

## REDBOURN PARISH COUNCIL

**Minutes of Planning Committee held on Tuesday, 16<sup>th</sup> January 2018 at 7.30pm, in the Conference Room, Redbourn Parish Centre, The Park, Redbourn AL3 7LR**

**PRESENT:** Cllrs I Caldwell (Chair) R Grey (V Chair) T Finnigan, D Bigham, I Hickmott, D Mitchell

**IN ATTENDANCE:** Chris Kenny - Deputy Clerk (DC)

### 1 APOLOGIES OF ABSENCE

Apologies were received from Cllr C O'Donovan (prior meeting)

### 2. MINUTES OF THE PREVIOUS MEETING

It was proposed, seconded and resolved that:

*The minutes of the Planning Committee meeting held on 5<sup>th</sup> December 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

### 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

**5/2017/3423** - Single storey side extension with front canopy, replacement bay windows, installation of vertical flue pipe, rooflight and sun tunnels, alterations to openings, landscaping works and demolition of existing garage and chimney at 20 Aysgarth Road, Redbourn, AL3 7PJ

**RPC comment:** No objection

**5/2017/3218** - Redevelopment of existing library to create one, two bedroom dwelling, detached double garage with habitable room over and associated parking and landscaping at Redbourn Library, Lamb Lane, Redbourn, Hertfordshire, AL3 7BS

**RPC comment:** Objection based on Policy 70. Feel proposal is not in keeping with the street scene in this conversation area.

**5/2017/3254** - Rear rooflight at 74 High Street, Redbourn, Hertfordshire, AL3 7LN

**RPC comment:** No objection

**5/2017/3284** - Listed Building Consent - Rear rooflight at 74 High Street, Redbourn, Hertfordshire, AL3 7LN

**RPC comment:** No objection provided the work complies with listed buildings/conservation regulations.

**5/2017/3451** - Demolition of conservatory and part rear projection, construction of single storey rear extension with rooflights, partial garage conversion, render to first floor front and side elevations and alterations to openings at 52 Harpenden Lane, Redbourn, Hertfordshire, AL3 7PB

**RPC comment:** No objection

**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

**RPC comment:** No comment made as outside of Redbourn Parish

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

**RPC comment:** No objection

**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

**RPC comment:** No objection provided the work complies with listed buildings/conservation regulations.

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

**RPC comment:** No objection

## **7. TREE WORKS**

**TP/2017/0628 CA** - Fell Pine and Sycamore adjoining boundary with 3 Bull Cottage at The George Inn, 37 High Street, Redbourn, AL3 7LW

## **8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH**

The Plans North meeting due to be held on Monday, 22<sup>nd</sup> January 2018. Cllr Mead will be attending although no items relating to Redbourn on the agenda.

## **9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL**

None notified

## **10.1 APPLICATIONS APPROVED**

**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 Cottages, Hogg End Lane, St Albans, Hertfordshire, AL3 6RF

**SADC comment:** DC10 Listed Building Conditional Consent

**RPC comment:** No objection

**5/2017/2781** - Alterations to roof from flat to pitched to single storey extension at 17 Blackhorse Lane Redbourn Hertfordshire AL3 7EP  
**SADC comment:** DC3 conditional permission  
**RPC comment:** No objection

**5/2017/2896** - Proposed hardardous substances consent for fuel storage at BPA Buncefield Terminal Green Lane Hemel Hempstead Hertfordshire HP2 7HZ  
**SADC comment:** No objection  
**RPC comment:** objection - RPC to write to HSE drawing their attention to the consultation zones being out of date and explaining the proposed change of use

**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  
**SADC comment:** DC3 Conditional Permission  
**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, Hertfordshire, AL3 7HX  
**SADC comment:** DC3 Conditional Permission  
**RPC comment:** No objection

**5/2017/2725** - Certificate of Lawfulness (proposed) - To install five pieces of outdoor gym equipment on 18m2 of safamat surfacing with a mesh underlay next to the existing playground and a football goal post at the top of the field at Flamsteadbury Lane Play Area, Flamsteadbury Lane, Redbourn, Hertfordshire  
**SADC comment:** Certificate of Lawfulness Approved

**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  
**SADC comment:** Certificate of Lawfulness Approved

**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  
**SADC comment:** Certificate of Lawfulness Approved

## **10.2 APPLICATIONS REFUSED**

None notified

## **10.3 Certificate of Lawfulness**

**5/2017/3457** - Certificate of Lawfulness (proposed) - Proposed garage and storage building in rear garden at The Barn Nicholls Farm, Lybury Lane, Redbourn, Hertfordshire, AL3 7JH

#### **10.4 Discharge of Conditions (Approved and Proposed)**

None notified

#### **10.5 APPLICATIONS WITHDRAWN**

**5/2017/3049** - Two storey rear extension, single storey front extension and alterations to side window at 12 Silk Mill Road, Redbourn, Hertfordshire, AL3 7GE

**5/2017/2289** - Single storey cabin with rooflights and alterations to landscaping at Ver House 23-25 High Street, Redbourn, Hertfordshire, AL3 7LE

**5/2017/2354** - Listed Building consent - Single storey cabin with rooflights and alterations to landscaping at Ver House 23-25 High Street, Redbourn, Hertfordshire, AL3 7LE

#### **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 TO DISCUSS THE CONDITION OF THE ROAD BY KANE HAULAGE SITE**

This item was first raised at the Highways meeting in November where it was decided to pass the matter of the state of the roads at the entrance to this site to the Planning Committee for discussion.

Due to the nature of the vehicles using this unmade road, it has caused damage to the High Street. The whole area is extremely muddy and needs cleaning. SADC are responsible for the cleaning of streets so the meeting felt we should contact them to arrange for this road to be cleaned.

**ACTION:** DC to contact SADC requesting this area be cleaned and include photos. IC to take some photographs and send to DC.

#### **13 FOR INFORMATION ONLY**

None notified

#### **14 MATTERS TO REPORT**

Library relocation – Cllr Mead updated the meeting on the relocation of the library to the Fire station proposal. It is proposed that there will be two crossings rather than the original one that was planned. This will be a pelican crossing and a zebra crossing although no confirmation of the location.

Crown Estate – Cllr Mitchell informed the meeting that Crown Estate are holding a meeting on 23<sup>rd</sup> January. He will be attending but asked if anyone would like to attend who has experience with neighbourhood plan. Cllr Finnigan said she would try to attend but if she was unable to, Cllr

Hickmott would be on standby. Cllr Mitchell was not sure of the context of the meeting but felt that they might be responding to our Neighbourhood Plan consultation.

Cllr Finnigan reported that the planning application at 49 East Common had gone to appeal and that the Secretary of State agreed with SADC's decision to object to the proposal.

**15. DATE, TIME AND PLACE OF NEXT MEETING**

The date of the next meeting is 13<sup>th</sup> February 2018, 7.30pm in Conference Room, Parish Centre.

The meeting closed at 8.36pm

Signed: ..... Date: .....