

## REDBOURN PARISH COUNCIL

**Minutes of a meeting of the Planning Committee** held on Monday 9 January 2012, at 7.00 pm, in the Council Chamber, Redbourn Parish Centre, The Park, Redbourn, AL3 7LR.

**PRESENT:** Cllrs D Mitchell (Chair), D Fenton, R Gray, Mrs M Maynard, C O'Donovan and Mrs V Windle.

**IN ATTENDANCE:** Mrs P Allcroft (Administrative Assistant)

**APOLOGIES FOR ABSENCE:** None

### 1. NOTIFICATION OF OTHER BUSINESS

**1.1. Planning and Treework Applications:** The Chairman agreed that 3 planning applications (Item 5), and one planning approval (Item 8) received after the publication of the Agenda could be considered.

**1.2 Other business for consideration the meeting:** The Chairman agreed the following could be considered under Agenda Item 12:

- CPRE booklets on planning
- Old Station Yard
- Green Belt Policy

### 2. DECLARATIONS OF INTEREST

**2.1** Cllr Gray declared an interest as a District Councillor and will reconsider applications that come before Plans North.

**3. OPEN SESSION FOR THE PUBLIC:** No members of the public were present.

**4. MINUTES OF THE PREVIOUS MEETINGS** held Monday 19 December 2011 **were approved as correct records of the meetings and duly signed by the Chairman.**

### 5. PLANNING APPLICATIONS

**5.1 5/2011/2828 at White Cottage, Dane End Farm, Redbourn Road, St Albans, AL3 6RW:** Two storey rear extension and side and rear infill extension.

**No objections.**

**5.2 5/2011/2869 at 22 Church End, Redbourn, AL3 7DU:** Listed Building Consent - Replacement kitchen with installation of partition wall, new power points, additional ceiling lights and replacement flooring.

**No objections.**

**5.3 5/2011/2943 at 73 Hemel Hempstead Road, Redbourn, AL3 7NL:** Single storey front extension, new roof with side rooflights and rear solar panels to create one, two bedroom self-contained first floor flat and alterations to openings.

Members did not object to the design and architecture which considered enhanced the street scene; however they noted the concerns identified by Highways with regard to inadequate parking space, and therefore **recommended refusal.**

- 5.4 5/2011/3130 at 54 - 68 Church End, Redbourn, AL3 7DU:** Listed Building Consent - Replacement of single glazed timber windows with double glazed timber slimlite windows. Members had no objection to replacement of timber frame windows subject to the Conservation Officer's approval.

The Chairman also agreed that the following could be noted:

- 5.5 5/2011/3174 at Beaumont Hall, Beaumont Hall Lane, Redbourn, AL3 6RN:** Certificate of Lawfulness (existing) - Continuing commercial use of Units 3, 11 & 12.

Members noted the Certificate of Lawfulness (existing).

- 5.6 5/2011/3123 at Verside, Harpenden Lane, Redbourn, AL3 7PD:** Demolition of existing and erection of bungalow and detached garage (resubmission following refusal of 5/2011/2449).

**No objections.**

- 5.7 5/2011/2983 at High Grange, Cherry Tree Lane, Hemel Hempstead, HP2 7HS:** Replacement two storey detached four bedroom dwelling and single storey outbuilding.

After discussion the majority vote was to recommend approval of the planning application. The Chair requested that the vote be recorded: 4 members (DM, DF, VW and MM voted in favour) and 2 members voted against (CO'D and RG). Members noted that the application had been called in if officers were minded to refuse the application.

- 6. TREEWORKS – None received.**

- 7. PLANS NORTH –** Cllr Gray is unable to attend the meeting of Plans North on Monday 23 January 2012. Cllr Mitchell said he would attend if necessary.

## **8. REPORTS FROM SADC PLANNING AND BUILDING CONTROL**

Members noted the following:

### **8.1 Applications Approved**

- 8.1.1 5/2011/2571 at Redbourn Delivery Office, Crown Street, Redbourn, AL3 7RD :** Two storey detached dwelling and demolition of former Royal Mail sorting office. Decision: DC3 Conditional Permission. Decision Date: 12/12/2011. RPC recommended approval.
- 8.1.2 5/2011/2639 at 14 Lybury Lane, Redbourn, AL3 7HU:** Construction of two single storey conservatories to front elevation following demolition of existing. Decision: DC3 Conditional Permission Decision Date: 14/12/2011. RPC recommended approval.
- 8.1.3 5/2011/2681 at Redbourn Delivery Office, Crown Street, Redbourn, AL3 7RD:** Conservation area consent: Demolition of former Royal Mail sorting office. Decision: DC11CA Conditional CA Consent Decision Date: 12/12/2011. RPC – no record of conservation area consent application.
- 8.1.4 5/2011/2174 at Crown House, 47-49 High Street, Redbourn, AL3 7LW:** Listed Building Consent - Internal alterations, relocation of internal staircase, removal of external staircase, with associated works, installation of front gates, new trellis to east side boundary fence (resubmission following approval of 5/2011/1036LB). DC10 Listed Building Conditional Consent. Decision: Decision Date: 28/12/2011. RPC recommended approval 26 September 2011.

The Chairman agreed that the following planning approval could be noted:

- 8.1.5 5/2011/2561 at 20 Ben Austins Redbourn AL3 7DR:** First floor side and rear extension and pitched roof to existing porch and garage (resubmission following refusal of 5/2011/0977). Decision: DC3 Conditional Permission Decision Date: 05/01/2012. RPC had no objections.

## 8.2 Applications Refused

- 8.2.1 **5/2011/2935 at 13 Long Cutt, Redbourn, AL3 7EZ:** Certificate of Lawfulness (proposed) – Garden store. Decision: DC4 Refusal Decision Date: 16/12/2011. RPC – noted.
- 8.2.2 **5/2011/1952 at Kink, Redbourn Road, St Albans, AL3 6RP:** Demolition of existing building and erection of two, four bedroom dwellings with associated parking and landscaping. Decision: DC4 Refusal Decision Date: 28/12/2011. RPC recommended refusal 28 November 2011.

## 8.3 Certificate of Lawfulness

## 8.4 Discharge of Conditions

- 8.4.1 **5/2011/3050 at The Bell and Shears PH, 77 High Street, Redbourn, AL3 7LW:** Discharge of Conditions 2 (archaeological investigation) and 6 (landscape proposals) of planning permission 5/2010/2001 dated 23/03/2011 for Change of use from Class A4 (public house) to Class C3 (residential) and alterations to openings to create one, two storey dwelling house (resubmission following refusal of 5/10/0828).
- 8.4.2 **5/2011/3051 at The Bell And Shears PH, 77 High Street, Redbourn, AL3 7LW:** Discharge of Conditions 3 (details of new openings), 4 (details of kitchen and bathroom layout) and 7 (watching brief) of planning permission 5/2010/2082LB for Listed Building Consent - Change of use from Class A4 (public house) to Class C3 (residential); internal alterations including removal and relocation of stud walls and alterations to openings to create one, two storey dwelling house (resubmission following refusal of 5/2010/0862).

8.5 **Invalid Application** – None notified.

8.6 **Appeals** – None notified.

9. **PLANNING LOG:** Members noted the log had been updated and circulated to members on 4 January 2012.

## 10. NEIGHBOURHOOD PLAN

Confirmation had been received that a meeting with St Albans District Council and the Rural Planning Group would be held on 18 January 2012 at 2.00 pm. The meeting is open to all Parish Councils and Cllrs Windle, Fenton and Mitchell will attend. Clarification regarding the various planning elements and strategies may be clearer after this meeting, and possibly in April when the final version of the Governments National Planning Policy Framework is available.

Members agreed that with regard to local planning strategies

- The picture should be clearer after April, and we should perhaps wait until then before doing anything further
- help and funding from St Albans District Council was vital
- SPDs would not stand if legally challenged but could be adopted in advance of any Neighbourhood Plans
- Cllr Maxine Crawley's advice and guidance would be invaluable as a member of PPAP and because of her involvement in the development of the Core Strategy
- It may be financially beneficial to invite a member of Navigus, the publishers of the Journal of Planning, to talk to all parish councillors rather than send one member to a conference. This would come out of the training budget, would cost the same as one place at a conference, and could be tailored to Redbourn's needs.

## 11. CORRESPONDENCE

11.1 **Tullochside:** The Secretary of State had granted the appeal by Mr Stanley but had set some conditions.

11.2 **3 Miller Close, Redbourn:** Members noted the correspondence received voicing objections to the planning application and noted it had been called in "if minded to approve".

11.3 **41 Dunstable Road:** Members noted a letter that had been received.

**12. ANY OTHER BUSINESS**

12.1 CPRE had sent some booklets on planning and these were taken by 2 members who wished to peruse them.

12.2 It was noted that Kane had withdrawn from their Appeal and the Hearing had been cancelled. The Enforcement Notice requires Kane to stop their rock crushing activity and remove the stock pile of rubbish from the site within 6 weeks.

12.3 Members were concerned about the vulnerability of the Green Belt around Redbourn in lieu of recent planning decisions in relation to Tullochside. This decision contravened the Green Belt policy, and the Clerk was asked to write to Peter Lilley to enquire whether it would set a precedent to ignore the Green Belt policy in the future.

**13. DATE, TIME AND PLACE OF NEXT MEETING:** Plans North had changed its schedule of meetings, and members agreed that the proposed meeting date of Monday 30 January 2012, should be changed to Tuesday 7 February at 7.00 pm at the Parish Centre. *(Meeting subsequently reverted to Monday 30 January 2012).*

The meeting closed at 8.30 pm.

Signed: ..... Date: .....