

REDBOURN PARISH COUNCIL

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

PRESENT: Cllrs I Caldwell, T Finnigan, D Mitchell, V Mead

IN ATTENDANCE: Chris Kenny (Deputy Clerk)

1 APOLOGIES OF ABSENCE

Apologies were received from Cllr R Gray (family commitment), C O'Donovan (hols), M Maynard (domestic), D Bigham (hols), I Hickmott (health)

2. MINUTES OF THE PREVIOUS MEETING

It was proposed, seconded and resolved that:

The minutes of the Planning Committee meeting held on 10th January 2017 were approved as a true record of the meeting.

3 NOTIFICATION OF OTHER BUSINESS

Scoping Options – Cllr Mitchell
Crown Estate Meeting – Cllr Mitchell
Co-op – Cllr Finnigan
Signage – Cllr Caldwell
TPO – Deputy Clerk

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 Finnigan declared an interest in item 5/2017/0117.

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 relating to item 5/2017/0194

6. PLANNING APPLICATIONS

5/2017/0120 - Single storey rear extension with installation of roof lantern at 4B Crown Street Redbourn, Hertfordshire, AL3 7JX

RPC Comment: no objection

5/2017/0117 - Loft conversion with front and rear dormer windows and rooflights, demolition of conservatory and alterations to openings at 6 Beechfield Close Redbourn Hertfordshire AL3 7EG

RPC Comment: no objection

5/2017/0194 - Demolition of garage and construction of two bedroom dwelling at 49 East Common, Redbourn, Hertfordshire, AL3 7NQ

RPC Comment: objection based on Policy 70 & 72, character of street scene along with Policy 85, conservation and also Policy 39 and 40 – inadequate parking

5/2017/0234 - First floor side extension, raising and extending roof to incorporate habitable roof space, alterations to openings, rooflights, rear dormer windows and changing front brick work to painted render at 19 Cavan Road, Redbourn, Hertfordshire, AL3 7BN

RPC Comment: Objection based on Policy 69 and Policy 72 due to contravening scale and character.

ACTION: VM to check if street scene applies to a private/unadopted road with SADC Planning department

7. TREE WORKS

TP/2017/0019 CA - Fell Spruce tree in rear garden at 14-16 Church End, St Albans, AL3 7DU

RPC Comment: Can't make a comment as no reasons given

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

5/2015/3082 - Creation of irrigation reservoir and associated works at Redbourn Golf Club Ltd Luton Lane Redbourn Hertfordshire AL3 7QA

SADC Comment: DC3 Conditional Permission

RPC Comment: No objection. In light of net bio-diversity gain will agree although RPC's normal policy is to object to building on the green belt.

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

SADC Comment: Treeworks approval

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

SADC Comment: DC3 Conditional Permission

RPC Comment: No objection

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

SADC Comment: DC3 Conditional Permission

RPC Comment: Object based on grounds that it contravenes Policy's 69, 72, 39 and 40. In coming to this decision, RPC took into account the previous application 5/2016/1968 and the Planning Officer's comments when the application was refused.

5/2016/3624 - First floor rear and side extensions, 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

SADC Comment: DC3 Conditional permission

RPC Comment: No objection

5/2016/3316 - Single storey front and side extension at 16 Roseacre, Redbourn, Hertfordshire AL3 7JS

SADC Comment: DC3 Conditional permission

RPC Comment: No objection

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

SADC Comment: DC3 Conditional permission

RPC Comment: No objection

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

5/2016/0769 - Two storey rear extension at 80 Luton Lane Redbourn Hertfordshire AL3 7PY

5/2016/2811 - Listed Building consent - Alteration to existing internal timber frame at 33 Fish Street Redbourn Hertfordshire AL3 7LP

10.6 Invalid Application

None notified

10.7 APPEALS

None notified

10.8 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)

None notified

11. CORRESPONDENCE

Planning Breach re 55 Hemel Hempstead Road, Redbourn. Cllr Mead had received an email from a resident regarding breaches to the planning application for this property. She has contacted Planning Enforcement who in turn have contacted the applicant. They have been told to make the changes to the areas of concern back to the original application specification or submit a retrospective application.

12. FOR INFORMATION ONLY – none notified

13. MATTERS TO REPORT

Scoping Options

VM advised the meeting of the terms of reference for planning referrals for clarification as the meeting was unsure as to why the Scoping options for Spencer Park had not been referred to this committee.

- The application raises district wide issues
- If the application is contentious, Head of Planning & Building Control can recommend it goes before Planning Referrals
- The application materially departs from the National Planning Framework policy
- The application is of a strategic nature and are of a cross-district nature and/or have cross district boundary implications, if application is submitted in adjoining Districts, upon which SADC's views are sought.
- If the application is from members of an area planning committee, Area Planning Committee can refer if a majority of Members of that Committee so decide
- Applications submitted by members, officers or relatives, it will go to planning referral meeting
- Major applications that affect lands owned by the Council or in which it otherwise has an interest
- Applications submitted by or on behalf of the Council

Based on the above, the meeting questioned why this application did not get submitted to Plans Referral and that SADC said 'no objection' when in fact it contravenes Policy 1.

VM to clarify from Planning Officers at District as to why the Scoping Opinion for the Land to East of Hemel Hempstead application was not referred to Planning Referrals Committee, as it is a major application and what SADC meant when they said "no objection" when in fact it contravenes Policy 1.

Crown Estates Meeting – DM updated the meeting on the Crown Estate meeting held in January where they were discussing transport issues. DM will prepare a full report for Full Council.

Signage – Missing parking sign near The Hub has now been replaced. IC asked that the Enforcement Officer be notified to ensure that he is aware of this and to include it in his route.

Post Office – IC informed meeting that as of 2nd April, the Post Office will be closing.

14. 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 8.58pm

Signed: Date: