

# REDBOURN PARISH COUNCIL

Redbourn Parish Centre, The Park,  
Redbourn, Hertfordshire, AL3 7LR  
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16<sup>th</sup> February 2021

Councillors: T Finnigan, R Gray, D Mitchell, V Mead, M Maynard, C O'Donovan and D Bigham

You are hereby summoned to attend a meeting of the Planning Committee on **Tuesday, 22<sup>nd</sup> February 2022, 7.30pm, in the Conference Room at Redbourn Parish Centre.** If you wish to attend, please contact the Deputy Clerk on 01582 794832.

**VICKY KIDD**  
**Deputy Clerk Redbourn Parish Council**

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## A G E N D A

1. **APOLOGIES FOR ABSENCE**
2. **MINUTES OF THE PREVIOUS MEETING**
3. **NOTIFICATION OF OTHER BUSINESS**
- 3.1 **Planning and Tree work Applications received after publication of the agenda**  
Members of the public wishing to know details of late planning and tree work applications to be considered at this meeting should contact the Parish Clerk before 12.00 noon on the day of the meeting.
- 3.2 **Other urgent business for consideration at the meeting**  
Members are invited to notify the Chairman of other urgent business that they wish to be discussed at the end of business. In so doing, the Members concerned must state the special circumstances that they consider justify the matter being raised.
4. **DECLARATIONS OF INTEREST**  
Members are reminded to make any declarations of disclosable pecuniary and/or personal interests that they may have in relation to items on the agenda. You should declare at this part of the meeting or when it becomes apparent your interest by stating:
  - A The item you have the interest in
  - B Whether it is a disclosable pecuniary interest and the nature of the interest, whereupon you will not participate in the discussion or vote on that matter, unless dispensation has been requested and granted

C Whether it is a personal interest and the nature of the interest

Members are also reminded of their obligation to report any amendment to their Register of Interests to the Clerk as soon as it becomes apparent.

Cllr Mead – Member of Plans North in capacity of District Councillor.

**5. OPEN SESSION FOR THE PUBLIC**

None

**6. PLANNING APPLICATIONS CALLED IN/ TO BE CALLED IN**

Cllr Mead has called in application **5/2021/3294** - 3, St Mary's Close - If the Officer is of a mind to grant.

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

**7. PLANNING APPLICATIONS**

**5/2022/0121** - Extension of existing garage and alterations to the rear access at Lyndale Lamb Lane Redbourn Hertfordshire AL3 7BS

**5/2021/3598** - New hardstanding and dropped kerb at 23 Tassell Hall Redbourn Hertfordshire AL3 7JD

**5/2022/0227** - Erection of single storey rear extension (resubmission following refusal of 5/2021/3195) at Hertfordshire Garden Centre Redding Lane Redbourn Hertfordshire AL3 7PS

**5/2022/0180** - Demolition of garage and front canopy and construction of single storey front and side extension with roof lights, front canopy, alterations to openings and installation of replacement glazing at 9 Saberton Close Redbourn Hertfordshire AL3 7DS

**5/2022/0259** - Part single, part two storey rear and single storey side extension, single storey front extension, installation of front rooflight, alterations to openings and boundary fence (resubmission following withdrawal of 5/2021/3132) at 4 Meadow View Dunstable Road Redbourn Hertfordshire AL3 7QQ

**5/2021/3631** - Outline application (access only) - Construction of up to 300 new homes including 35% affordable new homes, new landscaping, public open space and associated infrastructure works at Land at Gaddesden Lane Redbourn Hertfordshire AL3 7DP

**5/2022/0296** - Single storey front extension, new window on front elevation, alterations to openings at 4 South Common Redbourn Hertfordshire AL3 7LU.

**5/2022/0300** - CONSULTATION ONLY - Expansion of London Luton Airport at London Luton Airport, Airport Way, Luton, Bedfordshire, LU2 9NH

**5/2022/0175** - Listed Building Consent - First floor structural stud wall and alterations and repairs at Woodend Farm, Cherry Tree Lane, Hemel Hempstead, Hertfordshire, HP2 7HS

**8. TREE APPLICATIONS**

**TP/2022/0052 TPO 1312 & 1886** - Lime tree (within G3) along rear boundary- reduce by 2m to allow light to enter garden. This Lime tree is part of group of 6 London Plane and 5 Lime trees under two TPO's: TPO1312 (G3) 25.11.1996 and TPO1886 (G1) 31.07.2018. These works would be in keeping with the recent works undertaken to two Lime trees at 40 Brooke End and

the rest of the group which were last pruned in 2016/7 at 41 Brooke End Redbourn Hertfordshire AL3 7GD

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

The next meeting of Plans North is on Monday 14<sup>th</sup> March 2022 at 7pm

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

None notified.

**11. APPLICATIONS APPROVED**

**5/2021/2876** - Conversion of two flats into single detached dwelling at 71 and 73 Hemel Hempstead Road Redbourn Hertfordshire AL3 7NL

**Decision:** DC3 Conditional Permission

**RPC Comment:** No objection

**5/2021/3382** - Single storey rear extension with rooflights, front porch canopy, loft conversion to habitable accommodation with front rooflights and rear dormer windows following alterations to roof and removal of existing chimney breast at 17 Flamsteadbury Lane Redbourn Hertfordshire AL3 7DH

**Decision:** DC3 Conditional Permission

**RPC Comment:** No objection

**5/2021/3455** - Single storey rear extension with rooflights, hip to gable loft conversion to habitable accommodation with front rooflights and rear dormer window, construction of external store, associated landscaping works and alterations to openings at 1 Bettespol Meadows Redbourn Hertfordshire AL3 7EN

**Decision:** DC3 Conditional Permission

**RPC Comment:** No objection

**5/2021/3006** - New dormer window into the roof slope to accommodate family bathroom and associated internal alterations at The Jolly Gardener 2 Church End Redbourn Hertfordshire AL3 7DU

**Decision:** DC3 Conditional Permission

**RPC Comment:** No Objection - subject to the Conservation Officers approval

**5/2021/3007** - Listed Building consent - New dormer window into the roof slope to accommodate family bathroom and associated internal alterations at The Jolly Gardener 2 Church End Redbourn Hertfordshire AL3 7DU

**Decision:** DC10 Listed Building Conditional Consent

**RPC Comment:** No Objection - subject to the Conservation Officers approval

**5/2021/3055** - Alterations to location of boiler flue, installation of underfloor heating & other alterations at 58 Church End Redbourn Hertfordshire AL3 7DU

**Decision** - DC3 Conditional Permission

**RPC Comment:**

**5/2021/3056** - Listed Building consent - Alterations to location of boiler flue, installation of underfloor heating & other alterations at 58 Church End Redbourn Hertfordshire AL3 7DU

**Decision** - DC10 Listed Building Conditional Consent

**RPC Comment :**

**11.1 APPLICATIONS REFUSED**

**5/2021/3225** - Construction of 3 bedroom dwelling with associated parking and landscaping works at Land rear of 20 Tassell Hall Redbourn Hertfordshire AL3 7JD

**Decision:** DC4 Refusal

**RPC Comment:** No objection

**11.2 CERTIFICATE OF LAWFULNESS**

**5/2021/3423** - Certificate of Lawfulness (proposed) - Introduction of two flank windows and front porch canopy at 35 Long Cutt Redbourn Hertfordshire

**Decision:** Certificate of Lawfulness Refused

**11.3 DISCHARGE OF CONDITIONS**

None notified

**11.4 APPLICATIONS WITHDRAWN**

**5/2021/3367** - Prior Notification - Single storey rear extension 3m in height x 6m in depth with 3m height to eaves at 9 Snatchup Redbourn Hertfordshire AL3 7HD

**Decision:** Withdrawn

**5/2021/3492** - Single storey rear extension following demolition of existing rear extension, new pergola area to rear of garage and alterations to openings at 12 Brooke End Redbourn Hertfordshire AL3 7GA

**11.5 INVALID APPLICATIONS**

None notified

**11.6 APPEALS**

None notified.

**11.7 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)**

**12. CORRESPONDENCE**

Email from Hester Gabbutt on behalf of Phil Waters, Chairman of The Harpenden Society

**13. NEIGHBOURHOOD PLAN**

**14. MATTERS TO REPORT**

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

Tuesday 15<sup>th</sup> March 2022, 7.30pm, The Conference Room, Redbourn Parish Centre.

## **REDBOURN PARISH COUNCIL**

**Minutes of Planning Committee held on Tuesday 1<sup>st</sup> February 2022, 7.30pm In the Conference Room at the Parish Centre.**

**PRESENT:** Cllrs, T Finnigan (Chair), V Mead (Vice Chair), C O'Donovan, D Bigham,

**IN ATTENDANCE:** Vicky Kidd – Deputy Clerk

### **1. APOLOGIES FOR ABSENCE**

M Maynard, D Mitchell, R Gray

### **2. OPEN SESSION FOR THE PUBLIC**

**5/2022/0137** - Proposal: 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

The applicant and applicant's representing agent came in to speak for the application.

**RPC Comment:** No objection with the proviso that there will be parking for one (1) vehicle and that the access and right of way for Bassett will be maintained.

### **3. MINUTES OF THE PREVIOUS MEETING**

It was proposed by the Chair and resolved that:

*The minutes of the Planning Committee meeting held on 11<sup>th</sup> January 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**

Updated information has been submitted to SADC regarding application 5/2021/3583 – Scout Farm.

Hedgerow Removal Notice ref **TP/2022/0012** - Land West of Redbourn Road St Albans

**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 **5/2021/3007** - The Jolly Gardener - If the Officer is of a mind to refuse.

Cllr Mead has called in application **5/2021/3294** - 3, St Mary's Close - If the Officer is of a mind to grant.

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

**7. PLANNING APPLICATIONS**

**5/2022/0013** - Carport and ground floor side and rear infill extension at 96 The Park Redbourn Hertfordshire AL3 7LT

**RPC Comment:** No Objection

**5/2021/3469** - Construction of outbuilding to rear of garden at 74 High Street Redbourn Hertfordshire AL3 7LN

**RPC Comment:** No objection so long as access is maintained for 76, 78 & 78a at all times

**5/2021/3056** - Listed Building consent - Alterations to location of boiler flue, installation of underfloor heating & other alterations at 58 Church End Redbourn Hertfordshire AL3 7DU

**RPC Comment:** No objection so long as conforms with conditions set out in the Design & Conservation report.

**8. TREE WORKS**

**TP/2022/0018 TPO 1312** - G3 Lime - pollard to original points to maintain health and size of the tree and to prevent it from becoming too large for its surroundings at 13 Chequer Lane Redbourn Hertfordshire AL3 7NH

**RPC Comment:** No objection

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

The next meeting of Plans North is on Monday 14<sup>th</sup> February 2022 at 7pm.

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

None.

**11. APPLICATIONS APPROVED**

**5/2021/3074** - Demolition of conservatory and construction of single storey rear extension, garage conversion and raising of garage roof, installation of roof lights and alterations to openings at 94 The Park Redbourn Hertfordshire AL3 7LT

**Decision:** DC3 Conditional Permission

**RPC Comment:** No Objection

**11.1 APPLICATIONS REFUSED**

**5/2021/3132** - Part single, part two storey rear/side extension, single storey front extension and alterations to openings and boundary fence at 4 Meadow View Dunstable Road Redbourn Hertfordshire AL3 7QQ

**Decision:** DC4 Refusal

**RPC Comment:** No objection

**11.2 CERTIFICATE OF LAWFULNESS**

None notified.

**11.3 DISCHARGE OF CONDITIONS (Approved and Proposed)**

None notified.

**11.4 APPLICATIONS WITHDRAWN**

**5/2021/2809** - Certificate of Lawfulness (proposed) - Construction of single storey garden room in rear garden at Osier House Maris Meadow Redbourn Hertfordshire AL3 7FB

**Decision:** Withdrawn

**5/2021/3145** - Conversion of pumping station into residential dwelling with part single, part two storey extension and associated works at Land at Junction Of Luton Lane and Dunstable Road Luton Lane Redbourn Hertfordshire

**Decision:** Withdrawn

**5/2021/3283** - 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

**Decision:** Withdrawn

**5/2021/3143** - Single storey front garage extension following partial garage conversion, new pitched roof to garage, replacement of existing lean-to flat roof with pitched roof and alterations to openings at 21 Wheatlock Mead Redbourn Hertfordshire AL3 7HS

**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**

Regulation 14 Consultations are now closed with over 60 responses in total. Now awaiting the feedback on the results from Troy Planning

**14. MATTERS TO REPORT**

The committee reviewed the additional information submitted for application **5/2021/3583** – Scout Farm and have no further comment to offer. It is an objection based on policy one (1) – Greenbelt

Hedgerow Removal Notice ref **TP/2022/0012** - Land West of Redbourn Road St Albans. The committee reviewed the application, and the following comment has been submitted: No objection so long as it is reinstated to match existing hedgerows.

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

Tuesday 22<sup>nd</sup> February 2022, 7.30pm, The Conference Room, Redbourn Parish Centre.

The meeting closed at 8.45pm

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



I am writing to you on behalf of Phil Waters Chairman of The Harpenden Society. I am also a member of the Society's committee.

We have been working with a local group of residents seeking to ensure that there is sufficient attention in the planning process to protecting individual houses and neighbourhoods of architectural and historic merit and the general streetscape of the Town.

We are concerned about a proposal believed to be coming to St Albans Council policy committee on 17 March 2022 to substantially reduce (in return for a modest cost saving) the role of councillors in planning matters, and placing all small/ household applications in the hands of the planning staff. This proposal was discussed at the Local Plan Working Committee on 30 November 2021, item 9: See link below.

<https://stalbans.moderngov.co.uk/ieListDocuments.aspx?CId=615&MId=10476&Ver=4>

We believe the proposed loss of democratic control is very worrying from a community and conservation point of view. Planning staff often do not seem to have sufficient time or training to be sufficiently sensitive to conservation and streetscape issues in our area.

We would be interested to hear if your Parish Council proposes making an objection to this proposal to St Albans Council before the next SADC policy committee meeting on 17 March. If you are, and are interested, we are happy to exchange drafts of our proposed submissions as they develop. We would also appreciate being copied on any submission you make.

Whilst we are in touch with Harpenden Town Council, we are making separate representations for greater impact.

We look forward to hearing from you.

Best wishes