

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday 1st November 2022, 7.30pm In the Conference Room at the Parish Centre.

PRESENT: Cllrs, T Finnigan (Chair), D Mitchell, D Smith, D Bigham, S Withers

IN ATTENDANCE: Vicky Kidd - Clerk

1. APOLOGIES FOR ABSENCE

V Mead, R Gray, C O'Donovan

2. OPEN SESSION FOR THE PUBLIC

5/2022/2432 - Change of use and conversion of workshop to one bedroom residential dwelling with raising of roof, alterations to elevations, fencing and associated works at Workshop Adjacent 13 Bassett Close Crown Street Redbourn Hertfordshire

RPC Comment; RPC agree in principal to the application with the proviso that the issue of parking is addressed and that the drawings have the Datum Point included.

5/2022/2493 - Demolition of existing dwelling and garage and construction of a single five bedroom dwelling (resubmission following refusal of 5/2022/1568) at 3 St Marys Close Redbourn Hertfordshire AL3 7DD

RPC Comment: No objection

3. MINUTES OF THE PREVIOUS MEETING

It was proposed by the Chair and resolved that:

The minutes of the Planning Committee meeting held on 11th October 2022 were approved as a true record of the meeting.

4. NOTIFICATION OF OTHER BUSINESS

None

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

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

5/2022/2238 - Listed Building consent - Changes to outbuilding to a habitable room, replacement window and doors and associated works at Friars Garth Monks Close Redbourn Hertfordshire AL3 7LY

RPC Comment: No objection subject to the Conservation Officers Approval

5/2022/2415 - Certificate of Lawfulness (existing) - Garage building at The Barn Nicholls Farm Lybury Lane St Albans Hertfordshire AL3 7JH

RPC Comment: Objection based on Policy 1, Greenbelt

5/2022/2418 - Demolition of conservatory and construction of single storey rear extension with roof light and blocking up of side door at 111 Lybury Lane Redbourn Hertfordshire AL3 7JQ

RPC Comment: No objection

8. TREE APPLICATIONS

TP/2022/0519 TPO 1886 - Sycamore TPO1886 T5 work consent request to thin crown by 25% and reduce crown by 30% - Reason - Loss of light to property and encroachment to adjoining gardens at Orchard End 13 Silk Mill Road Redbourn Hertfordshire AL3 7GE.

9. PLANNING (DEVELOPMENT MANAGEMENT) COMMITTEE

The next meeting is on Monday 7th November 2022 at 7pm – VK to check Agenda to see if there are any applications relating to Redbourn on there

10. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None.

11. APPLICATIONS APPROVED

5/2021/2015 - Single storey rear extensions with rooflights at 14, 15 & 16 East Common Redbourn Hertfordshire AL3 7ND

Decision: DC3 Conditional Permission

RPC Comment: No Objection

5/2022/2141 - Single storey side and rear extension with rooflights, new pitched roof on existing rear extension, new front canopy porch and bay window, construction of replacement garage at side with part pitched roof following removal of existing rear garage at 9 Mansdale Road Redbourn Hertfordshire AL3 7DL

Decision: DC3 Conditional Permission

RPC Comment: No Objection

11.1 APPLICATIONS REFUSED

5/2022/1859 - Demolition of existing single storey rear wooden structure, removal of partition wall between store and bedroom, replacement of three windows and stable door, removal and brick up of two windows at Friars Garth Monks Close Redbourn Hertfordshire AL3 7LY

Decision: DC4 Refusal

RPC Comment: Object based on the fact that the conservation design report is concerned that it is not clear as to what work is required and needs clarification

5/2022/1880 - Listed Building consent - Demolition of existing single storey rear wooden structure, removal of partition wall between store and bedroom, replacement of three windows and stable door, removal and brick up of two windows at Friars Garth Monks Close Redbourn Hertfordshire AL3 7LY

Decision: Listed Building Refusal

RPC Comment: Object based on the fact that the conservation design report is concerned that it is not clear as to what work is required and needs clarification

11.2 CERTIFICATE OF LAWFULNESS

5/2022/2267 - Certificate of Lawfulness (proposed) - Loft conversion, rear dormer and front rooflights at 111 Lybury Lane Redbourn Hertfordshire AL3 7JQ

Decision: Certificate of Lawfulness Refused

11.3 DISCHARGE OF CONDITIONS

5/2022/2235 - Discharge of Condition 3 (matching materials) of planning permission 5/2022/1564 dated 03/08/2022 for Construction of outbuilding to rear of garden (resubmission following approval of 5/2021/3469 dated 10/03/2022) at 74 High Street Redbourn Hertfordshire AL3 7LN

Decision: Discharge of Condition - Approved

11.4 APPLICATIONS WITHDRAWN

5/2022/0137 - Change of use and conversion of workshop to one-bedroom residential dwelling with raising of roof, alterations to elevations, fencing and associated works (resubmission following withdrawal of 5/2021/3283) at Workshop Adjacent 13 Bassett Close Crown Street Redbourn Hertfordshire

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

The committee reviewed the Examiners letter and questions that had been received earlier in the day. VK to ask Troy if they can assist in the response to his questions.

14. MATTERS TO REPORT

None

15. DATE, TIME, AND PLACE OF NEXT MEETING

Tuesday 22nd November 2022, 7.30pm, The Conference Room, Redbourn Parish Centre.

The meeting closed at 8.54pm

Signed: Date: