

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday, 23rd April at 7.30pm, in the Main Hall, Redbourn Parish Centre, The Park, Redbourn AL3 7LR

PRESENT: Cllrs, T Finnigan (Acting Chair), D Bigham, C O'Donovan

IN ATTENDANCE: Vicky Kidd – Deputy Clerk

In the absence of the Chair and Vice Chair it was proposed, seconded and resolved that Councillor Finnigan would Chair the meeting.

1 APOLOGIES OF ABSENCE

Apologies were received from I Caldwell (Holiday), R Gray (Prior engagement), D Mitchell (Prior Engagement), I Hickmott (Prior Engagement), V Mead (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 23rd March 2019 were approved as a true record of the meeting.

3 NOTIFICATION OF OTHER BUSINESS

Cllr O'Donovan would like to know if there is any update on the Co-op.

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.

Cllr Finnigan declared a personal interest in 5/2019/0657; 4 Beechfield Close.

5. OPEN SESSION FOR THE PUBLIC

None

6. PLANNING APPLICATIONS

5/2019/0536 - Listed Building consent - Replacement windows at The Stables 11 Pondsmeade Redbourn Hertfordshire AL3 7LD

RPC Comment: No Objection.

5/2019/0548 - Demolition of bungalow and construction of three dwellings and detached double garage, new access, associated landscaping and parking at 44 Lybury Lane Redbourn Hertfordshire AL3 7HY

RPC Comment: Same comment as last time (5/2018/2572). The committee would like Cllr Mead to call the application in due to the proximity to Ridgedown and the Substation, and also the fact that the street is very narrow around that plot. Any further comments on the objection to be emailed to V Kidd.

5/2019/0341 - Two storey rear and single storey front extensions, front porch canopy, new opening to side elevation at 12 Silk Mill Road Redbourn Hertfordshire AL3 7GE

RPC Comment: No Objection.

5/2019/0393 - Single storey side extension with rooflights following removal of existing conservatory, alterations to openings, new patio at 94 Harpenden Lane Redbourn Hertfordshire AL3 7PD

RPC Comment: No Objection

5/2019/0521 - Replacement garage block (part retrospective) at The Wildings Dunstable Road Redbourn Hertfordshire AL3 7PT

RPC Comment: No Objection.

5/2019/0605 - Replacement storage and maintenance building with additional parking, replacement access gate and 2m high perimeter fencing (resubmission following invalid application 5/2018/3391) at Land at Flowers Farm Hemel Hempstead Road Redbourn Hertfordshire AL3 7AE

RPC Comment: No Objection

5/2019/0650 - Single storey cabin with rooflights and alterations to landscaping at Ver House 23-25 High Street Redbourn Hertfordshire AL3 7LE

RPC Comment: No Objection

5/2019/0775 - Listed Building consent - Single storey cabin with rooflights and alterations to landscaping at Ver House 23-25 High Street Redbourn Hertfordshire AL3 7LE

RPC Comment: No Objection

5/2019/0657 - First floor rear extension with front dormer windows and rooflights, conversion of garage to habitable accommodation, side infill extension following removal of existing structures, new front porch at 4 Beechfield Close Redbourn Hertfordshire AL3 7EG

RPC Comment: In Quorate

5/2019/0662 - Outbuilding in rear garden at 29 High Street Redbourn Hertfordshire AL3 7LE

RPC Comment: No Objection

5/2019/0723 - Construction of domestic storage building (retrospective) at Tullochside Farm Hemel Hempstead Road Redbourn Hertfordshire AL3 7AJ

RPC Comment: Objection. Policy 1, Greenbelt, Policy 69 (i) and drawing accuracy. The Cllrs would like Cllr Mead to call the application in. The issues of the unauthorised building works taking place was raised with SADC back in September 2018, and RPC have concerns about the amount of time SADC have taken to act upon this information. Any further comments on the objection can be emailed to V Kidd.

7. TREE WORKS

None

8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The next meeting of Plans North due to be held on Monday 13th May 2019.

9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

10.1 APPLICATIONS APPROVED

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

SADC comment: DC3 Conditional Permission

RPC comment: No Objection

5/2018/1655 - Construction of four, three bedroom dwellings and one, two bedroom dwelling with associated landscaping, parking, bin stores and turning area following demolition of existing buildings at Kennels 1 Betts Cottages Little Revel End Lane Hertfordshire Redbourn AL3 7AJ

SADC comment: DC3 Conditional Permission

RPC comment: Object on basis that the plans submitted are not detailed enough to make an informed decision. There are no details of the street scene and there are concerns regarding the access road and safety and feel it contravenes Policy 34 (vii)

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

SADC comment: DC3 Conditional Permission

RPC comment: Objection based on Policy 40, Parking and Policy 70(viii) Orientation

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

SADC comment: DC3 Conditional Permission

RPC comment: No Objection

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

SADC comment: DC3 Conditional Permission

RPC comment: No Objection

5/2019/0267 - Single storey rear extension with rooflights and addition of side door at 17 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

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

SADC comment: DC4 Refusal

RPC comment: No Objection

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

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

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

Cllr Finnigan to check with Councillor Hickmott to see if he has any update on the current situation with the Bull renovation and it becoming the new premises for the Co-op.

Cllr Finnigan would like a new agenda point added;
Planning Applications Called in/ to be Called in

15. DATE, TIME AND PLACE OF NEXT MEETING

Tuesday 11th June 2019, 7.30pm in the Conference Room, Parish Centre.

The meeting closed at 8.34pm.

Signed: Date: