

## REDBOURN PARISH COUNCIL

**Minutes of Planning Committee held on Tuesday, 26<sup>th</sup> February at 7.30pm, in the Conference Room, Redbourn Parish Centre, The Park, Redbourn AL3 7LR**

**PRESENT:** Cllrs T Finnigan (Voted to be Chair), D Bigham, I Hickmott, C O'Donovan

**IN ATTENDANCE:** Vicky Kidd – Deputy Clerk

### **1 APOLOGIES OF ABSENCE**

Apologies were received from I Caldwell (Health), D Mitchell (SADALC), V Mead (SADC Meeting), R Grey (Holiday)

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

It was proposed, seconded and resolved that:

***The minutes of the Planning Committee meeting held on 29<sup>th</sup> January 2019 were approved as a true record of the meeting.***

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

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

None notified

#### **3.2 Other Urgent Business for consideration at the meeting**

Cllr O'Donovan – Fish and Chip shop update

Cllr Finnigan – Tullochside

Cllr O'Donovan - Rothampsted

### **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**

**5/2019/0029** - Certificate of Lawfulness (proposed) - Single storey rear extension with rooflights at 36 Stephens Way Redbourn Hertfordshire AL3 7DZ

**RPC Comment:** No objections

**5/2019/0121** - Conversion of one, four bedroom dwelling into three, two bedroom flats including alterations to openings, new gates, associated parking and boundary treatment (part retrospective) at Crown House 47-49 High Street Redbourn Hertfordshire

**RPC Comment:** No objections

**5/2019/0209** - Listed Building consent - Internal and external alterations to accommodate the conversion of one, four bedroom dwelling into three, two bedroom flats (part retention) at Crown House 47-49 High Street Redbourn Hertfordshire

**RPC Comment:** No objections

**5/2018/3266** – Amended. Two storey side extension with two rooflights and alterations to openings at 7 Cavan Road Redbourn Hertfordshire AL3 7BH.

**RPC Comment:** It is not evident from the revised drawings submitted how our previous objections have been addressed.

**5/2019/0237** - Scoping Opinion - Outline planning application for the phased development of a mixed-use residential and employment led urban extension to the East of Hemel Hempstead incorporating an improved M1 Junction 8 and proposed Link Road at Spencer Park and land to east of Hemel Hempstead Hemel Hempstead Road Redbourn Hertfordshire.

**RPC Comment:** This has already been addressed in the Full Council meeting on 21<sup>st</sup> February 2019.

**5/2019/0180** - Front infill extension, single storey rear extension, alterations to openings and front elevation fenestration at 1 West Common Redbourn Hertfordshire AL3 7DY.

**RPC Comment:** No objection

**5/2018/3391** - Replacement storage and maintenance building with additional parking, replacement access gate and 2m high perimeter fencing at Land at Flowers Farm Hemel Hempstead Road Redbourn Hertfordshire AL3 7AE.

**RPC Comment:** No objection with adendment to Policy 1, Greenbelt.

**5/2018/3405** - First floor rear extension, new opening to side elevation at 6a Rickyard Meadow Redbourn Hertfordshire AL3 7HT.

**RPC Comment:** Objection based on Policy 40, Parking and Policy 70 (viii) Orientation.

**5/2019/0267** - Single storey rear extension with rooflights and addition of side door at 17 Silk Mill Road, Redbourn, Hertfordshire, AL3 7GE

**RPC Comment:** No objections

**5/2019/0245** - New wooden gazebo at Aubrey Park Hotel, Hemel Hempstead, Road Redbourn, AL3 7AF

**RPC Comment:** No objections

**5/2019/0199** - Creation of two, three-bedroom dwellings with new vehicle crossover and associated landscaping at Land R/O 38 & 40 Tassell Hall, Redbourn, Hertfordshire, AL3 7JE

**RPC Comment:** Objection based on Policy 40, Parking and Garage and Policy 42, loss of residential street parking.

**5/2019/0125** - Construction of detached dwelling with associated parking and access at 20 Tassell Hall, Redbourn, Hertfordshire, AL3 7JD

**RPC Comment:** No objection.

**5/2019/0263** - Demolition of bungalow and construction of three dwellings and detached double garage (resubmission following refusal of 5/2018/2572) at 44 Lybury Lane, Redbourn, Hertfordshire, AL3 7HY

**RPC Comment:** Objection based on Policy 69 (i), Street Scene.

## 7. TREE WORKS

**TP/2019/0079 TPO 1839** - Reduce height of mixed Norway Maple, Plum Cotoneaster, Beech and Hawthorn in rear garden and area A1 to height level with velux window and reduce overhang in line with neighbours' trees at 3 Miller Close, Redbourn, Hertfordshire, AL3 7BG

**RPC Comment:** No objection.

**Note:** Do you send letters to Neighbours regarding the request.

**TP/2019/0041 TPO 1422** - T1 Oak -Reduce overhanging branches by 50%. -Due to pigeon and other harmful droppings into our garden.

16 Crouch Hall Lane Redbourn Hertfordshire AL3 7EQ

**RPC Comment:** No objections.

## 8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The next meeting of Plans North due to be held on Monday 4<sup>th</sup> March has been cancelled.

## 9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

## 10.1 APPLICATIONS APPROVED

**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

**SADC comment:** DC3 Conditional Permission

**RPC comment:** No objection

## 10.2 APPLICATIONS REFUSED

**5/2018/2572** - Demolition of existing bungalow and construction of four dwellings at 44 Lybury Lane Redbourn Hertfordshire AL3 7HY

**SADC comment:** DC4 Refusal

**RPC comment:** Objection to this application on the basis of contravening Policy 70 (i) design and layout and (ix) amenity space around dwellings. We also feel that there will be an issue with parking so Policy 40 must be considered

**5/2018/2725** - Change of use of land to residential caravan site for up to 10 caravans, new hardstanding and boundary fence at Land at Tullochside Farm Hemel Hempstead Road Redbourn Hertfordshire

**SADC comment:** DC4 Refusal

**RPC comment:** Object to this application as in contravenes Policy 1 building on the greenbelt.

**5/2019/0014** - Non Material Amendment - To reposition the front door of planning permission 5/2018/2944 dated 28/12/2018 for 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

**SADC comment:** Non Material Amendment Refuse

**RPC comment:** Not Applicable

**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 Hertfordshire Redbourn AL3 7HN

### **10.3 CERTIFICATE OF LAWFULNESS**

**5/2018/3217** - Certificate of Lawfulness (proposed) - Single storey rear extension at 17 Silk Mill Road Redbourn Hertfordshire AL3 7GE

**SADC comment:** Certificate of Lawfulness Refused

### **10.4 DISCHARGE OF CONDITIONS (Approved and Proposed)**

None notified

### **10.5 APPLICATIONS WITHDRAWN**

5/2018/2966 - Part single, part two storey rear and single storey side extension at The Cottage Whitehill Wood, Dunstable Road, Hertfordshire, Redbourn, AL3 8EY

### **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**

Update was given at the last Full Council meeting on Thursday 21<sup>st</sup> February. The next meeting is on Tuesday 5<sup>th</sup> March at 7.30pm focusing on the High Street appearance and signage.

### **13 MATTERS TO REPORT**

**Cllr O'Donovan** asked if there was any update on what is happening with the Fish & Chip shop. The general understanding from the parties present was that there was an issue with the Licensing rather than the Flue (which has been ongoing for the last 2 years or so). The owners are hoping that it will be resolved very soon.

**Cllr Hickmott** commented that RPC have the power to say yes or no to residential planning applications, but not for the High Street – which could be detrimental. He said that RPC should be receiving early alerts and that perhaps there could be a better connection with SADC. Cllr Hickmott has offered to draught an email to Tracy Harvey on behalf of himself (Chair of the High Street Working Party) and Cllr Finnigan (Vice Chair of the High Street Working Party) in a bid to strengthen the relationship between ourselves and the Planning and Conservation Officers in regards to the High Street.

**Cllr O'Donovan** asked what the likelihood is of the Rothampsted site going into the Local Plan. Cllr Finnigan reported that it won't be proposed in March, as big swathes of developments won't be looked upon favorably as they will take too long to build. It will be better to do smaller 2-3 year developments.

**Cllr Finnigan** Gave the following update on Tullochside from SADC;  
"A site visit was conducted in October 2018 where it revealed the static caravans are used for storage and were bought in anticipation of the recent planning application ref 5/2018/2725, which was submitted on 11th October 2018 for expanding the site to accommodate family members. This planning application was refused at committee, however the owner of the site has now confirmed that an appeal will be lodged.

During their site visit in October the owner of the site was advised that planning permission would be required for the brick built structure as the site is within the green belt. SADC have contacted the owner again last week to formally request the application be submitted within 28 days.

Once they have heard from the owner they will then know there intentions going forward and will continue to monitor the site and if this timescale is not adhered to then formal enforcement action will be considered."

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

The date of the next meeting is 26<sup>th</sup> March 2019, 7.30pm in Conference Room, Parish Centre.

The meeting closed at 9.24pm

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