

REDBOURN PARISH COUNCIL

Redbourn Parish Centre, The Park,
Redbourn, Hertfordshire, AL3 7LR
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3rd February 2021

Councillors: T Finnigan, R Gray, D Mitchell, V Mead, M Maynard, C O'Donovan and D Bigham

You are hereby summoned to attend a meeting of the Planning Committee on **Tuesday, 9th February 2021, 7.30pm, Via Zoom**. This meeting will be conducted remotely and if you wish to attend, please contact the Deputy Clerk on 01582 794832.

A handwritten signature in blue ink, appearing to read "Vicky Kidd".

VICKY KIDD
Deputy Clerk Redbourn Parish Council

A G E N D A

1. **APOLOGIES FOR ABSENCE**

2. **MINUTES OF THE PREVIOUS MEETING**

3. **NOTIFICATION OF OTHER BUSINESS**

- 3.1 **Planning and Tree work Applications received after publication of the Agenda**
Members of the public wishing to know details of late planning and tree work applications to be considered at this meeting should contact the Parish Clerk before 12.00 noon on the day of the meeting.

- 3.2 **Other urgent business for consideration at the meeting**
Members are invited to notify the Chairman of other urgent business that they wish to be discussed at the end of business. In so doing, the Members concerned must state the special circumstances that they consider justify the matter being raised.

4. **DECLARATIONS OF INTEREST**

Members are reminded to make any declarations of disclosable pecuniary and/or personal interests that they may have in relation to items on the Agenda. You should declare at this part of the meeting or when it becomes apparent your interest by stating:

- A The item you have the interest in
- B Whether it is a disclosable pecuniary interest and the nature of the interest, whereupon you will not participate in the discussion or vote on that matter, unless dispensation has been requested and granted
- C Whether it is a personal interest and the nature of the interest

Members are also reminded of their obligation to report any amendment to their Register of Interests to the Clerk as soon as it becomes apparent.

Cllr Mitchell – Member of Plans North in capacity of District Councillor.

5. **OPEN SESSION FOR THE PUBLIC**

None.

6. **PLANNING APPLICATIONS CALLED IN/ TO BE CALLED IN**

None.

7. **PLANNING APPLICATIONS**

5/2020/2666 - Replacement of existing wooden fences with brick walls of the same height. Erection of single-storey rear extension to increase kitchen area. Update to planning permission 5/2014/2671 dated 07/11/2014 to increase garage / garden office length by 25mm & width in garden by 685mm at 74 High Street Redbourn Hertfordshire AL3 7LN

5/2020/2985 - Listed Building consent - Replacement of existing wooden fences with brick walls of the same height. Erection of single storey rear extension to increase kitchen area. Update to Listed building consent 5/2014/1837 dated 17/11/2014 to increase garage / garden office length by 25mm & width in garden by 685mm at 74 High Street Redbourn Hertfordshire AL3 7LN

5/2020/2302 - Construction of three bedroom dwelling and detached double garage and store following demolition of existing dwelling and structures on site at Woodring Aubrey Lane Redbourn Hertfordshire AL3 7AN

5/2021/0201 - Listed Building consent - Change of use and conversion of barns to Class C1 (hotels) to create seven holiday lettings apartments and associated external works, parking and landscaping at Beaumont Hall Redbourn Road St Albans Hertfordshire AL3 6RN

5/2020/2789 - Change of use and conversion of barns to Class C1 (hotels) to create seven holiday lettings apartments and associated external works, parking and landscaping at Beaumont Hall Redbourn Road St Albans Hertfordshire AL3 6RN

5/2020/3153 - Two storey side extension and single storey rear extension, alterations to openings at 35 Dunstable Road Redbourn Hertfordshire AL3 7PH

5/2020/2788 - Demolition of existing sales building and removal of existing canopy link to forecourt and LPG tank compound. Construction of new sales building with ATM machine, new bin store and provision of electric vehicle charging points with new electrical compound. Associated parking and landscaping including retaining wall and installation of bollards at Shell Redbourn St Albans Road Redbourn Hertfordshire AL3 7AD

5/2020/3161 - Demolition of conservatory and construction of two storey side extension and part single, part two storey rear extension at 19 Snatchup Redbourn Hertfordshire AL3 7HD

5/2020/2835 - Change of use from Class B2 (general industrial) of land to ancillary residential (Use Class C3), retention of swimming pool and associated landscaping, shed containing pool plant and raised timber deck. (Retrospective) at The Barn Nicholls Farm Lybury Lane Redbourn Hertfordshire AL3 7JH

8. TREE APPLICATIONS

None notified.

9. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The next meeting of Plans North is on Monday 1st March 2021 at 7pm

10. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified.

11. APPLICATIONS APPROVED

5/2020/1930 - One detached and two semi-detached four bedroom dwellings with associated landscaping and parking following demolition of existing dwelling at 23 Crouch Hall Lane Redbourn Hertfordshire AL3 7EQ

SADC Decision: DC3 Conditional Permission

RPC Comment: Objection based on policies 69 & 70 of the Local Plan

5/2020/2186 - Detached single storey building to create an isolation admission suite consisting of four bedrooms with ensuites, two lounge/diners, kitchens, laundry and hardstanding and parking (additional information for trees) at St Matthews Residential Care Home Chequer Lane Redbourn Hertfordshire AL3 7QG

SADC Decision: DC3 Conditional Permission

RPC Comment: No Objection

5/2020/2625 - Single storey front extension, single storey rear/side extension, alteration to openings, replacement windows and doors, hard and soft landscaping (resubmission following approval of 5/2020/0133 dated 16/03/2020) at 21 West Common Redbourn Hertfordshire AL3 7DF

SADC Decision: DC3 Conditional Permission

RPC Comment: No objection

11.1 APPLICATIONS REFUSED

None notified.

11.2 CERTIFICATE OF LAWFULNESS

None notified.

11.3 DISCHARGE OF CONDITIONS

5/2020/2779 - Discharge of Condition 3 (sample of materials) 7, (landscape design proposal) and 23 (access to check to barn) of planning permission 5/2018/1334 dated 28/02/2019 for Restoration and conversion of existing barns to provide one, four bedroom and one, three bedroom dwelling, and construction of three terraced houses comprising one, three bedroom and two, four bedroom dwellings with associated car parking and landscaping at Scout Farm 10 Dunstable Road Redbourn Hertfordshire AL3 7PQ

Decision: Discharge of Condition – Partial

5/2020/3110 - Non Material Amendment - Amendment to the wording of Condition 14 (surface water drainage strategy) to enable a partial discharge of condition 14 on a catchment approach basis of planning permission 5/2016/2845 dated 30/04/2019 for 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 areas, associated infrastructure, drainage and ancillary works, new roundabout access off Three Cherry Trees Lane, new priority junction off Three Cherry Trees Lane, new vehicular access to Spencer's Park Phase 1 and an emergency access to the employment land off Cherry Tree Lane. Detailed approval is sought for access arrangements only, with all other matters reserved (Cross boundary application falling within Dacorum Borough Council and St Albans City and District Council administrative areas) at Land between three Cherry Trees Lane and Cherry Trees Lane Hemel Hempstead Hertfordshire

Decision: Non Material Amendment Approve

11.4 APPLICATIONS WITHDRAWN

5/2020/1900 - Construction of four, one bedroom flats with new access and associated landscaping works at Land to the rear of 20 and 20a Tassell Hall Redbourn Hertfordshire AL3 7JD

11.5 INVALID APPLICATIONS

5/2020/2761 - Certificate of Lawfulness (existing) - Removal of legacy stud work from the first floor front facing elevation and use insulated block/brick materials to replace finished with a white/cream painted render at 1 Coopers Meadow Redbourn Hertfordshire AL3 7EY

11.6 APPEALS

None notified.

11.7 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)

None notified.

12. CORRESPONDENCE

None

13. **HIGH STREET WORKING PARTY**

14. **SCOUT FARM**

15. **NEIGHBOURHOOD PLAN**

16. **MATTERS TO REPORT**

17. **DATE, TIME AND PLACE OF NEXT MEETING**
Tuesday 2nd March 2021, 7.30pm via Zoom