

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday 14th February 2023, 7.30pm In the Conference Room at the Parish Centre.

PRESENT: Cllrs, T Finnigan, D Mitchell, D Biggam and R Gray,

IN ATTENDANCE: Vicky Kidd - Clerk

1. APOLOGIES FOR ABSENCE

Cllrs, C O'Donovan, V Mead, S Withers and D Smith.

2. MINUTES OF THE PREVIOUS MEETING

It was proposed by the Chair and resolved that:

The minutes of the Planning Committee meeting held on 2nd January 2023 were approved as a true record of the meeting.

3. NOTIFICATION OF OTHER BUSINESS

Email requesting feedback with regards to the new 'Calling In' process.

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

7. PLANNING APPLICATIONS

5/2022/3013 - Demolition of outbuilding 3, internal and external refurbishments and alterations to outbuildings 1, 2 and 4 and renew gravel to access drive at Bohemia Hill Farm Hill Farm Lane St Albans Hertfordshire AL3 6RL

RPC Comment: No objection subject to the Conservation Officers recommendations

5/2022/2954 - Single storey rear extension following demolition of existing single storey rear extension, rendering of external walls and new french drain, internal alterations to provide new ground floor toilet at 36 High Street Redbourn Hertfordshire AL3 7LL

RPC Comment: No objection so long as there is no impediment (steps) to right of way

5/2022/3007 - Listed Building consent - Single storey rear extension following demolition of existing single storey rear extension, rendering of external walls and new french drain, internal alterations to provide new ground floor toilet at 36 High Street Redbourn Hertfordshire AL3 7LL

RPC Comment: No objection so long as there is no impediment (steps) to right of way

5/2023/0172 - Garage conversion to habitable space with flat roof raised and front door position brought forward at 19 Down Edge Redbourn Hertfordshire AL3 7JP

RPC Comment: No objections

8. TREE APPLICATIONS

TP/2023/0034 TPO 1422 - T1 - Oak: Reduce all over by 1 metre, thin by 20% and remove deadwood in order to maintain the health of the tree at 20 Crouch Hall Lane Redbourn Hertfordshire AL3 7EQ

RPC Comment: No objection

9. PLANNING (DEVELOPMENT MANAGEMENT) COMMITTEE

The next meeting of the Committee is on Monday 6th March 2023 at 7pm. The agenda has not yet been published.

10. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None.

11. APPLICATIONS APPROVED

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

Decision: DC3 Conditional Permission

RPC Comment: No objections

5/2022/2844 - Change of use of 42 High Street from Class E (retail) to residential to form part of the residential dwelling 42a High Street and associated alterations at 42 & 42A High Street Redbourn Hertfordshire AL3 7LN

Decision: DC3 Conditional Permission

RPC Comment: Objection based on Policy Red 1 of the Draft Neighbourhood Plan and Policy 40, Policy 54, Policy 56, Policy 85 and Policy 86 of the SADC Local Plan

5/2022/2891 - Listed Building consent - Alterations associated with the change of use of 42 High Street from Class E (retail) to residential to form part of the residential dwelling 42a High Street at 42 & 42A High Street Redbourn Hertfordshire AL3 7LN

Decision: DC10 Listed Building Conditional Consent

RPC Comment: Objection based on Policy Red 1 of the Draft Neighbourhood Plan and Policy 40, Policy 54, Policy 56, Policy 85 and Policy 86 of the SADC Local Plan

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

Decision: DC10 Listed Building Conditional Consent

RPC Comment: No objection subject to the conservation officer's approval

11.1 APPLICATIONS REFUSED

5/2022/1828 - Listed Building consent - Installation of through-floor lift at 73b High Street Redbourn Hertfordshire AL3 7LW

Decision: Listed Building Refusal

11.2 CERTIFICATE OF LAWFULNESS

None notified.

11.3 DISCHARGE OF CONDITIONS

5/2022/2483 - Discharge of Condition 4 (timber frame repair works) of planning permission 5/2022/1162 dated 07/09/2022 for Refurbishments and repairs to attic and roof covering at Redbournbury House Redbournbury Lane St Albans Hertfordshire AL3 6RS

Decision: Discharge of Condition – Approved

5/2022/2495 - Discharge of Conditions 5 (timber frame repair works), 6 (proposed joists) and 7 (services) of Listed Building consent 5/2022/1189 dated 08/09/2022 for Refurbishments and repairs to attic and roof covering at Redbournbury House Redbournbury Lane St Albans Hertfordshire AL3 6RS

Decision: Discharge of Condition – Approved

11.4 APPLICATIONS WITHDRAWN

5/2022/2483 - Discharge of Condition 4 (timber frame repair works) of planning permission 5/2022/1162 dated 07/09/2022 for Refurbishments and repairs to attic and roof covering at Redbournbury House Redbournbury Lane St Albans Hertfordshire AL3 6RS

Decision: Discharge of Condition – Approved

5/2022/2495 - Discharge of Conditions 5 (timber frame repair works), 6 (proposed joists) and 7 (services) of Listed Building consent 5/2022/1189 dated 08/09/2022 for Refurbishments and repairs to attic and roof covering at Redbournbury House Redbournbury Lane St Albans Hertfordshire AL3 6RS
Decision: Discharge of Condition – Approved

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

VK to contact Wendy at SADC for a list of Do's and Don't in the lead up to the referendum.

14. MATTERS TO REPORT

VK shared the following email:

Good Afternoon,

The new call-in process for planning applications to be referred to the Planning (Development Management) Committee has been in place for 6 months and I am therefore carrying out a review of the new system.

Could I ask you to provide comments on the new system and in particular whether you feel this is providing the Parish/Town Councils with sufficient opportunity to engage in the process?

In order for me to report to Policy Committee, it would be helpful if feedback could be received by Friday 17 Feb 2023.

If a discussion with me would be helpful, please do let me know. I would look to arrange this early in the w/c 20 Feb 2023 in order to inform my report to policy committee.

Kind Regards,

Sarah Ashton

Cllr Mitchell will draft a response to the email and the Clerk to send it back to Sarah as requested.

15. DATE, TIME, AND PLACE OF NEXT MEETING

Tuesday 7th March 2023, 7.30pm, The Conference Room, Redbourn Parish Centre.

The meeting closed at 8.26pm

Signed: Date: