

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday, 2nd January at 7.30pm, in the Conference Room, Redbourn Parish Centre, The Park, Redbourn AL3 7LR

PRESENT: Cllrs I Caldwell (Chair), T Finnigan, D Bigham

IN ATTENDANCE: Chris Kenny – Clerk

1 APOLOGIES OF ABSENCE

Apologies were received from V Mead (prior engagement), D Mitchell, C O'Donovan, I Hickmott (holiday) and R Gray (family)

2. MINUTES OF THE PREVIOUS MEETING

It was proposed, seconded and resolved that:

The minutes of the Planning Committee meeting held on 20th November 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.

5. OPEN SESSION FOR THE PUBLIC

None

6. PLANNING APPLICATIONS

5/2018/2921 - First floor side and single storey side and rear extension, front porch and conversion of garage at 12 Long Cutt, Redbourn, Hertfordshire, AL3 7EZ

RPC comment: no comment made

5/2018/2944 - Two storey side and single storey rear extensions following demolition of existing rear projection to create an additional three-bedroom dwelling, new bin store, vehicle crossovers and associated landscaping and parking at 20 Tassell Hall, Redbourn, Hertfordshire, AL3 7JD

RPC comment: no comment made

5/2018/2749 - Listed Building consent - Single storey rear extension (resubmission following withdrawal of 5/2018/1817) at 44 Church End, Redbourn, Hertfordshire, AL3 7DU

RPC comment: No objection

5/2018/2933 - Raising of ridge height to incorporate first floor with side dormer windows and alteration to openings at 30 Harpenden Lane, Redbourn, Hertfordshire, AL3 7PB

RPC comment: No objection

5/2018/3007 - New front porch, part first floor, part two storey side and single storey rear extensions, side and rear rooflights and pitched roof to garage (amendment to planning permission 5/2018/3007) at 9 Blackhorse Lane, Redbourn, Hertfordshire, AL3 7EP

RPC comment: No objection

5/2018/2991 - Certificate of Lawfulness (proposed) - Loft conversion with hip to gable roof extension and rear dormer window at 21 Flamsteadbury Lane, Redbourn, Hertfordshire, AL3 7DH

RPC comment: No comment made

5/2018/3042 - Part single, part first floor rear extensions, loft conversion with rear dormer window, rooflights, timber lean to on side elevation and alterations to openings (resubmission following refusal of 5/2018/1426) at 5 Long Cutt, Redbourn, Hertfordshire, AL3 7EX

RPC comment: No comment made

5/2018/2848 - Installation of new driveway gates at The Heath, North Common, Redbourn, Hertfordshire, AL3 7BZ

RPC comment: No objection

5/2018/2854 - Listed Building consent - Installation of driveway gates at The Heath, North Common, Redbourn, Hertfordshire, AL3 7BZ

RPC comment: No objection

5/2018/3115 - Single storey rear extension, enlarged side window, garage conversion and alteration to garage door at 19 Silk Mill Road, Redbourn, Hertfordshire, AL3 7GE

RPC comment: No objection

5/2018/2990 - Creation of two, four-bedroom dwellings with new vehicle crossover and associated landscaping at Land R/O 38 & 40 Tassell Hall, Redbourn, Hertfordshire

RPC comment: Object based on Policy 70 (iv) parking and garaging; Policy 42 loss of residential street parking; Policy 40 states 3 car parking spaces should be available for a 4 bed house but this only allows for one.

5/2018/3075 - Alterations to roof to form crown roof with rear dormer window and front rooflights to create habitable loft accommodation and new side window (amendment to planning permission 5/2018/1937 dated 27/09/2018) at Peartree House, 1 Draper Court, Crown Street, Redbourn, Hertfordshire, AL3 7HN

RPC comment: Object on basis of Policy 72, over development and street scene, policy 69.

5/2018/3137 - Certificate of Lawfulness (proposed) - Loft conversion, single storey side and rear extensions and front porch at 5 Aubrey Lane, Redbourn, Hertfordshire, AL3 7AN

RPC comment: No objection

5/2018/2966 - Part single, part two storey rear and single storey side extension at The Cottage, Whitehill Wood, Dunstable Road, Redbourn, Hertfordshire, AL3 8EY
RPC comment: Object based on Policy 1, Green belt and as a Parish Council our Policy is not to build on green belt.

ACTION: Clerk to seek clarification from SADC planning department of the consultation end dates

7. TREE WORKS

None notified

8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The next meeting of Plans North due to be held on Monday 7th January 2019. There are no applications relevant to Redbourn on the agenda.

9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

10.1 APPLICATIONS APPROVED

5/2018/2516 - Two storey side extension, alterations to openings and replacement front canopy at 38 Tassell Hall, Redbourn, Hertfordshire, AL3 7JE

SADC comment: DC3 conditional permission

RPC comment: No objection

5/2018/1345 - Certificate of Lawfulness (proposed) - Temporary use of Land North of Aubrey Park Hotel for the erection of no-permanent tipis; movable tents, outdoor activities associated with the hotel; and temporary overspill car parking which cumulatively will not exceed 28 days per calendar year. at Land North of Aubrey Park Hotel, Hemel Hempstead Road, Redbourn, Hertfordshire

SADC comment: Certificate of Lawfulness Approved

RPC comment: no comment made

5/2018/2377 - Conversion of detached garage to garden room and office including raising of roof and addition of side dormer windows at The Lodge 53 East Common Redbourn Hertfordshire AL3 7NQ

SADC comment: DC4 Refusal

RPC comment: No objection

5/2018/2392 - Single storey front and part single, part two storey side and rear extensions, loft conversion to habitable accommodation with rear dormer window and front rooflights at 3 Nicholls Close, Redbourn, Hertfordshire, AL3 7HZ

SADC comment: DC3 conditional permission

RPC comment: Objection based on Policy 69 (i) context and feel it is overdevelopment of the plot.

5/2018/2398 - Part single, part two storey rear extension with juliette balcony, roof lantern, new openings and rendering following demolition of existing rear outbuildings at 83 Hemel Hempstead Road, Redbourn, Hertfordshire, AL3 7NN

SADC comment: DC3 conditional permission

RPC comment: No comment made

5/2018/2671 - Front porch extension at 105 Hilltop, Redbourn, Hertfordshire, AL3 7NZ
SADC comment: DC3 conditional permission
RPC comment: No objection

10.2 APPLICATIONS REFUSED

5/2018/2522 - Certificate of Lawfulness (proposed) - Single storey rear extension, enlarged window on north elevation, garage conversion to habitable room and alteration of garage door to window at 19 Silk Mill Road, Redbourn, Hertfordshire, AL3 7GE
SADC comment: Certificate of Lawfulness Refused

10.3 CERTIFICATE OF LAWFULNESS

None notified

10.4 DISCHARGE OF CONDITIONS (Approved and Proposed)

None notified

10.5 APPLICATIONS WITHDRAWN

5/2018/2904 - Change of use from Class B2 (general industrial) to Class C3 (residential), retention of swimming pool and associated landscaping and decking and ancillary barn for garage and office following demolition of previous industrial building (retrospective) at The Barn, Nicholls Farm, Lybury Lane, Hertfordshire, Redbourn, AL3 7JH

10.6 INVALID APPLICATIONS

None notified

10.7 APPEALS

None notified

10.8 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)

None notified

11 CORRESPONDENCE

None notified

12 HIGH STREET WORKING PARTY UPDATE

Cllr Finnigan informed the meeting that a business workshop for local businesses was being held on 30th January 2019 at the Parish Centre.

13 FOR INFORMATION ONLY

ACTION: The Clerk to remove item 13 from the agenda as this item is the same as Matters to Report.

14 MATTERS TO REPORT

Tullochside – Cllr Finnigan updated the meeting on the ongoing situation regarding fencing in front of Tullochside. SADC had finally responded and explained that various people had left the department so couldn't explain why it had taken so long to respond. SADC felt that there was not a planning issue to address with regard to the fencing as it is permitted development to erect a fence as means of enclosure up to 2 meters. The land that can be seen from the road at the front of the property, is technically the rear garden of the house (as this has its main entrance and the bins are collected from the gates at Little Revel End), it would not be expedient to take any further actions. Cllr Finnigan is still pursuing the issue of the number of caravans on site.

ACTION: Clerk to respond to the resident who originally raised the query in 2015.

15. DATE, TIME AND PLACE OF NEXT MEETING

The date of the next meeting is 29th January 2019, 7.30pm in Conference Room, Parish Centre.

The meeting closed at 9.03pm

Signed: Date: