

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday, 7th March 2017 at 7.30pm, in the Conference Room, Redbourn Parish Centre, The Park, Redbourn AL3 7LR

PRESENT: Cllrs I Caldwell, T Finnigan, D Mitchell, V Mead , D Bigham, C O'Donovan and I Hickmott

IN ATTENDANCE: Chris Kenny (Deputy Clerk)

1 APOLOGIES OF ABSENCE

Apologies were received from Cllr R Gray (family commitment), M Maynard (holiday)

2. MINUTES OF THE PREVIOUS MEETING

It was proposed, seconded and resolved that:

The minutes of the Planning Committee meeting held on 7th February 2017 were approved as a true record of the meeting.

3 NOTIFICATION OF OTHER BUSINESS

None notified

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

None notified

3.2 Other business for Consideration by the Meeting

4. DECLARATIONS OF INTEREST

Cllr Mead declared a personal, non-prejudicial interest as he 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

Resident relating to item 5/2017/0424

6. PLANNING APPLICATIONS

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

RPC Comment: no objection

5/2017/0406 - Listed Building consent - Repairs to single storey outbuilding at Dolittle Mill Cottage, St Albans Road, Redbourn, Hertfordshire, AL3 7AA
RPC Comment: No objection as long as materials used comply with conservation and listed building rules

5/2017/0424 - Erection of one, four bedroom semi-detached house with associated landscaping, hardstanding and parking following demolition of existing dwelling (resubmission following approval of planning permission 5/2014/0853 dated 23/09/2014 at 55 Hemel Hempstead Road, Redbourn, Hertfordshire, AL3 7NL

RPC Comment: The changes are not acceptable and the application should follow the conditions as per application number 5/2014/0853. This is in order to protect the street scene as per Policy 69, 72 and policy 72 with regarding to privacy and overlooking windows particularly Juliette balconies.

VM has called this application in along with TS

5/2017/0302 - Relocation of entrance door and construction entrance canopy, reconfiguration of car park, replacement car park bollards and lighting, replacement cycle shelter, installation of electric car charging point and alterations to landscaping at Waverley Vintners, Punch Bowl Park, Cherry Tree Lane, Hemel Hempstead, Hertfordshire, HP2 7EU

RPC Comment: no objection

5/2017/0451 - First floor front extension at 29 Ver Road, Redbourn, Hertfordshire, AL3 7PE

RPC Comment: no objection

5/2017/0236 - Single storey rear extension at 22 North Common, Redbourn, Hertfordshire, AL3 7BU

RPC Comment: no objection as long as complies with Policy 85 as it is in a conservation area.

7. TREE WORKS

TP/2017/0069 CA - 1 x Holly - Reduce to 2m at 21 Crown Street, Redbourn, AL3 7JX

The meeting noted that this work has already been done. Deputy Clerk to speak to Trees and Woodlands dept to clarify the procedure and time frames for tree works and it appears that a lot of the tree application work has been completed before we have had a chance to comment.

8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The Plans North meeting due to be held on Monday, 16th March 2016. Cllr Mead to attend as the coop application is being heard. Cllr Hickmott will attend on behalf of RPC.

9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

10.1 APPLICATIONS APPROVED

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

SADC Comment: DC3 Conditional permission

RPC Comment: No objection

5/2016/3780 - Garage conversion to provide habitable floorspace with alterations to ground floor opening to rear elevation and addition of rooflight to side elevation (resubmission

following invalid application 5/2016/1573) at 15 Miller Close, Redbourn, Hertfordshire, AL3 7BG

SADC Comment: DC3 conditional permission

RPC Comment: No objection

10.2 APPLICATIONS REFUSED

5/2017/0328 - Non Material Amendment - White render cladding in lieu of timber cladding, artificial slate roof covering in lieu of concrete tiles, grey coloured windows in lieu of white, front window to a larger size with glass juliet style balcony balustrade and front porch canopy at front door added to planning permission 5/2014/0853 dated 23/09/2014 for Erection of one, four bedroom semi-detached house with associated landscaping, hardstanding and parking following demolition of existing dwelling at 55 Hemel Hempstead Road Redbourn Hertfordshire AL3 7NL

SADC Comment: Non Material Amendment Refuse

10.3 Certificate of Lawfulness

5/2017/0450 - Certificate of Lawfulness (proposed) - Hip to gable loft conversion with rear dormer and front facing rooflights at 29 Ver Road, Redbourn, Hertfordshire, AL3 7PE

10.4 Discharge of Conditions (Approved and Proposed)

None notified

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

None notified

12. FOR INFORMATION ONLY

None notified

13. MATTERS TO REPORT

Tullochside – Cllr Finnigan reported to the meeting that SADC are compiling a report for their legal department which will include the recent planning application, the amount of caravans behind fencing on right hand side of the entrance and also the firework license.

Private, unadopted road – Cllr Mead clarified the position on private unadopted roads in terms of planning. Basically, planning applications are treated in the same way whether the property is in a private, unadopted road as if it were not.

Co-op - Cllr Mead confirmed that the application for the The Bull submitted by the Co-op are on Plans North agenda. The Planning Officer is recommending refusal based on the fact that the benefits to the community to do not outweigh the listing building concerns.

Duty to cooperate meeting – Cllr Mead informed the meeting that a Duty to cooperate meeting was being held on 10th March between SADC and Dacorum Borough Council. The Redbourn ward councilors have been invited to attend as observers. VM will give an update at the next planning meeting.

Crown Estate – Cllr Mitchell reported to the meeting that he and IC had attended the stakeholder meeting held by the Crown Estate where the spoke about the master plan.

14. DATE, TIME AND PLACE OF NEXT MEETING

The date of the next meeting is 4th April 2017, 7.30pm in Conference Room, Parish Centre.
The meeting closed at 8.49pm

Signed: Date: