

## REDBOURN PARISH COUNCIL

**Minutes of Planning Committee held on Tuesday, 24<sup>th</sup> July 2018 at 7.30pm, in the Conference Room, Redbourn Parish Centre, The Park, Redbourn AL3 7LR**

**PRESENT:** Cllrs I Caldwell (Chair), T Finnigan, V Mead, D Biggam, I Hickmott, D Mitchell and C O'Donovan

**IN ATTENDANCE:** Chris Kenny – Clerk

### **1 APOLOGIES OF ABSENCE**

Apologies were received from Cllr R Gray (holiday)

### **2. MINUTES OF THE PREVIOUS MEETING**

It was proposed, seconded and resolved that:

***The minutes of the Planning Committee meeting held on 26<sup>th</sup> June 2018 were approved as a true record of the meeting.***

### **3 NOTIFICATION OF OTHER BUSINESS**

New site on the LP – North Redbourn  
HCC transport study  
Proposed Incinerator on Lower Luton Road

#### **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.

### **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

**5/2018/1397** - Two storey front extension with gable and single storey rear extension with lantern lights at 20 Meadow View, Dunstable Road, Redbourn, Hertfordshire, AL3 7QQ

**RPC comment:** no objection subject to lantern lights not causing problems for neighbouring flats.

**5/2018/1559** - Part single, part two storey rear extension, rooflights and alterations to openings (resubmission following withdrawal of 5/2018/0965) at 11 Nichols Close, Redbourn, AL3 7HZ

**RPC comment:** No objection however need to take into account the privacy of no 12

**5/2018/1426** - Part single, part first floor rear extensions, loft conversion with rear dormer window, rooflights, timber lean to on side elevation and alterations to openings at 5 Long Cutt, Redbourn, AL3 7EX

**RPC comment:** Objection as it contravenes Policy 72 (i) and (v)

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

**RPC comment:** no objection

**5/2018/1020** - Single storey cabin with rooflights and alterations to landscaping (resubmission following withdrawal of 5/2017/2289) at Ver House, 23-25 High Street, Redbourn, AL3 7LE

**RPC comment:** no objection

**5/2018/1046** – Listed building consent - Single storey cabin with rooflights and alterations to landscaping (resubmission following withdrawal of 5/2017/2289) at Ver House, 23-25 High Street, Redbourn, AL3 7LE

**RPC comment:** no objection as long as it complies with listed building regulations.

**5/2018/1622** – New front porch, single storey front, side and rear extensions, replacement roof and raising of ridge height to incorporate first floor habitable accommodation with front and rear dormer windows and rooflights following demolition of detached garage 15 Blackhorse Lane, Redbourn, Hertfordshire, AL3 7EP

**RPC comment:** no objection

**5/2018/1334** - Restoration and conversion of existing barns to provide one, four bedroom and one, three bedroom dwelling, and construction of five terraced houses comprising three, three bedroom and two, four bedroom dwellings with associated car parking and landscaping at Barn At Scout Farm, Dunstable Road, Redbourn, Hertfordshire

**RPC comment:** Object to the plans because it is on green belt land so contravenes Policy 1. However, it is an area identified in our emerging neighbourhood plan for housing development.

**5/2018/1374** - Listed Building consent - Restoration and conversion of existing barns to provide one, four bedroom and one, three bedroom dwelling, and construction of five terraced houses comprising three, three bedroom and two, four bedroom dwellings with associated car parking and landscaping at Scout Farm, Dunstable Road, Redbourn, Hertfordshire

**RPC comment:** Object to the plans because it is on green belt land so contravenes Policy 1. However, it is an area identified in our emerging neighbourhood plan for housing development

**7. TREE WORKS**

None notified

**8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH**

The Plans North meeting due to be held on Monday, 30<sup>th</sup> July 2018 has been cancelled due to lack of applications.

**9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL**

None notified

**10.1 APPLICATIONS APPROVED**

**5/2018/0956** - Single storey rear extension with rooflights, conversion of garage to habitable accommodation, alterations to openings at 37 Holts Meadow, Redbourn, Hertfordshire, AL3 7BW

**5/2018/1143** - Certificate of Lawfulness (existing) - Use of land and buildings as a base for Dunworth Builders Ltd and storage of vehicles, materials and equipment (resubmission following withdrawal of 5/2017/3549) at Orchard Farm, 105 Dunstable Road, Redbourn, Hertfordshire, AL3 7PR

**5/2018/0647** - Listed Building consent - Retention of internal alterations at 71 High Street, Redbourn, Hertfordshire, AL3 7LW

**SADC comment:** DC3 conditional permission

**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

**SADC comment:** DC3 conditional permission

**RPC comment:** No comment made

**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

**SADC comment:** DC3 conditional permission

**RPC comment:** No comment made

**5/2018/0647** - Listed Building consent - Retention of internal alterations at 71 High Street, Redbourn, Hertfordshire, AL3 7LW

**5/2018/1188** - Single storey side and rear extensions (resubmission following approval of 5/2017/1765 dated 08/08/2017) at 51 Bettespole Meadows, Redbourn, Hertfordshire, AL3 7EN

**SADC comment:** DC3 conditional permission

**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

**SADC comment:** DC3 conditional permission

**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

**SADC comment:** DC3 conditional permission

**RPC comment:** No objection

**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

**SADC comment:** DC3 conditional permission

**RPC comment:** No objection

## **10.2 APPLICATIONS REFUSED**

None notified

## **10.3 CERTIFICATE OF LAWFULNESS**

**5/2018/0213** - Certificate of Lawfulness (proposed) - To move the garden fence to the boundary line so that the strip of land that sits between the garden fence and the boundary line of the property will fall within the garden at 7 Holts Meadow, Redbourn, Hertfordshire, AL3 7BW

## **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 THE CO-OP DEVELOPMENT**

Cllr Mead informed the meeting that at this moment the Co-op development will go ahead but there have been delays due to complications in conservation issues. The current timescale is Spring next year for a possible opening date – this is all subject to changes.

**ACTION :** Cllr Caldwell to see if he can gain and further information from the Co-op direct

## **12 CORRESPONDENCE**

None notified

## **13 FOR INFORMATION ONLY**

Trees on Common land outside Beesnest Cottage – Clerk informed meeting that she had sent a letter to the resident at Beesnest Cottage agreeing to raise the canopy of tree number 39 but that it would be at their cost and using our Grounds Maintenance Contractor.

**14 MATTERS TO REPORT**

Cllr Mitchell reported to the meeting that a site to North of Redbourn, which had previously been rejected as suitable, may now be reconsidered. The developer has contacted DM asking for a meeting to explain the benefits to Redbourn of this development of nearly 800 houses.

HCC Transport study – this is a consultation document produced by HCC in response to SADC LP. It talks about a new junction 8a. Cllr Mitchell asked for Cllrs views to be sent to him and he will compile a response for RPC.

Incinerator on Lower Luton Road – the installation of an incinerator on the lower Luton Road near Luton Hoo is proposed. Cllr Mitchell asked that if anyone received emails regarding this that they should be directed to Bim Afolami MP as it his constituents that are most affected and he will raise the matter on their behalf.

**15. DATE, TIME AND PLACE OF NEXT MEETING**

The date of the next meeting is 28<sup>th</sup> August 2018, 7.30pm in Conference Room, Parish Centre.

The meeting closed at 9.08pm

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