

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday, 25th September 2018 at 7.30pm, in the Conference Room, Redbourn Parish Centre, The Park, Redbourn AL3 7LR

PRESENT: Cllrs R Gray (V Chair), T Finnigan, V Mead and I Hickmott

IN ATTENDANCE: Chris Kenny – Clerk

1 APOLOGIES OF ABSENCE

Apologies were received from Cllr I Caldwell (health) D Bigham (hols) C O'Donovan (hols) and D Mitchell (family)

2. MINUTES OF THE PREVIOUS MEETING

It was proposed, seconded and resolved that:

The minutes of the Planning Committee meeting held on 28th August 2018 were approved as a true record of the meeting subject to adding a missed application number.

3 NOTIFICATION OF OTHER BUSINESS

None notified

3.1 Other business for Consideration by the Meeting

None notified

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

5/2018/2005 - Rear conservatory at Ivy Cottage, 46 Harpenden Lane, Redbourn, AL3 7PB
RPC Comment: No objection

5/2018/2119 - Demolition of existing and erection of replacement garage at 49 East Common, Redbourn, AL3 7NQ
RPC comment: Object based on Policy 72 (i) and (5) scale and character and effect on adjoining property.

5/2018/2023 - Painting of elevations at 44 East Common, Redbourn, AL3 7NQ

RPC comment: No objection

5/2018/2395 - Single storey front and rear extensions and two storey side extension following demolition of existing conservatory and attached garages at 30 Mansdale Road, Redbourn, AL3 7DW

RPC comment: no objection

5/2018/2398 - Part single, part two storey rear extension with juliette balcony, roof lantern, new openings and rendering following demolition of existing rear outbuildings at 83 Hemel Hempstead Road, Redbourn, Hertfordshire, AL3 7NN

RPC comment: no objection

5/2018/2153 - Listed Building consent - Display of one non-illuminated hoarding sign at Chequers Inn, St Albans Road, Redbourn, Hertfordshire AL3 7AD

RPC comment: From planning point of view do not object to the positioning of the sign. However, we have concerns over the change of the main entrance access. If it changes to the front of the building, we feel that there is a very real health and safety issue with regards to the close proximity of the entrance to the main A5183.

5/2018/2152 - Advertisement Consent - Display of one non illuminated hoarding sign at Chequers Inn, St Albans Road, Redbourn, Hertfordshire AL3 7AD

RPC comment: From planning point of view do not object to the positioning of the sign. However, we have concerns over the change of the main entrance access. If it changes to the front of the building, we feel that there is a very real health and safety issue with regards to the close proximity of the entrance to the main A5183

5/2018/2336 - Two storey side and single storey rear extensions following demolition of existing rear projection to create an additional three-bedroom dwelling, new bin store, vehicle crossovers and associated landscaping and parking (resubmission following withdrawal) at 20 Tassell Hall, Redbourn, AL3 7JD

RPC comment: No objection

5/2018/2377 - Conversion of detached garage to garden room and office including raising of roof and addition of side dormer windows at The Lodge, 53 East Common, Redbourn, AL3 7NQ

RPC comment: No objection

7. TREE WORKS

TP/2018/0463 CA - 35 year old Ash Tree in rear garden. Reduce back to previous pruning points as per previously approved and enacted planning application TP/2016/0023. Need because of excessive shading over rest of garden

RPC Comment: No objection

8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The Plans North meeting due to be held on Monday, 1st October 2018. There are no applications specific to Redbourn on the agenda

9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

10.1 APPLICATIONS APPROVED

5/2018/1622 - New front porch, single storey front, side and rear extensions, replacement roof and raising of ridge height to incorporate first floor habitable accommodation with front and rear dormer windows and rooflights following demolition of detached garage at 15 Blackhorse Lane Redbourn Hertfordshire AL3 7EP

SADC comment: DC3 Conditional permission

RPC comment: No objection

5/2018/1487 - Two storey side extension with integral garage and front and rear dormer windows at 47 Church End, Redbourn, Hertfordshire, AL3 7DU

SADC comment: DC3 conditional permission

RPC comment: No objection

5/2018/1921 - Two storey side extension and removal of chimney stack at Langley Croft 14 Meadow View Dunstable Road Hertfordshire Redbourn AL3 7QQ

SADC comment: DC3 conditional permission

RPC comment: No objection

10.2 APPLICATIONS REFUSED

5/2018/1426 -Part single, part first floor rear extensions, loft conversion with rear dormer window, rooflights, timber lean to on side elevation and alterations to openings at 5 Long Cutt Redbourn Hertfordshire AL3 7EX

SADC comment: DC4 Refusal

RPC comment: Objection as it contravenes Policy 72 (i) and (v)

5/2018/1790 - Change of use of redundant poultry sheds to Class B1 (light industrial) and B8 (storage and distribution) - part retrospective - and formation of new access from Little Revel Road (resubmission of 5/2016/1978 following determination of appeal, dismissed following non-determination) at North Barn Hemel Hempstead Road Redbourn Hertfordshire AL3 7AJ

SADC comment: DC4 Refusal

RPC comment: Objection based on policy 1, green belt as feel that the road contravenes this policy.

10.3 CERTIFICATE OF LAWFULNESS

None notified

10.4 DISCHARGE OF CONDITIONS (Approved and Proposed)

5/2018/2140 - Discharge of Condition 8 (sample of materials) of Listed Building consent 5/2017/2683 dated 23/11/2017 for Conversion of brick barn to form one residential unit and associated building works at Store to the rear of 82 High Street Redbourn Hertfordshire AL3 7BD

5/2018/2214 - Discharge of Conditions 3 (written scheme of architectural work) and 4 (written scheme of investigation for building recording & analysis) of Listed Building consent 5/2017/1395 dated 15/08/17 - Single storey rear extension incorporating replacement roof to existing rear extension, single storey infill extension, new front and side signage, general internal strip out and refitting works, alterations to openings, 2.75m high brick wall and gate to rear service yard containing associated plant and freezer units and new car park layout following demolition of rear outbuilding, side entrance porches at The Bull PH 43 High Street Redbourn Hertfordshire AL3 7LW

10.5 APPLICATIONS WITHDRAWN

5/2018/1726 - Installation of new internal extraction system and associated flue at 50 High Street, Redbourn, Hertfordshire, AL3 7LN

5/2018/1817 - Listed Building consent - Single storey rear extension with rooflights and alterations to openings at 44 Church End, Redbourn, Hertfordshire, AL3 7DU

10.6 INVALID APPLICATIONS

None notified

10.7 APPEALS

None notified

10.8 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)

None notified

11 CORRESPONDENCE

Clerk informed the meeting that she had received some correspondence from two separate residents expressing their concerns with building work that was being carried out on Tullochside without, it appears, the correct building consent. Cllr Finnigan said she would take this up with her contact at SADC. The Clerk to send an acknowledgement to the residents.

12 FOR INFORMATION ONLY

None notified

13 MATTERS TO REPORT

None notified

14. DATE, TIME AND PLACE OF NEXT MEETING

The date of the next meeting is 23rd October 2018, 7.30pm in Conference Room, Parish Centre.

The meeting closed at 8.40pm

Signed: Date: