and 2m high perimeter fencing (resubmission following invalid application 5/2018/3391) at Land at Flowers Farm Hemel Hempstead Road Redbourn Hertfordshire AL3 7AE

5/2019/0650 - Single storey cabin with rooflights and alterations to landscaping at Ver House 23- 25 High Street Redbourn Hertfordshire AL3 7LE

5/2019/0775 - Listed Building consent - Single storey cabin with rooflights and alterations to landscaping at Ver House 23-25 High Street Redbourn Hertfordshire AL3 7LE

5/2019/0657 - First floor rear extension with front dormer windows and rooflights, conversion of garage to habitable accommodation, side infill extension following removal of existing structures, new front porch at 4 Beechfield Close Redbourn Hertfordshire AL3 7EG

5/2019/0662 - Outbuilding in rear garden at 29 High Street Redbourn Hertfordshire AL3 7LE

5/2019/0723 - Construction of domestic storage building (retrospective) at Tullochside Farm Hemel Hempstead Road Redbourn Hertfordshire AL3 7AJ

7. TREE APPLICATIONS

None notified

8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The next meeting of Plans North due to be held on Monday 13th May 2019

9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

10.1 APPLICATIONS APPROVED

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

SADC comment: DC3 Conditional Permission

RPC comment: No Objection

5/2018/1655 - Construction of four, three bedroom dwellings and one, two bedroom dwelling with associated landscaping, parking, bin stores and turning area following demolition of existing buildings at Kennels 1 Betts Cottages Little Revel End Lane Hertfordshire Redbourn AL3 7AJ

SADC comment: DC3 Conditional Permission

RPC comment: Object on basis that the plans submitted are not detailed enough to make an informed decision. There are no details of the street scene and there are concerns regarding the access road and safety and feel it contravenes Policy 34 (vii)

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

SADC comment: DC3 Conditional Permission

RPC comment: Objection based on Policy 40, Parking and Policy 70(viii) Orientation

5/2019/0221 - Variation of Condition 2 (approved plans) to alter the openings to 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: DC3 Conditional Permission

RPC comment: No Objection

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

SADC comment: DC3 Conditional Permission

RPC comment: No Objection

5/2019/0267 - Single storey rear extension with rooflights and addition of side door at 17 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

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

SADC comment: DC4 Refusal

RPC comment: No Objection

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

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

SADC Comment: Certificate of Lawfulness Approved

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

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

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

10.6 INVALID APPLICATION

5/2019/0333 - Part single, part two storey rear extension (resubmission following withdrawal of 5/2018/2966) at The Cottage Whitehill Wood Dunstable Road Hertfordshire Redbourn AL3 8EY

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 MATTERS TO REPORT

For discussion only

14 DATE, TIME AND PLACE OF NEXT MEETING

To be decided