

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday, 26th June 2018 at 7.30pm, in the Conference Room, Redbourn Parish Centre, The Park, Redbourn AL3 7LR

PRESENT: Cllrs R Gray (Vice Chair) T Finnigan, V Mead, D Bigham and C O'Donovan

IN ATTENDANCE: Nish Khanna – Clerk

- **ELECTION OF CHAIR**

It was proposed, seconded and resolved that:

Cllr Ian Caldwell is elected as Chair of Planning Committee until the next Annual Meeting of the Parish Council.

- **ELECTION OF VICE CHAIR**

It was proposed, seconded and resolved that:

Cllr Roger Gray is elected as Chair of Planning Committee until the next Annual Meeting of the Parish Council

REVIEW OF TERMS OF REFERENCE FOR PLANNING COMMITTEE

It was proposed, seconded and resolved that:

The Terms of Reference for Planning Committee have been reviewed and agreed.

1 APOLOGIES OF ABSENCE

Apologies were received from Cllr Mitchell (family), I Caldwell (holiday), Cllr I Hickmott (holiday)

2. MINUTES OF THE PREVIOUS MEETING

It was proposed, seconded and resolved that:

The minutes of the Planning Committee meeting held on 17th April 2018 were approved as a true record of the meeting.

3 NOTIFICATION OF OTHER BUSINESS

None notified

3.1 Other business for Consideration by the Meeting

None notified

4. DECLARATIONS OF INTEREST

Cllr Mead declared a personal, non-prejudicial interest as she is a member of SADC Planning Development Control Committee North and would consider any application at that meeting afresh.
Cllr O'Donovan – RPC representative to Museum – item 5/2018/1505
Cllr Blgham – Fire Officer for Museum – item 5/2018/1505

5. OPEN SESSION FOR THE PUBLIC

Resident addressed the meeting as part of a pre-planning exercise as SADC had recommended that informing Parish Council of their plans before submitting a planning application. The proposed development is to build a single 3 bed dwelling, the ridge height to be the same as the neighbouring properties. Cllrs reviewed the plans and could see nothing that they would object to based on what they had seen at this meeting along with the fact that the applicant had already worked with SADC planning officers.

6. PLANNING APPLICATIONS

5/2018/1081 - Change of use of amenity land to residential garden and repositioning of boundary fence at 7 Holts Meadow, Redbourn, Hertfordshire, AL3 7BW

RPC comment: No objection

5/2018/1038 - Garage conversion in to habitable living space, single storey rear extension and alterations to openings at 11 Lybury Lane, Redbourn, Hertfordshire, AL3 7DE

RPC comment: No objection

5/2018/1239 - Single storey rear extension, alterations to openings, replacement windows, rendering to replace existing tiling and extension to rear patio at 20 Holts Meadow, Redbourn, Hertfordshire, AL3 7BW

RPC comment: No objection

5/2018/1111 - Two rear dormer windows to replace existing rooflights at 441 Luton Road, Harpenden, Hertfordshire, AL5 3QE

RPC comment: Harpenden did not view this application at the last planning meeting so happy for RPC to comment as on one else will have. No objection

5/2018/1323 - Single storey side and rear and two storey rear extensions, alterations to openings at 5 Beesonend Cottages, Beesonend Lane, Harpenden, Hertfordshire, AL5 2AA

RPC comment: This application comes under St Michael's parish so should not be on this agenda. However it is in Redbourn ward so any comments to be qualified based on this. RPC object due to street scene (Policy 72 i), conservation area (Policy 85) and effect on neighbour (Policy 72 v)

ACTION: Cllr Mead to contact SADC to see if they will accept RPC comment and let Deputy Clerk know

5/2018/1325 - Replacement door and window to entrance to Flat 3 (resubmission following withdrawal of 5/2018/0771) at Crown House, 47-49 High Street, Redbourn, Hertfordshire, AL3 7LW

RPC comment: No objection subject to plans meeting conservation officer's approval

5/2018/1336 - Listed Building consent - Replacement door and window to entrance to Flat 3 (resubmission following withdrawal of 5/2018/0810) at Crown House 47-49 High Street, Redbourn, Hertfordshire, AL3 7LW

RPC comment: No objection subject to plans meeting conservation officer's approval.

5/2018/1416 - Two storey side and part single, part two storey rear extensions, rooflights, alterations to openings and associated landscaping at 14 Tassell Hall, Redbourn, Hertfordshire, AL3 7JD

RPC comment: No objection

5/2018/1285 - Single storey rear extension and loft conversion to habitable accommodation with roof terrace and alterations to openings following removal of side projections at Foxwood, Aubrey Lane, Redbourn, Hertfordshire, AL3 7AN

RPC comment: No objection

5/2018/1497 - Single storey front and rear extensions and garage conversion at 7 Lybury Lane, Redbourn, AL3 7DE

RPC comment: No objection

5/2018/1505 - Listed Building consent - Construction of freestanding museum exhibit at Silk Mill House Museum, The Common, Redbourn, Hertfordshire, AL3 7NB

RPC comment: No objection subject to conservation officer's approval

7. TREE WORKS

TP/2018/0262 CA - To cut down and remove the sapling T2 and remove the lower branches of the larger tree T1 to allow us a view of the Common and cricket at Beesnest Cottage, North Common, Redbourn, Hertfordshire, AL3 7DB

RPC comment: These trees are situated on the Common so are RPC owned therefore the resident needs to seek permission from RPC. Cllr O'Donovan and Bigham to meet the resident.

Since meeting, Deputy Clerk has spoken to Trees and Woodlands who confirmed that whilst they didn't feel the trees needed a TPO, the resident had to seek permission from RPC as the landowner

8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The Plans North meeting due to be held on Monday, 2nd July 2018. There are no items relating to Redbourn on the agenda. Cllr Mead will be attending.

9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

10.1 APPLICATIONS APPROVED

5/2018/0340 - Single storey rear extension, rear bi-folding doors, raised rear patio and insertion of boundary fence adjacent to new raised patio at 17 Crouch Hall Lane Redbourn Hertfordshire AL3 7EQ

SADC comment: DC3 conditional permission

RPC comment: No objection

5/2018/0554 - Single storey rear extension following partial demolition of single storey rear projection at 4 Heybrigge Close, Redbourn, Hertfordshire, AL3 7DT

SADC comment: DC3 conditional permission

RPC comment: no objection

5/2018/0819 - Front porch, two storey side, part single, part two storey rear extension and pitch roof over existing single side extension at 9 Blackhorse Lane, Redbourn, Hertfordshire, AL3 7EP

SADC comment: DC3 conditional permission

RPC comment: no objection

5/2018/0659 - Part single, part two storey front, single storey rear extensions, garage conversion roof lights and alterations to openings at 5 East Common, Redbourn, Hertfordshire, AL3 7ND

SADC comment: DC3 conditional permission

RPC comment: No comment made

5/2018/0987 - Single storey side and rear extensions, alterations to openings and installation of rooflights (amendment to planning permission 5/2017/2061 dated 13/10/2017) at 1 Brooke End Redbourn Hertfordshire AL3 7GA

SADC comment: DC3 conditional permission

RPC comment: no objection

10.2 APPLICATIONS REFUSED

5/2018/0471 - Listed Building consent - Single storey rear extension with rooflight at 44 Church End, Redbourn, Hertfordshire, AL3 7DU

10.3 CERTIFICATE OF LAWFULNESS

5/2018/1345 - Certificate of Lawfulness (proposed) -Temporary outdoor activities to support events as permitted under the Town and Country Planning (General Permitted Development) (Part 4) (Class B). Temporary car parking for not more than 28 days. Temporary erection of movable tipis for not more than 28 days. Temporary erection of movable tents for not more than 28 days at Land North Of Aubrey Park Hotel, Hemel Hempstead Road, Redbourn, Hertfordshire

5/2018/1452 - Certificate of Lawfulness (proposed) - Change of use from the existing shop (Class A1) to an Estate Agents (Class A2) at 51 High Street, Redbourn, Hertfordshire, AL3 7LW

10.4 DISCHARGE OF CONDITIONS (Approved and Proposed)

None notified

10.5 APPLICATIONS WITHDRAWN

None notified

10.6 INVALID APPLICATIONS

None notified

10.7 APPEALS

None notified

10.8 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)

None notified

11 UPDATE ON TULLOCHSIDE SITUATION

Ongoing with SADC planning enforcement.

12 CORRESPONDENCE

None notified

13 FOR INFORMATION ONLY

None notified

14 MATTERS TO REPORT

None notified

15. DATE, TIME AND PLACE OF NEXT MEETING

The date of the next meeting is 24th July 2018, 7.30pm in Conference Room, Parish Centre.

The meeting closed at 9.18pm

Signed: Date: