

# REDBOURN PARISH COUNCIL

Redbourn Parish Centre, The Park,  
Redbourn, Hertfordshire, AL3 7LR  
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28<sup>th</sup> April 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, 4<sup>th</sup> May 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

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## 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**

Mr Michael Jerrams to talk about **5/2021/0565**

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

None.

#### 7. **PLANNING APPLICATIONS**

**5/2021/0363** - Listed Building Consent - Internal and external alterations and repairs and replacement fencing and gate at 35 Church End Redbourn Hertfordshire AL3 7DU

**5/2021/0565** - Construction of two bedroom detached bungalow at Land Rear of 44a, 44b & 44c Lybury Lane Redbourn Hertfordshire

**5/2021/0911** - Single storey side and rear extension with lantern light and rooflights at 16 Bettespole Meadows Redbourn Hertfordshire AL3 7EW

**5/2021/0915** - Demolition of conservatory and erection of part single, part two storey rear extension, alteration to openings, relocation of solar panels from dwelling to detached garage roof, partial garage conversion and addition of air source heat pump to front elevation at Copper Beeches Waterend Lane Redbourn Hertfordshire AL3 7JZ

**5/2021/0941** - New garden room following demolition of existing garage at 44 East Common Redbourn Hertfordshire AL3 7NQ

**5/2021/0767** - Single storey rear extension to replace conservatory, new roof over existing rear projection, alterations to openings at 17 Lybury Lane Redbourn Hertfordshire AL3 7HP

**5/2021/0945** - Single storey rear extension with rooflights, extension to existing loft space and rear dormer window, demolition of existing shed and alterations to openings at 64 Harpenden Lane Redbourn Hertfordshire AL3 7PB

**5/2021/0973** - Replacement of windows at 21 West Common Redbourn Hertfordshire AL3 7DF

**5/2021/1203** - Notice of an application to satisfy planning obligations, namely Schedule 16 Clauses 2 and 3 (Phasing Plan and Individual Phasing Plan) , of S106 agreement dated 24/04/2019 relating to 5/2016/2845 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 on land at Three Cherry Trees Lane and Cherry Tree Lane Hemel Hempstead Hertfordshire at Spencer Park And Land To East Of Hemel Hempstead Hemel Hempstead Road Redbourn Hertfordshire

**8. TREE APPLICATIONS**

**TP/2021/0221 TPO 1312 - 4 trees- TPO 1312** (G4 2x London Plane & 2x Lime) need crown reduction of approx 50% to make them safe. Branches are hanging and dropping over the road and pavement. Fear for safety to neighbouring properties due to tree sizes and falling branches. Light and view obscuring at 5 Chequer Lane Redbourn Hertfordshire AL3 7NH

**TP/2021/0207 TPO 1617** - Oak T1 in rear garden - thin crown by 40% and reduce in height, shorten back side laterals and crown lift by 1.5m Light is being blocked to our house and neighbours behind us. Close proximity to our house and neighbours lift crown especially our garden side as hangs lower than opposite side.

**9. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH**

The next meeting of Plans North is on Wednesday 12<sup>th</sup> May 2021 at 7pm

**10. REPORTS FROM SADC PLANNING AND BUILDING CONTROL**

None notified.

**11. APPLICATIONS APPROVED**

**5/2021/0060** - Conversion of garage into a habitable space, erection of part single storey front extension and installation of three front roof lights at 9 Lybury Lane Redbourn Hertfordshire AL3 7DE

**SADC Decision:** DC3 Conditional Permission

**RPC Comments:** No Objection

**5/2021/0136** - Conversion of existing garage to habitable room with single storey side extension, erection of timber fence to front of carport and replacement front windows at 92 The Park Redbourn Hertfordshire AL3 7LT

**SADC Decision:** DC3 Conditional Permission

**RPC Comment:** No Objection

**5/2021/0146** - Single storey side extension with rooflights and garage conversion at 9 Down Edge Redbourn Hertfordshire AL3 7JP

**SADC Decision:** DC3 Conditional Permission

**RPC Comment:** No Objection

**5/2021/0198** - Single storey side and rear extension following demolition of existing single storey garage to include part kitchen extension, part self-contained accommodation at 4 Linden Road Redbourn Hertfordshire AL3 7PL

**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

**5/2021/0304** - Discharge of Condition 11b (lighting) of Listed Building consent 5/2019/0847 dated 11/03/2020 for Single storey rear extension incorporating replacement roof to existing rear extension, single storey infill canopy, new signage, general internal strip out and refitting works, alterations to openings, associated plant and freezer units and new car park layout (amendment to Listed Building consent 52017/1392 dated 15/08/2017 for Single storey rear extension incorporating replacement roof to existing rear extension, single storey infill extension, new front and side signage, general internal stripout 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

**Decision:** Discharge of Condition – Partial

**5/2021/0311** - Discharge of Condition 12 a (service routes) of Listed Building consent 5/2019/0847 dated 11/03/2020 for Single storey rear extension incorporating replacement roof to existing rear extension, single storey infill canopy, new signage, general internal strip out and refitting works, alterations to openings, associated plant and freezer units and new car park layout (amendment to Listed Building consent 52017/1392 dated 15/08/2017 for Single storey rear extension incorporating replacement roof to existing rear extension, single storey infill extension, new front and side signage, general internal stripout 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

**Decision:** Discharge of Condition – Refused

**5/2021/0411** - Change of use from Class E (g) (business) to Class B2 (car repair) at 6 Redbourn Industrial Estate High Street Redbourn Hertfordshire AL3 7LG

**Decision:** DC3 Conditional Permission

**5/2021/0567** - Discharge of Condition 3 (hard and soft landscaping) of planning permission 5/2020/2514 dated 11/02/2021 for Variation of Condition 2 (approved plans) to allow for the creation of parking bays to the rear unit 1 and access to rear gardens to units 1 and 2 via gated access of planning permission 5/2019/0548 dated 01/05/2019 for Demolition of bungalow and construction of 3 dwellings and detached double garage, new access, associated landscape and parking. at 44 Lybury Lane Redbourn Hertfordshire AL3 7HY

**Decision:** Discharge of Condition – Approved

**5/2020/2551** - Variation of Condition 2 to allow enlargement to ground floor rear back addition to match the depth of adjoining property, alteration of external materials to part brick, part render and addition of windows to side elevation of planning permission 5/2019/2433 dated 13/12/2019 for Construction of attached three bedroom dwelling with associated parking and access at 38 Tassell Hall Redbourn Hertfordshire AL3 7JE

**Decision:** DC3 Conditional Permission

**5/2021/0470** - Discharge of Conditions 13 (external lighting) and 27 (fire hydrants) 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 Land To North Of Scout Farm 10 Dunstable Road Redbourn Hertfordshire

**Decision:** Discharge of Condition - Approved

**5/2021/0508** - First floor side and rear extensions with rebuilding of single storey rear extension, single storey front infill extension and alterations to openings at 39 Crown Street Redbourn Hertfordshire AL3 7PF

**Decision:** DC3 Conditional Permission

**11.4 APPLICATIONS WITHDRAWN**

None notified.

**11.5 INVALID APPLICATIONS**

None notified.

**11.6 APPEALS**

None notified.

**11.7 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)**

None notified.

**12. CORRESPONDENCE**

None

**13. ELECTRONIC COMMUNICATIONS INFRASTRUCTURE**

Would Councillors like to respond to the consultation.

**14. NEIGHBOURHOOD PLAN**

**15. MATTERS TO REPORT**

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

Tuesday 25<sup>th</sup> May 2021, 7.30pm, Venue TBC