

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday, 10th January 2017 at 7.30pm, in the Conference Room, Redbourn Parish Centre, The Park, Redbourn AL3 7LR

PRESENT: Cllrs I Caldwell, T Finnigan, D Bigham, D Mitchell, Maria Maynard, I Hickmott, V Mead and C O'Donovan

IN ATTENDANCE: Chris Kenny (Deputy Clerk)

1 APOLOGIES OF ABSENCE

Apologies were received from Cllr R Gray (family commitment)

2. MINUTES OF THE PREVIOUS MEETING

It was proposed, seconded and resolved that:

The minutes of the Planning Committee meeting held on 6th December 2016 were approved as a true record of the meeting.

3 NOTIFICATION OF OTHER BUSINESS

Tullochside – Cllr Mead
SLP update – Cllr Mitchell

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

None notified

3.2 Other business for Consideration by the Meeting

4. DECLARATIONS OF INTEREST

Cllr Mead declared a personal, non-prejudicial interest as he is a member of SADC Planning Development Control Committee North and would consider any application at that meeting afresh.

5. OPEN SESSION FOR THE PUBLIC

Resident attended for item 5/2016/3303

6. PLANNING APPLICATIONS

5/2016/3520 - Loft conversion with rear dormer window (resubmission following refusal of 5/2016/1968) at 34 Cumberland Drive Redbourn Hertfordshire AL3 7PG
RPC Comment: Previously commented

5/2016/3624 - First floor rear extension, first floor side extension, single storey front extension, garage conversion, alterations to openings and installation of rooflights following removal of chimney at 1 Coopers Meadow Redbourn Hertfordshire AL3 7EY

RPC Comment: No objection

5/2016/3419 - Single storey rear extension and alterations to openings at 9 Crouch Hall Lane Redbourn Hertfordshire AL3 7EQ

RPC Comment: No objection

5/2016/3411 - Garage conversion into habitable accommodation, single storey front extension, alterations to openings and installation of rooflights at 32 Mansdale Road, Redbourn, Hertfordshire, AL3 7DW

RPC Comment: No objection

5/2016/3755 - Listed Building consent - Single storey rear extension incorporating replacement roof to existing rear extension, single storey infill extension, new free standing rear canopy, general internal stripout and refitting works, alterations to openings, front fascia and front and side signage, new fence and gate to rear storage yard and new car park layout following demolition of rear outbuilding, side entrance porches and roofed smoking area at The Bull PH, 43 High Street, Redbourn, Hertfordshire, AL3 7LW

RPC Comment: No objection

Cllr Swendell has called this in

(There was a discussion regarding possibility of parking restrictions in the Co-op car park but decided this should be a separate conversation with co-op directly).

5/2016/3774 - Single storey rear extension, part garage conversion, insertion of openings and installation of rooflights at 23 Silk Mill Road, Redbourn, Hertfordshire, AL3 7GE

RPC Comment: No objection

5/2016/3780 - Garage conversion to provide habitable floorspace with alterations to ground floor opening to rear elevation (resubmission following invalid application 5/2016/1573) at 15 Miller Close, Redbourn, Hertfordshire, AL3 7BG

RPC Comment: No objection

7. TREE WORKS

TP/2016/0582 CA - 1 x Larch & 1 x Acacia - Reduce height by 6m and spread by 1m at 14-16 Church End, St Albans, AL3 7DU

RPC Comment: No objection

8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The Plans North meeting due to be held on Monday, 16th January 2016.

9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

10.1 APPLICATIONS APPROVED

5/2016/2479 - Front extension to existing single storey garage to provide for ancillary accommodation at 37 Dunstable Road Redbourn Hertfordshire AL3 7PH

SADC Comment: DC3 Conditional Permission

RPC Comment: No objection

5/2016/3066 - Single storey rear extension and installation of roof light at 7 Silk Mill Road Redbourn Hertfordshire AL3 7GE
SADC Comment: DC3 Conditional Permission
RPC Comment: No objection

5/2016/3186 - Front bay window with tiled canopy (retrospective) at 17 Mansdale Road Redbourn Hertfordshire AL3 7DL
SADC Comment: DC3 Conditional Permission
RPC Comment: No objection

5/2016/1561 - Alterations to openings and conversion of garage to garden room at 22 Church End Redbourn Hertfordshire AL3 7DU
SADC Comment: DC3 Conditional Permission
RPC Comment: No objection

5/2016/1682 - Listed Building consent - Alterations to openings and conversion of garage to garden room at 22 Church End, Redbourn, Hertfordshire, AL3 7DU
SADC: DC10 Listed Building consent
RPC Comment: No objection

5/2016/2752 - Change of use of first floor from Class B1(a) (office) to Class C3 (residential) to create one bedroom flat and associated alterations at 48 High Street Redbourn Hertfordshire AL3 7LN
SADC Comment: DC3 Conditional Permission
RPC Comment: Whilst this may comply with planning regulations, RPC objects due to the loss of commercial space in the High Street as per our Policy as we do not want to lose business.

5/2016/2757 - Part single, part two storey rear and two storey side extension at 11 Cumberland Drive, Redbourn, Hertfordshire, AL3 7PG
SADC Comment: DC3 Conditional Permission
RPC Comment: Objection based on Policy 72 (i) scale and character

5/2016/2778 - Single storey rear extension and new roof to existing garage following removal of existing rear extension at 125 Tassell Hall Redbourn Hertfordshire AL3 7JE
SADC Comment: DC3 Conditional Permission
RPC Comment: No objection

5/2016/2926 - Single storey front extension at The Gables 38 Harpenden Lane Redbourn Hertfordshire AL3 7PB
SADC Comment: DC3 Conditional Permission
RPC Comment: No objection

5/2016/3185 - Front bay window (retrospective) at 15 Mansdale Road, Redbourn, Hertfordshire, AL3 7DL
SADC Comment: DC3 Conditional Permission
RPC Comment: No objection

5/2016/3330 - Alterations to openings and insertion of rooflights to rear single storey projection at 3 Ben Austins, Redbourn, Hertfordshire, AL3 7DR

SADC Comment: DC3 Conditional Permission

RPC Comment: No objection

5/2016/3380 - New conservatory with rooflights following demolition of existing conservatory at 21 Cumberland Drive Redbourn Hertfordshire AL3 7PG

SADC Comment: DC3 Conditional Permission

RPC Comment: No objection

5/2016/3398 - Single storey rear extension following demolition of existing conservatory, single storey front extension and alterations to openings at 20 Cavan Road, Redbourn, Hertfordshire, AL3 7BJ

SADC Comment: DC3 Conditional Permission

RPC Comment: No objection

5/2016/1424 - Listed Building consent - Formation of a new side door and repairs to existing garage (part retention) at Land to r/o The Bull PH 43 High Street Redbourn Hertfordshire AL3 7LW

SADC comment: Appeal Allowed

5/2016/3131 - Single storey side extension at 1 High Street, Redbourn, Hertfordshire, AL3 7LE

SADC Comment: DC3 Conditional Permission

RPC Comment: None made

5/2016/3072 - New entrance lobby with ramped access and single storey rear extension at Redbourn Golf Club Luton Lane Redbourn Hertfordshire AL3 7QA

SADC Comment: DC3 Conditional Permission

5/2016/3441 - Scoping Opinion - Construction of up to 2,500 dwellings, including affordable housing, and 55 ha of employment land at Land to East of Hemel Hempstead Hemel Hempstead Road Redbourn Hertfordshire

SADC Comment: No objection

RPC Comment: Object to plan based on Policy 1 of 1994 Local Plan - no development on Green Belt

10.2 APPLICATIONS REFUSED

5/2016/1968 - Loft conversion with rear dormer window at 34 Cumberland Drive Redbourn Hertfordshire AL3 7PG

SADC Comment: DC4 Refusal

RPC Comment: No objection

10.3 Certificate of Lawfulness

5/2016/3614 - Certificate of Lawfulness (proposed) - Single storey rear extension at Longacre, Waterend Lane, Redbourn, Hertfordshire, AL3 7JZ

SADC have approved

10.4 Discharge of Conditions (Approved and Proposed)

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. CORRESPONDENCE

None received

12. FOR INFORMATION ONLY

None notified

13. ADVERTISING IN THE HIGH STREET

Cllr Caldwell brought to the meetings attention the number of advertising boards in the High Street. The Deputy Clerk advised the meeting that Planning Enforcement had been notified of the advertising banners in front of the Fire Station.

As there have been no complaints about advertising in the village from residents, it was agreed that the situation should be monitored.

14. MATTERS TO REPORT

Cllr Mead reported to meeting that the Inspector had dismissed the appeal made by Tullochside as stated development would be inappropriate for the Green Belt and there are no special circumstances for allowing development.

Cllr Mitchell updated the meeting on the status of the Strategic Local Plan. SADC is taking legal action to have the Inspector's letter withdrawn. He has said that the plan would fail on duty to co-operate and is unsound. SADC are disagreeing with this.

15. DATE, TIME AND PLACE OF NEXT MEETING

The date of the next meeting is 7th February 2017, 7.30pm in Conference Room, Parish Centre.

The meeting closed at 8.33pm

Signed: Date: