

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday 11th October 2022, 7.30pm In the Conference Room at the Parish Centre.

PRESENT: Cllrs, T Finnigan (Chair), V Mead (V Chair) D Smith, D Bigham, C O'Donovan, S Withers

IN ATTENDANCE: Vicky Kidd - Clerk

1. APOLOGIES FOR ABSENCE

D Mitchell, R Gray

2. MINUTES OF THE PREVIOUS MEETING

It was proposed by the Chair and resolved that:

The minutes of the Planning Committee meeting held on 30th August 2022 were approved as a true record of the meeting.

3. NOTIFICATION OF OTHER BUSINESS

Cllr Mead – Bassett Close

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

None

5. OPEN SESSION FOR THE PUBLIC

None

6. PLANNING APPLICATIONS CALLED IN/ TO BE CALLED IN

Cllr Mead has called in application **5/2021/3257** - Mansdale Cottage - If the Officer is of a mind to refuse.

Cllr Mitchell has called in application **5/2021/3631** - Land at Gaddesdon Lane - If the Officer is of a mind to grant.

7. PLANNING APPLICATIONS

5/2022/2195 - Single storey front extension, part garage conversion, re-positioning of garage door in line with porch, new single rear dormer window to replace existing, replacement of rear ground floor window with new double doors, alterations to openings at 2 Crown Street Redbourn Hertfordshire AL3 7JX

RPC Comment: No objections

5/2022/2293 - Change of use from takeaway to one dwelling with associated alterations, including new openings and rendering at 67a High Street Redbourn Hertfordshire AL3 7LW

RPC Comment: Objection based on Policy 'Red 1' of the Regulation 16 Submission - Neighbourhood Plan Document. Policy 40 of SADC Local Plan, Parking Policy 54 of SADC Local Plan, Shopping Development in Neighbourhood Centre's, and Policy 51 of the SADC Local Plan, Shopping and Service Uses, c) Neighbourhood Centres

5/2022/2306 - Removal of Condition 3 (method statement) of Listed Building consent 5/2022/1033 dated 15/07/2022 for Replacement of timber floor and lintel, removal of masonry paint from chimney breast and repairs to chimney stack at 62 Church End Redbourn St Albans Hertfordshire AL3 7DU

RPC Comment: No objection

5/2022/2419 - Part single, part two storey rear extension at 25 Hilltop Redbourn Hertfordshire AL3 7JG

RPC Comment: No objection

8. TREE APPLICATIONS

TP/2022/0461 - Four trees covered by TPO 1790 at 22 Silk Mill Road Redbourn . T11 Cherry , T12 Ash, T13 Maple and T14 Maple - reduction of crowns to previously cut levels approximately 25% reduction in crown for these four trees as they are overbearing on the garden at 22 Silk Mill Road Redbourn Hertfordshire AL3 7GE

RPC Comment: No objections

9. PLANNING (DEVELOPMENT MANAGEMENT) COMMITTEE

The next meeting is on Monday 17th October 2022 at 7pm

10. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None.

11. APPLICATIONS APPROVED

5/2022/1358 - Single storey rear extension following demolition of existing conservatory, garage conversion to habitable accommodation and alterations to openings at 7 Coopers Meadow Redbourn Hertfordshire AL3 7EY

Decision: DC3 Conditional Permission

RPC Comment: No Objection

5/2022/1680 - Demolition of existing detached garage, two storey side and rear extension with garage and new roof with lantern light to existing rear extension, alterations to openings at 30 Lybury Lane Redbourn Hertfordshire AL3 7HY

Decision: DC3 Conditional Permission

RPC Comment: No Objection

5/2022/1162 - Refurbishments and repairs to attic and roof covering at Redbournbury House Redbournbury Lane Redbourn Hertfordshire AL3 6RS

Decision: DC3 Conditional Permission

RPC Comment: No Objection

5/2022/1189 - Listed Building Consent - Refurbishments and repairs to attic and roof covering at Redbournbury House Redbournbury Lane Redbourn Hertfordshire AL3 6RS

Decision: DC10 Listed Building Conditional Consent

RPC Comment: No Objection

5/2022/1837 - Part single, part first floor rear extension with new pitched roof following demolition of existing rear conservatory, single storey front extension and additional rooflights to front and side, alterations to openings at 6 Long Cutt Redbourn Hertfordshire AL3 7EX

Decision: DC3 Conditional Permission

RPC Comment: No Objection

5/2022/1846 - Single storey rear extension and alterations to openings at 57 East Common Redbourn Hertfordshire AL3 7NQ

Decision: DC3 Conditional Permission

RPC Comment: No objection subject to approval from the Conservation Officer

11.1 APPLICATIONS REFUSED

None notified

11.2 CERTIFICATE OF LAWFULNESS

5/2022/2085 - Certificate of Lawfulness (proposed) - Erect an electric vehicle charging point for the use of the equipment unit along with an access track from the highway to the charging unit. at Land At The Stables Nicholls Farm Lybury Lane Hertfordshire Redbourn

Decision: Certificate of Lawfulness Refused

5/2022/1868 - Certificate of Lawfulness (proposed) - Demolition and re-construction of rear wall to align with principle elevation of the house. Replacement of existing flat roof with pitched roof and partial conversion of existing garage. at 12 Crown Street Redbourn Hertfordshire AL3 7JX

Decision: Certificate of Lawfulness Approved

11.3 DISCHARGE OF CONDITIONS

5/2022/1893 - Discharge of Conditions 3 (making good), 4 (lead flashing and chimney pot) and 5 (lime mortar) of Listed Building consent 5/2022/1033 dated 15/07/2022 for Listed Building consent - Replacement of timber floor and lintel, removal of masonry paint from chimney breast and repairs to chimney stack at 62 Church End Redbourn St Albans Hertfordshire AL3 7DU

Decision: Discharge of Condition – Partial

11.4 APPLICATIONS WITHDRAWN

None notified

11.5 INVALID APPLICATIONS

None notified

11.6 APPEALS

Land to the rear of 44A, 44B & 44C Lybury Lane, Redbourn, AL3 7HY

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. • The appeal is made by Mr N. Bareham (Lansberry Ltd.) against the decision of St Albans City & District Council. • The application Ref 5/21/0565 dated 22 February 2021, was refused by notice dated 18 May 2021. • The development proposed is a two-bedroom detached bungalow.

Decision: The appeal is dismissed.

11.7 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)

None notified

12. CORRESPONDENCE

Email from Tim Moss of Redbourn Tennis Club regarding floodlights.

13. NEIGHBOURHOOD PLAN

Cllr Finnigan shared the information that SADC are in the process of appointing an examiner that has plenty of experience with Neighbourhood Plans in this area.

14. MATTERS TO REPORT

Cllr Mead shared the following email (sent to Councillors on the Planning Committee) with the Room;

Councillor Teresa Finnigan

As you are doubtless aware this site now has a new planning application following the withdrawal of application No. 5/2022/0137. The new application is substantially the same as the previous application and there is still **no provision for parking.**

I write to remind you that Redbourn Parish Council previously supported this application subject to the provision of one parking space on site and maintaining the footpath access to Bassett Close. The issue of footpath access seems to have been addressed.

I trust that the planning committee will maintain its stance regarding parking on this new application.

I would ask that the committee also consider my comments in respect of the height of the building as there are no dimensions on the drawings only a statement that building will be one metre higher. Without dimensions & a datum point being agreed prior to commencement of the work there will be no means of checking that this has been complied with when the conversion is complete. The building in question is within 6 feet of my property and the proposal will reduce the amount of light in my garden as proposed, any greater height will make matters even worse. My request would avoid potential problems with regarding planning compliance on completion. Once built it is very unlikely that any non compliance would be rectified.

Please note this building is immediately adjacent to the conservation area.

Your consideration would be appreciated.

15. DATE, TIME, AND PLACE OF NEXT MEETING

Tuesday 1st November 2022, 7.30pm, The Conference Room, Redbourn Parish Centre.

The meeting closed at 8.20pm

Signed: Date: