

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday, 9th May 2017 at 7.30pm, in the Conference Room, Redbourn Parish Centre, The Park, Redbourn AL3 7LR

PRESENT: Cllrs R Gray (Vice Chair), T Finnigan, (arrived at 7.48pm), V Mead, D Mitchell, Ivan Hickmott and C O'Donovan

IN ATTENDANCE: Chris Kenny (Deputy Clerk)

1 APOLOGIES OF ABSENCE

Apologies were received from Cllr I Caldwell (holiday), M Maynard (holiday), D Bigham (holiday)

2. MINUTES OF THE PREVIOUS MEETING

It was proposed, seconded and resolved that:

The minutes of the Planning Committee meeting held on 4th April 2017 were approved as a true record of the meeting.

It was brought to the attention of the meeting that it was incorrect to state that application 5/2016/2845 was in green belt as it is not. DC to withdraw the comment and state the objection is due to traffic management.

3 NOTIFICATION OF OTHER BUSINESS

None notified

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

None notified

3.2 Other business for Consideration by the Meeting

Cllr Mead – Co-op application

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

None

6. PLANNING APPLICATIONS

5/2017/0917 - Single storey side/rear extension and alterations to openings at 29 Ver Road, Redbourn, Hertfordshire, AL3 7PE

RPC comment: No objection

5/2017/0982 - Single storey front, part single, part two storey side and rear extensions at 4 Nicholls Close, Redbourn, Hertfordshire, AL3 7HZ

RPC comment: Objection based on policy 69 (i) and 72 (ii) as overdevelopment of the site to the detriment of the neighbours.

5/2017/0882 - Demolition of existing garage and erection of a granny annexe with garage for ancillary use at 14-16 Church End Redbourn Hertfordshire AL3 7DU

RPC comment: Objection based on Policy 72 as street scene will be adversely affected.

5/2017/1138 - Single storey rear extension with roof lights following demolition of existing conservatory. New porch to side elevation (part-retrospective) at 24 Harpenden Lane, Redbourn, Hertfordshire, AL3 7PB

RPC comment: No objection

5/2017/1064 - Part first floor, part two storey side extension, single storey rear extension following removal of existing conservatory, part single, part two storey front extension and new opening to front elevation at 23 Lords Meadow, Redbourn, Hertfordshire, AL3 7BX

RPC comment: No objection

5/2017/1151 - Single storey rear extension with installation of roof lantern and insertion of openings at 31 Blackhorse Lane, Redbourn, Hertfordshire, AL3 7EP

RPC comment: No objection in principle but check on the measurements between boundary and proposed extension

5/2017/1043 - Listed Building consent - Conversion of one, four bedroom dwelling into three, two bedroom flats at Crown House 47-49 High Street Redbourn Hertfordshire AL3 7LW

RPC comment: No objection in principle subject to approval of Conservation Officer and parking issues are address as per Highways comments.

5/2017/1049 - Conversion of one, four bedroom dwelling into three, two bedroom flats at Crown House 47-49 High Street Redbourn Hertfordshire AL3 7LW

RPC comment: : No objection in principle subject to approval of Conservation Officer and parking issues are address as per Highways comments

5/2017/1037 - New rear outbuilding at The Sycamores, Nicholls Farm, Lybury Lane, Redbourn, Hertfordshire AL3 7JH

RPC comment: Objection on grounds of Policy 1 Green Belt – RPC’s policy is not to grant permission for new buildings on green belt.

5/2017/1178 - 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 (resubmission following refusal of 5/2017/0234 dated 24/03/2017) at 19 Cavan Road, Redbourn, Hertfordshire, AL3 7BN

RPC comment: Object based on Policy 69 and 72

5/2017/1164 - Part first floor, part two storey side and single storey front and rear extensions and loft conversion with rear dormer window at 7 Crouch Hall Gardens, Redbourn, Hertfordshire, AL3 7EL

RPC comment: No objection

7. TREE WORKS

None notified

8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The Plans North meeting due to be held on Monday, 15th May 2017

9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

10.1 APPLICATIONS APPROVED

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

SADC Comment: DC3 Conditional Permission

RPC Comment: No objection

10.2 APPLICATIONS REFUSED

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

SADC Comment: DC4 Refusal

RPC Comment: Object based on Policy 69 and 72, scale and character

TP/2017/0077 - Reduce crown by approx 2-7m, thin out 10 crossing branches. Carry out annual tip prune' of previous year's new growth. Reason - tree has outgrown location and causes shade. at 7 Silk Mill Road Redbourn AL3 7GE

SADC Comment: Treeworks refusal

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

SADC Comment: DC4 Refusal

RPC Comment: Objection based on Objection based on Policy 70 and 72 due to character of street scene. Also Policy 85 is relevant as the property is in a conservation area. There will not be adequate parking covered by Policy 39 and 40

5/2017/0272 - Part single, part two storey front and side extension, single storey rear extension with rooflights, insertion of rear rooflights to existing roof, new crossover at 58 Lybury Lane, Redbourn, Hertfordshire, AL3 7JF

SADC Comment: DC4 refusal

RPC Comment: No objection

10.3 Certificate of Lawfulness

5/2017/0808 - Certificate of Lawfulness (proposed) - Single storey rear extension following demolition of existing conservatory at 24 Harpenden Lane Redbourn Hertfordshire AL3 7PB

5/2017/1038 - Certificate of Lawfulness (proposed) - Roof conversion to bedroom at 23 Lords Meadow, Redbourn, Hertfordshire, AL3 7BX

10.4 Discharge of Conditions (Approved and Proposed)

None notified

10.5 APPLICATIONS WITHDRAWN

5/2017/0684 - Erection of stables, new timber fencing, timber gate and associated landscaping with driveway entrance for vehicular access following removal of existing out building at Land to North of Scout Farm 10 Dunstable Road Redbourn Hertfordshire

5/2017/0808 - Certificate of Lawfulness (proposed) - Single storey rear extension following demolition of existing conservatory at 24 Harpenden Lane, Redbourn, Hertfordshire, AL3 7PB

10.6 Invalid Application

None notified

10.7 APPEALS

None notified

10.8 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)

None notified

11. CORRESPONDENCE

None notified

12. FOR INFORMATION ONLY

None notified

13 MATTERS TO REPORT

Cllr Mead updated the meeting on the status of the Co-op application to convert the Bull Pub into a shop. Currently they are working with SADC Planning department and Conversation Officer to agree a way forward. VM will call the new amended application in when it's been submitted.

14. DATE, TIME AND PLACE OF NEXT MEETING

The date of the next meeting is 13th June 2017, 7.30pm in Conference Room, Parish Centre.
The meeting closed at 9.03pm

Signed: Date: