

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday, 4th April 2017 at 7.30pm, in the Conference Room, Redbourn Parish Centre, The Park, Redbourn AL3 7LR

PRESENT: Cllrs R Gray (Vice Chair), T Finnigan, and D Bigham

IN ATTENDANCE: Chris Kenny (Deputy Clerk)

1 APOLOGIES OF ABSENCE

Apologies were received from Cllr I Caldwell (holiday), M Maynard (holiday), C O'Donovan (holiday), V Mead (health), D Mitchell (prior meeting) and I Hlckmott (prior engagement)

2. MINUTES OF THE PREVIOUS MEETING

It was proposed, seconded and resolved that:

The minutes of the Planning Committee meeting held on 7th March 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

None

6. PLANNING APPLICATIONS

5/2017/0551 - Single storey rear extension and new front porch following removal of garage door at 8 Church End, Redbourn, Hertfordshire, AL3 7DU

RPC Comment: Proposal appears acceptable in principle however concerns raised that the new porch should not be moved forward any further than the current garage door as it appears that this would be beyond the boundary of the property and encroach onto the Highway.

5/2017/0536 - First floor rear extension at 93 The Park, Redbourn, Hertfordshire, AL3 7LT
RPC Comment: no objection

5/2017/0613 - Single storey rear and two storey side extensions with roof lanterns and alterations to openings at 7 Church End, Redbourn, Hertfordshire, AL3 7DU
RPC Comment: No objection but ensure conservation rules are taken into consideration.

5/2017/0688 - Two storey rear extension with juliet balcony at Welham Croft, 18 Meadow View, Dunstable Road, Redbourn, Hertfordshire, AL3 7QQ
RPC Comment: No objection

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 rooflights to front at 34 Snatchup, Redbourn, Hertfordshire, AL3 7HB
RPC Comment: Objection based on Policy 69 in terms of context, scale and character.

5/2017/0711 - Alterations to opening and installation of rooflights at Nicholls Farm, Lybury Lane, Redbourn, Hertfordshire, AL3 7JH
RPC Comment: No objection

5/2017/0684 - Erection of stables, new timber fencing, timber gate and associated landscaping with driveway entrance for vehicular access following removal of existing out building at land to north of Scout Farm, 10 Dunstable Road, Redbourn, Hertfordshire
RPC Comment: Objection. RPC objects to any development on Green Belt, under Policy 1

5/2017/0702 - Single storey front extension with installation of pitched roof to garage and rooflights at 44 The Park, Redbourn, Hertfordshire, AL3 7LR
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
RPC Comment: No objection

5/2016/2845 - Proposal Outline planning application to include up to 600 dwellings (C3), land for primary school (D1), land for local centre uses (A1, A3, A4, A5, D1, D2), land for up to 7,500 square metres of employment uses (B1, B2, B8), landscaping, open space and play area
Land at Three Cherry Trees Lane and Cherry Tree Lane, Hemel Hempstead, Hertfordshire
RPC Comment: Objection as proposed development is on green belt, policy 1

7. TREE WORKS

TP/2017/0077 TPO1312 - Reduce crown by approx 2-7m, thin out 10 crossing branches. Carry out annual 'tip prune' of previous year's new growth. Reason - tree has outgrown location and causes shade at 7 Silk Mill Road, Redbourn, AL3 7GE

TP/2017/0092 TPO1295 - Reduce crown of Maple bordering 101 The Park. Remove 1 limb from nearby Sycamore. Both trees stand in area A1. Reason - encroachment into garden and shade at St Matthews Residential Care Home, Chequer Lane, AL3 7QG

8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The Plans North meeting due to be held on Monday, 10th April 2017. Cllr Bigham will attend to speak regarding 53 Hemel Hempstead Road, Redbourn

9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

10.1 APPLICATIONS APPROVED

5/2017/0120 - Single storey rear extension with installation of roof lantern at 4b Crown Street, Redbourn, Hertfordshire, AL3 7JX

SADC Comment: DC3 Conditional permission

RPC Comment: No objection

10.2 APPLICATIONS REFUSED

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

SADC Comment: DC12LB Listed Building Refusal

RPC Comment: No objection

10.3 Certificate of Lawfulness

5/2017/0616 - Certificate of Lawfulness (proposed) - Loft Conversion with rear dormer window at 69 Hilltop, Redbourn, Hertfordshire, AL3 7NX

10.4 Discharge of Conditions (Approved and Proposed)

5/2017/0518 - Discharge of Condition 3 (samples of materials) of planning permission

5/2016/3303 dated 19/01/2017 for Erection of new garden wall with timber gates and creation of crossover with one car parking space following demolition of existing wall at 28 West Common Redbourn Hertfordshire AL3 7DY

10.5 APPLICATIONS WITHDRAWN

5/2016/3727 - Discharge of Condition 5 (hard and soft landscaping works) of planning permission 5/2013/2450 dated 05/11/2013 for the Change of use of existing barn from Class B2 (general industrial) to Class C3 (residential) to create one four bedroom dwelling with associated landscaping and parking following demolition of existing single storey rear extension at The Barn Nicholls Farm, Lybury Lane, Redbourn, Hertfordshire

10.6 Invalid Application

None notified

10.7 APPEALS

None notified

10.8 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)

None notified

11. St Albans District Council to protect key businesses turning into flats and houses
Cllr Finnigan brought attention to an article explaining that SADC want to enable Article 4 Directions meaning owners in nine designated areas will no longer have permitted development rights to convert business premises into homes. It will mean that owners will have to apply for planning permission for conversions.

12. CORRESPONDENCE
None

13. FOR INFORMATION ONLY
None notified

14. MATTERS TO REPORT
None

15. DATE, TIME AND PLACE OF NEXT MEETING

The date of the next meeting is 9th May 2017, 7.30pm in Conference Room, Parish Centre.
The meeting closed at 8.40pm

Signed: Date: