

**REDBOURN PARISH COUNCIL**

**Minutes of Planning Committee held on Tuesday 7<sup>th</sup> September 2021, 7.30pm In the Conference room at the Parish Centre.**

**PRESENT:** Cllrs, V Mead (V Chair), C O'Donovan, R Gray, D Bigham

**IN ATTENDANCE:** Vicky Kidd – Deputy Clerk, D Smith

**1. APOLOGIES FOR ABSENCE**

M Maynard  
T Finnigan  
D Mitchell

**2. OPEN SESSION FOR THE PUBLIC**

Peter Edwards attended in relation to application **5/2021/1918**. He explained that he believed the windows at the back of the property would contravene planning policy, as they looked to be a distance of only 10-15 metres away. He would like to see the windows changed to Velux so they would not directly overlook his garden.

Councillors considered the application.

**RPC Comment:** Objection based Policy 70, vi, distance between dwellings

**3. MINUTES OF THE PREVIOUS MEETING**

It was proposed by the Chair and resolved that:

***The minutes of the Planning Committee meeting held on 17<sup>th</sup> August 2021 were approved as a true record of the meeting subject to amendment 'as new information had been brought to her attention Cllr Mead has called in the application if the Officer is of a mind to grant.***

**4. NOTIFICATION OF OTHER BUSINESS**

Cllr Mead - Update on the former Library site on Lamb Lane.  
Cllr Mead - Update on the Co-op

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

None

**4.2 Other Urgent Business for consideration at the meeting**

None

**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**

**5/2021/2131** - Construction of garage with gym following demolition of existing garage at 20 Church End, Redbourn, Hertfordshire, AL3 7DU

**RPC Comment:** No Objection so long as obscure glass is used on the first floor rear windows.

**5/2021/1917** - Demolition of existing single storey storage buildings and construction of on detached dwelling with associated parking and amenity at 12 Hemel Hempstead Road Redbourn Hertfordshire AL3 7DX

**RPC Comment:** No Objection

**5/2021/2250** - Two storey side extension, single storey front and rear extensions following demolition of existing detached garage at 23 Wheatlock Mead, Redbourn, Hertfordshire, AL3 7HS

**RPC Comment:** No Objection

**5/2021/2428** - Alterations to front openings and provision of new stepped access with handrails at 4 Ridgedown, Redbourn, Hertfordshire, AL3 7HG

**RPC Comment:** No Objection

**5/2021/2364** - Variation of Condition 2 (approved plans) to revise layout and front and rear openings of planning permission 5/2018/1924 dated 18/10/2018 for Demolition of existing garage and construction of a single two storey dwelling adj to 33 Long Cutt and creation of off street parking to existing and proposed dwellings at 33 Long Cutt Redbourn Hertfordshire AL3 7EX

**RPC Comment:** No Objection

**8. TREE WORKS**

None notified

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

The next meeting of Plans North is on Monday 13<sup>th</sup> September 2021 at 7pm. There will be 3 planning applications for Redbourn discussed; **5/2021/1611 & 5/2021/1612, 5/2021/1826 & 5/2021/1801**. Cllr Bigham will attend the meeting.

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

None.

**11. APPLICATIONS APPROVED**

**5/2021/1661** - Variation of condition 2 (approved plans) and removal of condition 4 (balcony/amenity area) to construct rear balcony of planning permission 5/2021/0660 dated 30/04/2021 for Removal of garage and covered car port; single storey front and rear extension, two storey side extension at 17 Lords Meadow Redbourn Hertfordshire AL3 7BX

**SADC Decision:** DC3 Conditional Permission

**RPC Comment:** No Objections - just concerns about it overlooking the School field.

**5/2021/1803** - Single storey side extension, loft conversion with front and rear dormer windows and side rooflights, new entrance at front, replacement roof tiles, rendering of elevations, replacement windows and doors, demolition of chimney stack (part retrospective) at 8 Linden Road Redbourn Hertfordshire AL3 7PL

**SADC Decision:** DC3 Conditional Permission

**RPC Comment:** No Objection

**5/2021/1824** - Demolition of existing building and construction of two semi-detached three bedroom dwellings with associated parking (resubmission following refusal of 5/2020/0640) at Nicholls Farm Livery Yard Lybury Lane Redbourn Hertfordshire AL3 7NU

**SADC Decision:** DC3 Conditional Permission

**RPC Comment:** Objection based on Policy 86 - does not reflect the nearby listed Farmhouse.

**5/2021/1858** - Single storey side/ rear extension with rooflights, hip to gable to facilitate loft conversion to habitable accommodation with front rooflights and rear dormer window and alterations to openings at 16 Bettespole Meadows Redbourn Hertfordshire AL3 7EW

**SADC Decision:** DC3 Conditional Permission

**RPC Comment:** No Objection

**5/2021/1887** - Demolition of existing single storey rear extension and construction of a single storey rear extension, single storey front extension to garage and insertion of electric gates to the existing front boundary wall at Riverside House Waterend Lane Redbourn Hertfordshire AL3 7JZ

**SADC Decision:** DC3 Conditional Permission

**RPC Comment:** No Objection

**5/2021/1925** - Single storey front infill extension, front canopy roof and alterations to openings at 12 Coopers Meadow Redbourn Hertfordshire AL3 7EY

**SADC Decision:** DC3 Conditional Permission

**RPC Comment:** No Objection

**5/2021/1930** - Loft conversion with four front rooflights and two rear dormer windows at 4b Crown Street Redbourn Hertfordshire AL3 7JX

**SADC Decision:** DC3 Conditional Permission

**RPC Comment:** No Objection

## 11.1 APPLICATIONS REFUSED

**5/2021/1456** - Single storey rear extension and loft conversion with roof alterations, rear dormer window and front roof lights at 72 Harpenden Lane Redbourn Hertfordshire AL3 7PB

**SADC Decision:** DC4 Refusal

**RPC Comment:** Objection based on policies 69, 70 & 72 of the St Albans Local Plan

**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

**SADC Decision:** DC4 Refusal

**RPC Comment:** No Objection

**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

**SADC Decision:** Listed Building Refusal

**RPC Comment:** No Objection

## 11.2 CERTIFICATE OF LAWFULNESS

None notified

## 11.3 DISCHARGE OF CONDITIONS (Approved and Proposed)

**5/2021/1599** - Discharge of Condition 5 (landscape design proposals) of planning permission 5/2020/2551 dated 16/04/2021 for 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:** Discharge of Condition – Partial

**5/2021/1756** - Discharge of Condition 11d (wall installation method) 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 – Approved

**5/2021/2056** - Discharge of Conditions 15 (site investigation) and 16 (options appraisal and remediation strategy) 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 at Redbourn Library Lamb Lane Redbourn Hertfordshire AL3 7BS

**Decision:** Discharge of Condition - Partial

**11.4 APPLICATIONS WITHDRAWN**

**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

**Decision:** Withdrawn

**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**

A meeting to review the final documents will happen in the next couple of weeks.

**14. MATTERS TO REPORT**

Cllr Mead updated the committee with the following information: Work has now started on the site of the old Library at Lamb Lane, and the new Co-op is due to open at the Bull on Friday 24<sup>th</sup> September.

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

Tuesday 28<sup>th</sup> September 2021, 7.30pm in the Conference Room at the Parish Centre.

The meeting closed at 8.31pm

Signed: ..... Date: .....