

REDBOURN PARISH COUNCIL

Redbourn Parish Centre, The Park,
Redbourn, Hertfordshire, AL3 7LR
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9th January 2018

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, 16th January 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

1. APOLOGIES FOR ABSENCE

To receive apologies for absence.

2. MINUTES OF THE PREVIOUS MEETING

3. NOTIFICATION OF OTHER BUSINESS

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

Members of the Public wishing to know details of late planning and tree work applications to be considered at this meeting should contact the Parish Clerk before 12.00 noon on the day of the meeting.

3.2 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

5/2016/3520 - Loft conversion with rear dormer window (resubmission following refusal of 5/2016/1968) at 34 Cumberland Drive Redbourn Hertfordshire AL3 7PG

5/2016/3624 - First floor rear extension, first floor side extension, single storey front extension, garage conversion, alterations to openings and installation of rooflights following removal of chimney at 1 Coopers Meadow Redbourn Hertfordshire AL3 7EY

5/2016/3419 - Single storey rear extension and alterations to openings at 9 Crouch Hall Lane Redbourn Hertfordshire AL3 7EQ

5/2016/3411 - Garage conversion into habitable accommodation, single storey front extension, alterations to openings and installation of rooflights at 32 Mansdale Road, Redbourn, Hertfordshire, AL3 7DW

5/2016/3624 - First floor rear and side extensions, single storey front extension, garage conversion, alterations to openings and installation of rooflights following removal of chimney at 1 Coopers Meadow, Redbourn, Hertfordshire, AL3 7EY

5/2016/3755 - Listed Building consent - Single storey rear extension incorporating replacement roof to existing rear extension, single storey infill extension, new free standing rear canopy, general internal stripout and refitting works, alterations to openings, front fascia and front and side signage, new fence and gate to rear storage yard and new car park layout following demolition of rear outbuilding, side entrance porches and roofed smoking area at The Bull PH, 43 High Street, Redbourn, Hertfordshire, AL3 7LW

5/2016/3774 - Single storey rear extension, part garage conversion, insertion of openings and installation of rooflights at 23 Silk Mill Road, Redbourn, Hertfordshire, AL3 7GE

5/2016/3780 - Garage conversion to provide habitable floorspace with alterations to ground floor opening to rear elevation (resubmission following invalid application 5/2016/1573) at 15 Miller Close, Redbourn, Hertfordshire, AL3 7BG

5/2017/3465 - Redevelopment of grass rugby pitch with artificial grass pitch with floodlights and associated fencing, landscaping and storage container at Harpenden Rugby Club, Redbourn Lane, Hatching Green, Harpenden, AL5 2BA

5/2018/0007 - Single storey rear extension with rooflights and partial garage conversion at 11 Downedge, Redbourn, AL3 7JP

5/2017/3322 - Listed Building consent - Installation of a ground mounted gas meter box at The Old Barn Rear of 80 High Street, Redbourn, Hertfordshire, AL3 7LN

7. TREE APPLICATIONS

TP/2016/0582 CA - 1 x Larch & 1 x Acacia - Reduce height by 6m and spread by 1m. at 14-16 Church End St Albans AL3 7DU

TP/2017/0651 - T1 Norway Maple - Reduce by 33%. T3 Beech - Reduce by 33%. TPO1456: A1 Cotoneaster - Reduce by 33%. Reason - Trees are overbearing for a small garden at 1 Miller Close, Redbourn, Hertfordshire, AL3 7BG

8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The next meeting of Plans North due to be held on Monday, 22nd January 2018

9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

10.1 APPLICATIONS APPROVED

5/2016/2479 - Front extension to existing single storey garage to provide for ancillary accommodation at 37 Dunstable Road Redbourn Hertfordshire AL3 7PH

SADC Comment: DC3 Conditional Permission

RPC Comment: No objection

5/2016/3066 - Single storey rear extension and installation of roof light at 7 Silk Mill Road Redbourn Hertfordshire AL3 7GE

SADC Comment: DC3 Conditional Permission

RPC Comment: No objection

5/2016/3186 - Front bay window with tiled canopy (retrospective) at 17 Mansdale Road Redbourn Hertfordshire AL3 7DL

SADC Comment: DC3 Conditional Permission

RPC Comment: No objection

5/2016/1561 - Alterations to openings and conversion of garage to garden room at 22 Church End Redbourn Hertfordshire AL3 7DU

SADC Comment: DC3 Conditional Permission

RPC Comment: No objection

5/2016/1682 - Listed Building consent - Alterations to openings and conversion of garage to garden room at 22 Church End, Redbourn, Hertfordshire, AL3 7DU

SADC: DC10 Listed Building consent

RPC Comment: No objection

5/2016/2752 - Change of use of first floor from Class B1(a) (office) to Class C3 (residential) to create one bedroom flat and associated alterations at 48 High Street Redbourn Hertfordshire AL3 7LN

SADC Comment: DC3 Conditional Permission

RPC Comment: Whilst this may comply with planning regulations, RPC objects due to the loss of commercial space in the High Street as per our Policy as we do not want to lose business.

5/2016/2757 - Part single, part two storey rear and two storey side extension at 11 Cumberland Drive, Redbourn, Hertfordshire, AL3 7PG

SADC Comment: DC3 Conditional Permission

RPC Comment: Objection based on Policy 72 (i) scale and character

5/2016/2778 - Single storey rear extension and new roof to existing garage following removal of existing rear extension at 125 Tassell Hall Redbourn Hertfordshire AL3 7JE

SADC Comment: DC3 Conditional Permission

RPC Comment: No objection

5/2016/2926 - Single storey front extension at The Gables 38 Harpenden Lane Redbourn Hertfordshire AL3 7PB
SADC Comment: DC3 Conditional Permission
RPC Comment: No objection

5/2016/3185 - Front bay window (retrospective) at 15 Mansdale Road, Redbourn, Hertfordshire, AL3 7DL
SADC Comment: DC3 Conditional Permission
RPC Comment: No objection

5/2016/3330 - Alterations to openings and insertion of rooflights to rear single storey projection at 3 Ben Austins Redbourn Hertfordshire AL3 7DR
SADC Comment: DC3 Conditional Permission
RPC Comment: No objection

5/2016/3380 - New conservatory with rooflights following demolition of existing conservatory at 21 Cumberland Drive Redbourn Hertfordshire AL3 7PG
SADC Comment: DC3 Conditional Permission
RPC Comment: No objection

5/2016/3398 - Single storey rear extension following demolition of existing conservatory, single storey front extension and alterations to openings at 20 Cavan Road, Redbourn, Hertfordshire, AL3 7BJ
SADC Comment: DC3 Conditional Permission
RPC Comment: No objection

5/2016/1424 - Listed Building consent - Formation of a new side door and repairs to existing garage (part retention) at Land to r/o The Bull PH 43 High Street Redbourn Hertfordshire AL3 7LW
SADC comment: Appeal Allowed

5/2016/3131 - Single storey side extension at 1 High Street Redbourn Hertfordshire AL3 7LE
SADC Comment: DC3 Conditional Permission
RPC Comment: None made

5/2016/3072 - New entrance lobby with ramped access and single storey rear extension at Redbourn Golf Club Luton Lane Redbourn Hertfordshire AL3 7QA
SADC Comment: DC3 Conditional Permission

5/2016/3441 - Scoping Opinion - Construction of up to 2,500 dwellings, including affordable housing, and 55 ha of employment land at Land to East of Hemel Hempstead Hemel Hempstead Road Redbourn Hertfordshire
SADC Comment: No objection
RPC Comment: Object to plan based on Policy 1 of 1994 Local Plan - no development on Green Belt

5/2017/3115 - Part first floor, part two storey side extension, single storey rear extension following removal of existing conservatory, single storey front extension, new opening to front elevation and painted render to all first floor elevations (resubmission following approval of 5/2017/1064) at 23 Lords Meadow, Redbourn, Hertfordshire, AL3 7BX
SADC comment: DC3 conditional permission
RPC comment: No objection

5/2017/2961 - Listed Building consent - Proposed door and window alterations and new canopy to rear at 83 High Street Redbourn Hertfordshire AL3 7LW
SADC comment: DC10 Listed Building Conditional Consent
RPC comment: No objection

10.2 APPLICATIONS REFUSED

5/2016/1968 - Loft conversion with rear dormer window at 34 Cumberland Drive Redbourn Hertfordshire AL3 7PG

SADC Comment: DC4 Refusal

RPC Comment: No objection

10.3 CERTIFICATE OF LAWFULNESS

5/2016/3614 - Certificate of Lawfulness (proposed) - Single storey rear extension at Longacre, Waterend Lane, Redbourn, Hertfordshire, AL3 7JZ

SADC have approved

5/2017/3549 - Certificate of Lawfulness (existing) - Use of land and buildings as a base for Dunworth Builders Ltd and storage of vehicles, materials and equipment at Orchard Farm 105 Dunstable Road, Redbourn, Hertfordshire, AL3 7PR

10.4 DISCHARGE OF CONDITIONS

None notified

10.5 APPLICATIONS WITHDRAWN

5/2016/2347 - Partial demolition of greenhouses, demolition of barn B and conversion of barns A and C to two dwellings and construction of four dwellings with associated amenity space, parking and landscaping at Land And Glasshouses At Scout Farm, 10 Dunstable Road, Redbourn

10.6 INVALID APPLICATION

None notified

10.7 APPEALS

None notified

10.8 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)

None notified

11 CORRESPONDENCE

None notified

12 FOR INFORMATON ONLY

None notified

13 TO DISCUSS THE STATE OF THE ROADS AT THE KANE HAULAGE SITE

14 ADVERTISING BOARDS IN THE HIGH STREET

15 MATTERS TO REPORT

For discussion only.

16 DATE, TIME AND PLACE OF NEXT MEETING

Tuesday, 7th February 2018 at 7.30pm, Conference Room, Parish Centre