

REDBOURN PARISH COUNCIL

Redbourn Parish Centre, The Park,
Redbourn, Hertfordshire, AL3 7LR
Telephone: 01582 794832 / 07436 549584
E-mail: clerk@redbournparishcouncil.gov.uk



6th June 2017

Councillors I Caldwell (chair), R Gray (Vice Chair) D Mitchell, V Mead, C O'Donovan, T Finnigan, M Maynard, D Bigham and I Hickmott

You are hereby summoned to attend a meeting of the Planning Committee on **Tuesday, 13th June 2017, 7.30pm, Conference Room, Parish Centre**

A handwritten signature in black ink, appearing to read 'Chris Kenny'.

CHRIS KENNY
Deputy Clerk to the Council

A G E N D A

- **ELECTION OF COMMITTEE CHAIR**
 - **ELECTION OF COMMITTEE VICE CHAIR**
1. **APOLOGIES FOR ABSENCE**
To receive apologies for absence.
 2. **MINUTES OF THE PREVIOUS MEETING**
 3. **NOTIFICATION OF OTHER BUSINESS**
 - 3.1 **Other urgent business for consideration at the meeting**
Members are invited to notify the Chairman of other urgent business that they wish to be discussed at the end of business. In so doing, the Members concerned must state the special circumstances that they consider justify the matter being raised.
 4. **DECLARATIONS OF INTEREST**
Members are reminded to make any declarations of disclosable pecuniary and/or personal interests that they may have in relation to items on the Agenda. You should declare at this part of the meeting or when it becomes apparent your interest by stating:
 - A the item you have the interest in
 - B whether it is a disclosable pecuniary interest and the nature of the interest, whereupon you will not participate in the discussion or vote on that matter, unless dispensation has been requested and granted
 - C whether it is a personal interest and the nature of the interest

Members are also reminded of their obligation to report any amendment to their Register of Interests to the Clerk as soon as it becomes apparent.

Cllr Mead – Member of Plans North in capacity of District Councillor.

5. OPEN SESSION FOR THE PUBLIC

6. PLANNING APPLICATIONS

5/2017/0928 - New garage at 28 West Common, Redbourn, Hertfordshire, AL3 7DY

5/2017/1243 - Erection of outbuilding with flue, installation of rooflights and patio with associated landscaping following demolition of existing outbuilding and green house at 21 Crown Street, Redbourn, Hertfordshire, AL3 7JX

5/2017/1218 - Erection of stables, new timber fencing, timber gate and associated landscaping with driveway entrance for vehicular access following removal of existing out building (resubmission following withdrawal of 5/2017/0684) at Land to North of Scout Farm 10 Dunstable Road, Redbourn, Hertfordshire

5/2017/1277 - Single storey side and rear extension with rooflights following removal of existing garage at 9 Hemel Hempstead Road, Redbourn, Hertfordshire, AL3 7NL

5/2017/1241 - Part single, part two storey rear extension with dormer windows and rooflights, single storey side and rear extension to detached garage at Darley Hall, 9 Meadow View, Dunstable Road, Redbourn, Hertfordshire, AL3 7QQ

5/2017/1355 - Change of use from Class A4 (drinking establishment) to Class A1 (retail) convenience store, single storey rear extension incorporating replacement roof to existing rear extension, single storey infill extension, general internal strip out and refitting

5/2017/1395 - Listed Building consent - Single storey rear extension incorporating replacement roof to existing rear extension, single storey infill extension, new front and side signage, general internal stripout and refitting works, alterations to openings, 2.75m high brick wall and gate to rear service yard containing associated plant and freezer units and new car park layout following demolition of rear outbuilding, side entrance porches at The Bull Ph, 43 High Street Redbourn Hertfordshire AL3 7LW

5/2017/0464 - Single storey front, side and rear extensions; replacement roof of brick sheds to side, with partial conversion to habitable accommodation, loft conversion with rear dormer window and insertion of front rooflights at 34 Snatchup, Redbourn, Hertfordshire, AL3 7HB

5/2017/1414 - Single storey rear extension at 91 Lybury Lane, Redbourn, Hertfordshire, AL3 7JF

5/2017/1455 - Part single, part two storey front and side extension, single storey rear extension with rooflights, insertion of rear rooflights to existing roof and new crossover (resubmission following refusal of 5/2017/0272) at 58 Lybury Lane Redbourn Hertfordshire AL3 7JF

5/2017/1399 - Listed Building consent - Internal and external alterations associated with the change of use of the existing building and conversion of barn to Class C3 (residential) to create five residential units at 82, 84, 86, 86A High Street & Outbuildings R/O 82, 84, 86, 86A Redbourn, Hertfordshire AL3 7BB

5/2017/1259 - Partial demolition of existing side extension and front porch and construction of two storey front and side extension and rear rooflights at 8 Hemel Hempstead Road Redbourn Hertfordshire AL3 7NL

7. TREE APPLICATIONS

TP/2017/0206 CA - Fell 1 Yew, 1 Ash & 1 Lawson Cypress in rear garden. Replace with flowering Cherry trees at 4 Heybrigge Close, Redbourn, AL3 7DT

TP/2017/0232 CA - Fell dying Maple in communal land next to access road at 1 Fish Street Farm, Redbourn, AL3 7NS

8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The next meeting of Plans North due to be held on Monday, 19th June 2017

9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

10.1 APPLICATIONS APPROVED

5/2017/0711 - Alterations to openings and installation of rear rooflights at Nicholls Farm, Lybury Lane, Redbourn, Hertfordshire, AL3 7JH

SADC comment: DC3 Conditional permission

RPC comment: No objection

5/2017/0772 - Single storey side and rear extensions, installation of roof lantern, new window to side elevation, alterations to roof gable and erection of new detached oak-framed garage following demolition of existing linked garage at 23 Blackhorse Lane, Redbourn, Hertfordshire, AL3 7EP

SADC comment: DC3 Conditional Permission

RPC comment: No objection

5/2017/0897 - Listed Building consent - Replacement doors to rear elevation at Redbournbury House, Redbournbury Lane, Redbourn, Hertfordshire, AL3 6RS

SADC comment: DC10 Listed Building Conditional Consent

RPC comment: No comment made

5/2017/0688 - Part single, part two storey rear extension with juliet balcony at Welham Croft, 18 Meadow View, Dunstable Road, Redbourn, Hertfordshire, AL3 7QQ

SADC comment: DC3 conditional permission

RPC comment: No objection

5/2017/1072 - Certificate of Lawfulness (proposed) - Extension of car parking area by re-siting fence back by 5.5 metres, removal of existing shingle and vegetable area and replacement with type 1 compacted sub base and 20ml shingle at Copper Beeches Waterend Lane Redbourn Hertfordshire AL3 7JZ

SADC comment: Certificate of Lawfulness Approved

5/2017/0917 - Single storey side and rear extension and alterations to openings at 29 Ver Road Redbourn Hertfordshire AL3 7PE

SADC comment: DC3 Conditional Permission

RPC comment: No objection

5/2017/0982 - Single storey front, part single, part two storey side and rear extensions at 4 Nicholls Close, Redbourn, Hertfordshire, AL3 7HZ

SADC comment: DC3 Conditional Permission

RPC comment: Objection based on Policy 69 (i) and Policy 72 (ii) due to over development of the site to the detriment of neighbours

5/2017/0551 - Two storey rear extension and garage conversion with alterations to openings at 8 Church End, Redbourn, Hertfordshire, AL3 7DU

SADC comment: DC3 Conditional permission

RPC comment: Proposals appear to be acceptable however there is a concern that the new proposed porch should not be any further forward than the current garage door - on the plans, it appears to show that the porch is moving further forward onto the highway

5/2017/0702 - Single storey front extension with installation of pitched roof to garage and rooflights at 44 The Park, Redbourn, Hertfordshire, AL3 7LR

SADC comment: DC3 Conditional permission

RPC comment: No objection

10.2 APPLICATIONS REFUSED

None notified

10.3 CERTIFICATE OF LAWFULNESS

None notified

10.4 DISCHARGE OF CONDITIONS

5/2017/0893 - Discharge of Conditions 2 (samples of materials) of planning permission

5/2016/0393 dated 04/04/2016 for a Single storey rear and side extension to replace garage.

Front porch and new side window at Greenwoods Waterend Lane Redbourn Hertfordshire AL3 7JZ

SADC comment: Discharge of Condition - Approved

10.5 APPLICATIONS WITHDRAWN

None notified

10.6 INVALID APPLICATION

None notified

10.7 APPEALS

None notified

10.8 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)

None notified

11. CORRESPONDENCE

Letter received from Dacorum Borough Council regarding appeal on application on land North of Gaddesden Lane, Redbourn

12. FOR INFORMATION ONLY

None notified

13. MATTERS TO REPORT

For discussion only.

14. DATE, TIME AND PLACE OF NEXT MEETING

Tuesday, 25th July 2017 at 7.30pm, Conference Room, Parish Centre