

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday 17th August 2021, 7.30pm In the Conference room at the Parish Centre.

PRESENT: Cllrs, T Finnigan (Chair), V Mead (V Chair), D Mitchell, D Bigham

IN ATTENDANCE: Chris Kenny - Clerk

1. APOLOGIES FOR ABSENCE

M Maynard
C O Donovan
R Gray

2. OPEN SESSION FOR THE PUBLIC

Members of public attended relating to application **5/2021/1107**. A representative for the group spoke objecting to the application. It was noted that the objections that have been logged from numerous people and are from properties that surround the area, not just those in St Mary's Close. Their key concerns are:

- significant overdevelopment of a site that currently houses one dormer bungalow
- out of character with the area – higher in height than properties in this road
- Loss of light and loss of view
- Loss of privacy for all the surrounding area particularly for those in Vaughan Mead
- Increase in traffic and parking. 3 houses will potentially bring 9 extra cars that will travel along a small road – the proposed development is at the end of the cul-de-sac
- Removal of trees and hedging to accommodate this number of houses.

Councillors considered the application.

RPC Comment: Objection. The application contravenes Policy 69, 70 and 74 - the scale and character of the proposed houses are out of context with the surrounding area. It is felt that it is overdevelopment of the site.

In terms of Policy 74, it appears that in order to fit the housing onto the site, significant trees and hedges will have to be removed.

It should be noted that there appears to be a discrepancy between the two plans submitted. This relates to the boundary line for the parking bays. The second plan shows 3 parking bays but appears to encroach onto no 4 St Mary's Close.

3. MINUTES OF THE PREVIOUS MEETING

It was proposed by the Chair and resolved that:

The minutes of the Planning Committee meeting held on 27th July 2021 were approved as a true record of the meeting.

4. NOTIFICATION OF OTHER BUSINESS

Update on 5/2021/1826 – Cllr Mead

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

None

4.2 Other Urgent Business for consideration at the meeting

Road Closure for Christmas Market – Clerk

5. 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.

6. PLANNING APPLICATIONS CALLED IN/ TO BE CALLED IN

Cllr Mead has called in application 2/2021/1826 Land At The Stables Nicholls Farm Lybury Lane Redbourn Hertfordshire Outline application (access sought) - Construction of two single storey dwellings (resubmission following refusal of 5/2020/0609)

7. PLANNING APPLICATIONS

5 /2021/2015 - Single storey rear extensions with rooflights at 14, 15 & 16 East Common Redbourn Hertfordshire AL3 7ND
RPC Comment: No objection

5/2021/2127 - Single storey rear extension with rooflights, alterations to openings inside elevation at 45 Brooke End Redbourn Hertfordshire AL3 7GD
RPC Comment: No objection

5/2021/2168 - Single storey rear extension with rooflights, conversion of garage into habitable accommodation and alterations to openings at 9 Cavan Road Redbourn Hertfordshire AL3 7BH
RPC Comment: No objection

5/2021/2192 - Single storey rear extension following demolition of conservatory, partial conversion of existing garage, alterations to fenestration on existing side and rear elevations, replacement of existing juliette balcony at first floor level with window at 32 Cumberland Drive Redbourn Hertfordshire AL3 7PG

RPC Comment: No objection - however it was noted that obscure glass should be used for the windows facing existing windows of neighbouring house. There was a concern that there will be a loss of a parking space due to the garage being removed. This is in an area where parking is at a premium.

5/2021/2164 - Prior notification - Proposed 5G telecoms installation: H3G Phase 8 18m high street pole c/w wrap-around cabinet and 3 further additional equipment cabinet at Telecommunications Site to South of Scout Farm Dunstable Road Redbourn Hertfordshire

RPC Comment: No comment made as this was discussed at Full Council

5/2021/1107 - Demolition of existing and erection of three, four bedroom dwellings with associated landscaping works at 3 St Marys Close Redbourn Hertfordshire AL3 7DD

RPC Comment: ITEM MOVED FWD – see comments above

5/2021/2225 - Two storey side extension and single storey front extension following the demolition of existing side structure, single storey rear extension with rooflights at 41 Snatchup Redbourn Hertfordshire AL3 7HF

RPC Comment: No objection

8. TREE WORKS

None notified

9. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The next meeting of Plans North is on Monday 13th September 2021 at 7pm

10. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None.

11. APPLICATIONS APPROVED

5/2021/1402 - First floor rear extension with insertion of side windows to existing at 2 Long Cutt Redbourn Hertfordshire AL3 7EX

SADC Decision: DC3 Conditional Permission

RPC Comment: No objection so long as obscured glass is used on the side elevation

5/2021/1506 - Two storey side extension and front and rear dormer windows at 47 Church End Redbourn Hertfordshire AL3 7DU

SADC Decision: DC3 Conditional Permission

RPC Comment: No Objection

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 at Copper Beeches Waterend Lane Redbourn Hertfordshire AL3 7JZ

SADC Decision: DC3 Conditional Permission

RPC Comment: No Objection, so long as obscured glass is used for windows facing adjoining properties.

5/2021/1055 - Single storey rear infill extension and single storey side extension at 8 Harpenden Lane Redbourn Hertfordshire AL3 7PA

SADC Decision: DC3 Conditional Permission

RPC Comment: No objection

5/2021/1483 - Single storey front extension with roof lights and installation of mono pitch roof over garage at 30 The Park Redbourn Hertfordshire AL3 7LR

SADC Decision: DC3 Conditional Permission

RPC Comment: No Objection

5/2021/1716 - Demolition of existing garage and construction of garden office and workshop at 44 East Common Redbourn Hertfordshire AL3 7NQ

SADC Decision: DC3 Conditional Permission

RPC Comment: No Objection

5/2021/1740 - Replacement of front first floor window with two windows and insertion of two rooflights to front elevation at 2a Crown Street Redbourn Hertfordshire AL3 7JX

SADC Decision: DC3 Conditional Permission

RPC Comment: No Objection - so long as it conforms with Conservation

11.1 APPLICATIONS REFUSED

None notified

11.2 CERTIFICATE OF LAWFULNESS

None notified

11.3 DISCHARGE OF CONDITIONS (Approved and Proposed)

5/2021/1620 - Discharge of Condition 12(a)(details of 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 at The Bull PH 43 High Street Redbourn Hertfordshire AL3 7LW

Decision: Discharge of Condition – Approved

5/2021/1878 - Discharge of Condition 8 (tree protection) of planning permission 5/2021/1315 dated 24/06/2021 for Variation of Condition 2 (approved plans) alteration to openings, changes to external finishes and minor repositioning of dwellings of planning permission 5/2020/1930 dated 08/01/2021 for 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

Decision: Discharge of Condition – Approved

5/2021/1912 - Discharge of Condition 7 (surfacing and surface water drainage details) of planning permission 5/2017/2626 dated 03/05/2018 for Redevelopment of existing library to create three, three bedroom dwellings with parking and associated landscaping Redbourn Library Lamb Lane Redbourn Hertfordshire at Redbourn Library Lamb Lane Redbourn Hertfordshire AL3 7BS

Decision: Discharge of Condition - Approved

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. NEIGHBOURHOOD PLAN

Nothing new to report.

14. MATTERS TO REPORT

Cllr Mead updated the meeting on the application 5/2021/1826. Following on from the last Parish Council planning meeting where the applicant attended, she has been contacted, in her capacity as District Councillor, by the neighbour to the proposed site. He owns the land that needs to be crossed to gain access to the proposed development. The applicant currently has access rights

but for equine only – this allows access for the horses to the current stables. Cllr Mead has called the application in should the officer be minded to grant.

The Clerk explained that the organisers of the Christmas Market would like to close the whole length of the High Street this year because they will not be using the Village Hall due to potential Covid issues. In order to accommodate the stalls that would normally be in the Village Hall, they wish to use more of the High Street than they have done in the past. They will need these stalls so that the market is financially viable.

During discussions with the Safety Advisory Group, it has become apparent that this is their preferred set up. Cllrs were in agreement to extend the road closure. There will be good access for emergency vehicles.

15. DATE, TIME, AND PLACE OF NEXT MEETING

Tuesday 7th September 2021, 7.30pm in the Conference Room at the Parish Centre.

The meeting closed at 9.05pm

Signed: Date: