

REDBOURN PARISH COUNCIL

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

PRESENT: Cllrs I Caldwell (Chair), T Finnigan, D Bigham, I Hickmott

IN ATTENDANCE: Chris Kenny - Deputy Clerk

1 APOLOGIES OF ABSENCE

Apologies were received from Cllr C O'Donovan (holiday) and D Mitchell (prior meeting).
Absent were Cllr V Mead and R Grey

2. MINUTES OF THE PREVIOUS MEETING

It was proposed, seconded and resolved that:

The minutes of the Planning Committee meeting held on 10th October 2017 were approved as a true record of the meeting.

3 NOTIFICATION OF OTHER BUSINESS

None notified

3.1 Other business for Consideration by the Meeting

Co-op – Cllr Caldwell

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.

5. OPEN SESSION FOR THE PUBLIC

None

6. PLANNING APPLICATIONS

5/2017/2749 - Listed Building consent - Alterations and removal of internal walls to extend kitchen area and replacement door to north west elevation at 1 Beech Hyde Cottage, Hogg End Lane, St Albans, Hertfordshire, AL3 6RF

RPC comment: no objection

5/2017/2781 - Alterations to roof from flat to pitched to single storey extension at 17 Blackhorse Lane, Redbourn, AL3 7EP

RPC comment: no objection

5/2017/2589 - Change of use of land to residential garden, new garage and gym following removal of existing garage, associated landscaping including relocation of existing boundary wall at Darley Hall, 9 Meadow View, Dunstable Road, Redbourn, Hertfordshire, AL3 7QQ

RPC comment: no objection

5/2017/2972 - Amendment to planning permission 5/2017/1164 dated 30/06/2017 for Part first floor, part two storey side and single storey front and rear extensions and loft conversion with rear dormer window at 7 Crouch Hall Gardens, Redbourn, Hertfordshire, AL3 7EL

RPC comment: no objection

5/2017/3004 - Single storey rear and side extension, front porch extension, alterations to openings and installation of rooflights at 10 Brache Close, Redbourn, AL3 7HX

RPC comment: no objection

7. TREE WORKS

TP/2017/0544 CA - 1 x Cherry Tree - Reduce crown by 50% at Beesnest Cottage, North Common, Redbourn, AL3 7DB

8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The Plans North meeting due to be held on Monday, 13th November 2017.

It was noted that whilst District Councillors attend Plans North meetings when Redbourn issues are on the agenda, it would be beneficial to have feedback on current policy interpretation and trends.

9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

10.1 APPLICATIONS APPROVED

5/2017/1914 - Change of use from a language school to Class B1 (offices) at Former Whitehill Estate School Of English Dunstable Road Redbourn Hertfordshire AL3 8EY

SADC comment: DC3 Conditional Permission

RPC comment: None made

5/2017/2345 - Single storey rear and two storey side extensions with roof lanterns and alterations to openings (resubmission following approval of 5/2017/0613 dated 09/06/2017) at 7 Church End, Redbourn, Hertfordshire, AL3 7DU

SADC comment: DC3 conditional permission

RPC comment: no comment made on resubmission

10.2 APPLICATIONS REFUSED

None notified

10.3 Certificate of Lawfulness

5/2017/2739 - Certificate of Lawfulness (existing) - Use as a dwellinghouse being occupied in breach of an imposed planning condition restricting occupation to persons employed or previously employed in agriculture at Normead Lybury Lane Redbourn Hertfordshire AL3 7JJ

5/2017/2935 - Certificate of Lawfulness (proposed) - Hip to gable roof extension and a rear dormer roof extension at 17 Bettespole Meadows Redbourn Hertfordshire AL3 7EN

5/2017/2709 - Certificate of Lawfulness (Proposed) - A small brick base for greenhouse at Redbournbury Mill Cottage, Redbournbury Lane, Redbourn, Hertfordshire, AL3 6RS

10.4 Discharge of Conditions (Approved and Proposed)

None notified

10.5 APPLICATIONS WITHDRAWN

5/2017/2425 -Construction of new dwelling with associated landscaping following demolition of existing semi-detached dwellings at 1 & 2 Kettlewells Farm Cottages Hogg End Lane St Albans Hertfordshire AL3 6RG

10.6 Invalid Application

None notified

10.7 APPEALS

None notified

10.8 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)

None notified

11. NEW APPLICATION AT REDBOURN FIRE AND AMBULANCE STATION

Councillors looked at HCC's proposals to relocate the Library from its current location on Lamb Lane to the fire station. Cllr Caldwell explained that the current library building had come to the end of its life. HCC own the fire station so feel it is good use of land and can co-exist. It is proposed that the sale of the Lamb Lane site with planning permission for houses will fund the works at the fire station.

Councillors were all in favour of the proposals although were concerned that the zebra crossing in the proposals should be upgraded to a pelican crossing due to its position on the bend of Harpenden Lane. The meeting was pleased to note that the relocation of the flower planters currently owned by Redbourn In Bloom have been factored into the landscaping designs.

Whilst the committee support the sale of land for housing in order to fund the new library, the committee would strongly recommend that any new type of dwellings should be consistent with our proposed neighbourhood plan as this is based on local need. There is currently a requirement for more 2 bed dwellings. They should be of a cottage style and reflect the housing style in the existing area.

12. REGULATION 14 HARPENDEN NEIGHBOURHOOD PLAN

Harpenden NHP was discussed and Cllr Hickmott summarised the plan for the meeting.

It was proposed, seconded and resolved:

***Planning committee would recommend to Full Council the following response:
We are supportive of the Harpenden's view that if green belt is developed on, the correct infrastructure should be in place. It was also noted that Harpenden's NHP provides for development of 128 houses with a population of 30,000 in comparison to Redbourn's proposed 144 houses for population of approx. 5,400***

13 CORRESPONDENCE

None notified

14. FOR INFORMATION ONLY

None notified

15 MATTERS TO REPORT

Cllr Caldwell updated the meeting that he had had a response from the Coop to say that the new coop will open at the end of 2018

16. DATE, TIME AND PLACE OF NEXT MEETING

The date of the next meeting is 5th December 2017, 7.30pm in Conference Room, Parish Centre.

The meeting closed at 8.58pm

Signed: Date: