

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday 2nd March 2021, 7.30pm as a remote meeting as per The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

PRESENT: Cllrs, T Finnigan, D Bigham, C O'Donovan, V Mead

IN ATTENDANCE: Vicky Kidd – Deputy Clerk

1. APOLOGIES FOR ABSENCE

M Maynard – Health

R Grey – Family Commitment

D Mitchell – SADC Meeting

2. MINUTES OF THE PREVIOUS MEETING

It was proposed by the Chair and resolved that:

The minutes of the Planning Committee meeting held on 9th February 2021 were approved as a true record of the meeting.

3. NOTIFICATION OF OTHER BUSINESS

Cllr Mead – Update on the Land at Luton Lane

3.1 Planning and Tree work Applications received after publication of the Agenda

None

3.2 Other Urgent Business for consideration at the meeting

None

4. DECLARATIONS OF INTEREST

Cllr Mitchell declared a personal, non-prejudicial interest as he 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 CALLED IN/ TO BE CALLED IN

Cllr Mead to call in application 5/2020/2784 if the Officer is of a mind to grant.

7. PLANNING APPLICATIONS

5/2021/0060 - Erection of part single storey front extension and installation of three front roof lights at 9 Lybury Lane Redbourn Hertfordshire AL3 7DE

RPC Comment: No Objection

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

RPC Comment: No Objection

5/2020/2784 - Change of use from Class B2 (general industrial) to Class C3 (residential), retention of swimming pool and associated landscaping and decking and ancillary barn for garage and office following demolition of previous industrial building(retrospective) at The Barn Nicholls Farm Lybury Lane Hertfordshire Redbourn AL3 7JH

RPC Comment: Objection based on Policy 1, Greenbelt

5/2021/0180 - Front roof dormer to extend main bathroom, demolition of existing porch to replace with new open porch, re-cladding of tiled area to front elevation at 8 Wheatlock Mead Redbourn Hertfordshire AL3 7HS

RPC Comment: No Objection

5/2021/0198 - Single storey 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

RPC Comment: No Objection

5/2021/0212 - Single storey rear extension and new porch at 1 Old School The Common Redbourn Hertfordshire AL3 7NG

RPC Comment: No Objection so long as complies with the Conservation Officer.

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

RPC Comment: No Objection

5/2021/0163 - Erection of single storey side extension and single storey rear extension, with conversion of existing garage (resubmission following approval of 5/2020/0470 dated 13/05/2020) at 25 Bettespole Meadows Redbourn Hertfordshire AL3 7EN

RPC Comment: No Objection

5/2021/0325 - Single storey side extension, loft conversion with rear dormer window and side rooflight, replacement roof tiles, rendering of elevations, replacement windows and doors, demolition of chimney stack and internal alterations at 8 Linden Road Redbourn Hertfordshire AL3 7PL

RPC Comment: No Objection

5/2021/0411 - Change of Use from Class B1 (light industry) to Class B2 (car repair) at 6 Redbourn Industrial Estate High Street Redbourn AI3 7LG

RPC Comment: No Objection

5/2021/0369 - Two storey side extension, mono-pitched roof to existing single storey rear extension, and removal of existing chimney at 22 Crecy Gardens Redbourn AI3 7BQ

RPC Comment: No Objection

8. TREE WORKS

None notified.

9. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The next meeting of Plans North is on Monday 29th March at 7pm.

10. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None.

11. APPLICATIONS APPROVED

5/2020/2514 - 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

SADC Comment: DC3 Conditional Permission

RPC Comment: No Objection

5/2020/2473 - Single storey front extension, first floor side extension and single storey side and rear extension following removal of existing prefab garage at 9 Dunstable Road Redbourn Hertfordshire AL3 7BE

SADC Comment: DC3 Conditional Permission

RPC Comment: No Objection

5/2020/2824 - Demolition of existing rear extension and conservatory and replacement with a new timber clad and glazed extension at 55 Snatchup Redbourn Hertfordshire AL3 7HF

SADC Comment: DC3 Conditional Permission

RPC Comment: No Objection

11.1 APPLICATIONS REFUSED

5/2020/2259 - Single storey rear extension with lantern light following removal of existing single storey rear projection. Remedial repairs to original building at St Agnells Farm Lybury Lane Redbourn Hertfordshire AL3 7JL

SADC Comment: DC4 Refusal

RPC Comment: Objection based on Policy 86.

5/2020/2276 - Listed Building Consent - Single storey rear extension with lantern light and rooflights following removal of existing single storey rear projection. Remedial repairs to original building, alteration of staircase window to door and enlargement of basement lightwell, repairs and double glazing to north side windows at St Agnells Farm Lybury Lane Redbourn Hertfordshire AL3 7JL

SADC Comment: Listed Building Refusal

RPC Comment: Objection based on Policy 86.

11.2 CERTIFICATE OF LAWFULNESS

5/2020/2848 - Certificate of Lawfulness (proposed) - Proposed ground floor rear and side extension at 1 Saberton Close Redbourn Hertfordshire AL3 7DS

5/2020/2948 - Certificate of Lawfulness (proposed) - Proposed loft extension at 63 Crouch Hall Lane Redbourn Hertfordshire AL3 7EU

11.3 DISCHARGE OF CONDITIONS (Approved and Proposed)

5/2020/2967 - Discharge of Conditions 3 (materials), 4 (hard and soft landscape), 5 (soft landscape) and 8 (existing levels and proposed slab levels) of planning permission

5/2018/2632 dated 12/03/2019 for New detached four bedroom dwelling following demolition of existing bungalow and outbuildings at 49 Dunstable Road Redbourn Hertfordshire AL3 7PN

11.4 APPLICATIONS WITHDRAWN

5/2020/2257 - Loft conversion to habitable accommodation with insertion of front dormer with juliette balcony and rear dormer window at 9 East Common St Albans Hertfordshire AL3 7ND

5/2020/2795 - Loft conversion with gable extension and rear dormer window at 3 The Square Redbourn Hertfordshire AL3 7JB

11.5 INVALID APPLICATIONS

None notified.

11.6 APPEALS

5/2020/2933 - Tullochside, Hemel Hempstead Road, Redbourn, Hertfordshire, AL3 7AJ.

11.7 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)

None notified.

12. CORRESPONDENCE

None

13. NEIGHBOURHOOD PLAN

There is a meeting of the Working party on 15th March 2021.

14. MATTERS TO REPORT

Cllr Mead reported:

Update on The Luton Lane site On 2/3/21:

With regard to the "possible" Traveller Incursion at the woodland site, on the corner of Luton Lane/A5183. St. Albans District Council are currently investigating various legal options to prevent the possibility of an illegal encampment on the woodland site. This includes the feasibility of pursuing a Pre-emptive Injunction.

Meanwhile, residents are asked to send evidence of any new activity or intended activity on the land to planningenforcement@stalbans.gov.uk or contact their Ward councillors.

Postscript: Since the RPC Planning meeting on 2nd March, an interim injunction was granted on 5/3/21 by the Court. This prevents residential occupation of the site or any further operational development without lawful planning permission being in place. A further continuation to the previous injunction was granted by the Court on 12/3/21 until a further hearing on 07 May 2021. Additionally, two provisional Tree Preservation Orders have been placed on trees to the north and south of the A5183.

17. DATE, TIME, AND PLACE OF NEXT MEETING

Tuesday 23rd March 2021, 7.30pm remotely via Zoom.

The meeting closed at 8.32pm

Signed: Date: