

REDBOURN PARISH COUNCIL

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

PRESENT: Cllrs R Gray (Acting Chair in the Chair's absence) D Mitchell, D Bigham, T Finnigan, I Hickmott, V Mead

IN ATTENDANCE: Vicky Kidd – Deputy Clerk

1 APOLOGIES OF ABSENCE

Apologies were received from I Caldwell (Health), C O'Donovan (Health)

2. MINUTES OF THE PREVIOUS MEETING

It was proposed by the Chair and resolved that:

The minutes of the Planning Committee meeting held on 26th February 2019 were approved as a true record of the meeting.

3 NOTIFICATION OF OTHER BUSINESS

None

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

None

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

5/2019/0221 - Variation of Condition 2 (approved plans) to alter the openings to 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

RPC Comment: No objections

5/2019/0333 - Part single, part two storey rear extension (resubmission following withdrawal of 5/2018/2966) at The Cottage Whitehill Wood Dunstable Road Hertfordshire Redbourn AL3 8EY

RPC Comment: This application is now invalid

5/2019/0332 - Single storey front extension to form enlarged reception at St Lukes School Crouch Hall Lane Redbourn Hertfordshire AL3 7ET

RPC Comment: No objection

5/2018/3044 - Single storey front and side extensions, internal layout changes, proposed toilets and waste water treatment plant- Part retrospective at Hertfordshire Garden Centre Redding Lane Redbourn Hertfordshire AL3 7PS

RPC Comment: As per previous comment

7. TREE WORKS

Cllrs questioned the process for tree works applications.

Cllr Mead reported back her findings from SADC;

After confirming with Andrew Branch, the Tree Officer at SADC, since December 2013, St. Albans City & District Council only sends out letters to Neighbouring properties, where planning permission is sought for trees to be removed, if either they are under a Tree Preservation Order (TPO) or in a Conservation Area. Letters are not sent out to Neighbouring properties if the trees are reduced or pruned.

The following applies:

- i) If the tree/trees to be removed are located in the front garden of the property, both neighbours on either side & directly opposite will receive a letter.
- ii) If the tree/trees to be removed are located in the rear garden of the property, both neighbours on either side & the neighbours of any adjoining properties to the rear of the property, will receive a letter.

N.B. Please note that it is not compulsory for St. Albans City & District Council to send out these letters, but the Council has adopted a policy for doing so.

8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The next meeting of Plans North due to be held on Monday 1st April 2019. Cllr Mead informed the committee that there are no Redbourn applications.

9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

10.1 APPLICATIONS APPROVED

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

SADC Comment: DC3 Conditional Permission

RPC Comment: Objection, Policy 1, Greenbelt

Cllr Mitchell raised concerns as to why this application has been approved as this site is in Green Belt and has always been refused in the past. Although the site has been identified in the Redbourn Neighbourhood Plan as suitable for development in the future, it was for 18 houses and a car park, not 5 executive houses. In the decision notice it stated that Cllr Mead, in her capacity as a District Councillor, had called it in on behalf of the applicant should the officer be minded to refuse. Cllr Mitchell suggested writing to the Head of Planning to ask why the Parish Council's objection had not been upheld as in the past.

It was proposed, seconded and resolved that:

Cllr Mitchell, as Chairman of the Council, and Cllr Finnigan, as Chair of the RPC Neighbourhood Plan, should jointly write to Tracy Harvey, Head of Planning at SADC, for clarification on why this planning application had been approved given it contravened Policy 1 of the SADC 1994 Local Plan, and to ask about the implications for Redbourn's Neighbourhood Plan going forward.

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 three terraced houses comprising one, three bedroom and two, four bedroom dwellings with associated car parking and landscaping at Barn at Scout Farm Dunstable Road Redbourn Hertfordshire

SADC Comment: DC10 Listed Building Conditional Consent

RPC Comment: Objection, Policy 1, Greenbelt

5/2018/2721 - Division of existing dwelling to create an additional one bedroom dwelling - retrospective at 8 Church End Redbourn Hertfordshire AL3 7DU

SADC Comment: DC3 Conditional Permission

RPC Comment: No objection to application but there was a concern regarding limited parking already.

5/2018/3404 - Removal of existing flue, installation of new internal extraction system and external louvre, repairs to brickwork (resubmission following withdrawal of 5/2018/1726) at 50 High Street Redbourn Hertfordshire AL3 7LN

SADC Comment: DC3 Conditional Permission

RPC Comment: No Objection

5/2019/0119 - Listed Building consent - Removal of existing flue, installation of new internal extraction system and external louvre, repairs to brickwork at 50 High Street Redbourn Hertfordshire AL3 7LN

SADC Comment: DC10 Listed Building Conditional Consent

RPC Comment: No Objection

5/2018/3266 - Two storey side extension with two roof lights and alterations to openings at 7 Cavan Road Redbourn Hertfordshire AL3 7BH

SADC Comment: DC3 Conditional Permission

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

5/2018/2632 - New detached four bedroom dwelling following demolition of existing bungalow and outbuildings at 49 Dunstable Road Redbourn Hertfordshire AL3 7PN

SADC Comment: DC3 Conditional Permission

RPC Comment: Object to this application based on Policy 69 (i) street scene

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

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

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

SADC Comment: Certificate of Lawfulness Approved

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

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

10.6 INVALID APPLICATIONS

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

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

Nothing to report as update given at last Full Council Meeting.

13 MATTERS TO REPORT

None

15. DATE, TIME AND PLACE OF NEXT MEETING

Tuesday 23rd April 2019, 7.30pm in the Conference Room, Parish Centre.

The meeting closed at 8.18pm.

Signed: Date: