

# REDBOURN PARISH COUNCIL

Redbourn Parish Centre, The Park,  
Redbourn, Hertfordshire, AL3 7LR  
Telephone: 01582 794832 / 07436 549584  
E-mail: [deputy.clerk@redbourn-pc.gov.uk](mailto:deputy.clerk@redbourn-pc.gov.uk)



11<sup>th</sup> September 2024

Councillors: V Mead, T Finnigan, D Mitchell, C O'Donovan, S Withers, T Finnis, R Bullen and D Bigham

You are hereby summoned to attend a meeting of the Planning Committee on **Tuesday 17<sup>th</sup> September 2024, 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

---

## 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 Mitchell – Member of the Planning Committee at SADC

Cllr Mitchell – Supporter of CPRE

Cllr Bullen – Member of CPRE

**5. OPEN SESSION FOR THE PUBLIC**

None notified.

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

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

**7. PLANNING POLICY AND CLIMATE COMMITTEE**

The next meeting is on Monday 23<sup>rd</sup> September 2024.

**8. PLANNING APPLICATIONS**

**5/2024/1420** - Single storey rear extension. Front porch extension with canopy. Single storey side extension. Extension to existing raised patio and side fencing at 35 Ver Road, Redbourn Hertfordshire AL3 7PE

**5/2024/1315** - Part single and part two storey rear extension with rooflights to flat roof. Single storey front and two storey side extension and alterations openings at 52 Snatchup Redbourn Hertfordshire AL3 7HB

**5/2024/1444** - Listed building consent - Replacement of the modern internal door being used as an external door and frame at the rear of the property, with a visually similar Oak External Door and frame at Millstream Barn St Albans Road Redbourn Hertfordshire AL3 7AA

**9. TREE APPLICATIONS**

None

**10. PLANNING (DEVELOPMENT MANAGEMENT) COMMITTEE**

The next meeting is on Wednesday 25<sup>th</sup> September 2024, the agenda has not yet been published.

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

None

**12. APPLICATIONS APPROVED**

**5/2024/1107** - Replacement of existing conservatory on the rear elevation at 26 West Common Redbourn Hertfordshire AL3 7DY

**Decision:** DC3 Conditional Permission

**RPC Comment:** No objection

**5/2023/2233** - Single storey side and rear extension and raised rear terrace at 35 Ver Road Redbourn Hertfordshire AL3 7PE

**Decision:** DC3 Conditional Permission

**RPC Comment:** No objection

**5/2024/1069** - Part single, part two storey side extension, front porch, render finish to elevations, replacement bay windows, alterations to openings and installation of roof lights at 1 Mansdale Road Redbourn Hertfordshire AL3 7DL

**Decision:** DC3 Conditional Permission

**RPC Comment:** No objection

**5/2024/1207** - Retrospective planning as built front boundary wall at Punch Bowl House Redbourn Road St Albans Hertfordshire AL3 6RP

**Decision:** DC3 Conditional Permission

**RPC Comment:** Objection based on the fact that the application does not provide justification for building a wall over 1 metre in height on greenbelt and on a highway.

**5/2024/1268** - New windows and doors to front elevation at 22 North Common Redbourn Hertfordshire AL3 7BU

**Decision:** DC3 Conditional Permission

**RPC Comment:** No objection although note that the property is in the conservation area and so will need approval of the Conservation Officer.

**5/2023/1836** - Deed of Variation to allow the phased discharge of certain obligations (highway works; management of outdoor space; travel plan; water scheme; affordable housing; construction management plan) within the S106 agreement dated 24/04/2019 relating to 5/2016/2845 as far as it relates to the western parcel of the site within Dacorum Borough Council that benefits from reserved matters approval 21/01517/RES for 276 dwellings. To allow these obligations as far as they relate to the western parcel of the site to be discharged. at Land Between Three Cherry Trees Lane and Cherry Tree Lane Hemel Hempstead Hertfordshire

**Decision:** Approval

## 12.1 APPLICATIONS REFUSED

**5/2024/0186** - Proposed storage building at Norrington End Farm Redding Lane Redbourn, Hertfordshire AL3 7PU

**Decision:** DC4 Refusal

**RPC Comment:** No objection

## 12.2 CERTIFICATE OF LAWFULNESS

None notified.

## 12.3 DISCHARGE OF CONDITIONS

**5/2024/0816** - Discharge of Condition 8 (landscape management plan) Condition 20 (Travel Plan) of planning permission 5/2016/2845 dated 30/04/19 for Outline planning application to include up to 600 dwellings (C3), land for primary school (D1), land for local centre uses (A1, A3, A4, A5, D1, D2), land for up to 7,500 square metres of employment uses (B1, B2, B8), landscaping, open space and play areas, associated infrastructure, drainage and ancillary works, new roundabout access off Three Cherry Trees Lane, new priority junction off Three Cherry Trees Lane, new vehicular access to Spencer's Park Phase 1 and an emergency access to the employment land off Cherry Tree Lane. Detailed approval is sought for access arrangements only, with all other matters reserved (Cross boundary application falling within Dacorum Borough Council and St Albans City and District Council administrative areas) at Land Between Three Cherry Trees Lane and Cherry Tree Lane Hemel Hempstead Hertfordshire

**Decision:** Discharge of Condition – Partial

## 12.4 APPLICATIONS WITHDRAWN

**5/2021/2802** - Notice of an application to satisfy planning obligations, namely Schedule 12 Part 2 (Construction Traffic Management Plan) of S106 agreement dated 24/04/2019 relating to **5/2016/2845** for outline planning application to include up to 600 dwellings (C3), land for primary school (D1), land for local centre uses (A1, A3, A4, A5, D1, D2), land for up to 7,500 square metres of employment uses (B1, B2, B8), landscaping, open space and play areas, associated infrastructure, drainage and ancillary works, new roundabout access off Three Cherry Trees Lane, new priority junction off Three Cherry Trees Lane, new vehicular access to Spencer's Park Phase 1 and an emergency access to the employment land off Cherry Tree Lane. Detailed approval is sought for access arrangements only, with all other matters reserved (Cross boundary application falling within Dacorum Borough Council and St Albans City and

District Council administrative areas on land at Three Cherry Trees Lane and Cherry Tree Lane Hemel Hempstead Hertfordshire. at Spencer Park And Land To East Of Hemel Hempstead Hemel Hempstead Road Redbourn Hertfordshire

**Decision:** Withdrawn

**5/2021/3021** - Notice of an application to satisfy planning obligations, namely Schedule 3 Part 2 (Affordable Housing Plan) of S106 agreement dated 24/04/2019 relating to 5/2016/2845 for outline planning application to include up to 600 dwellings (C3), land for primary school (D1), land for local centre uses (A1, A3, A4, A5, D1, D2), land for up to 7,500 square metres of employment uses (B1, B2, B8), landscaping, open space and play areas, associated infrastructure, drainage and ancillary works, new roundabout access off Three Cherry Trees Lane, new priority junction off Three Cherry Trees Lane, new vehicular access to Spencer's Park Phase 1 and an emergency access to the employment land off Cherry Tree Lane. Detailed approval is sought for access arrangements only, with all other matters reserved (Cross boundary application falling within Dacorum Borough Council and St Albans City and District Council administrative areas on land at Three Cherry Trees Lane and Cherry Tree Lane Hemel Hempstead Hertfordshire. at Spencer Park And Land To East Of Hemel Hempstead Hemel Hempstead Road Redbourn Hertfordshire

**Decision:** Withdrawn

**5/2022/0728** - Notice of an application to satisfy planning obligation Schedule 10 Part 2 (Water Scheme) of S106 agreement dated 24/04/2019 relating to 5/2016/2845 for outline planning permission to include up to 600 dwellings (C3), land for primary school (D1), land for local centre uses (A1, A3, A4, A5, D1, D2), land for up to 7,500 square metres of employment uses (B1, B2, B8) , landscaping, open space and play areas, associated infrastructure, drainage and ancillary works, new roundabout access off Three Cherry Trees Lane, new priority junction off Three Cherry Trees Lane, new vehicular access to Spencer's Park Phase 1 and an emergency access to the employment land off Cherry Tree Lane. Detailed approval is sought for access arrangements only, with all other matters reserved (Cross boundary application falling within Dacorum Borough Council and St Albans City and District Council administrative areas on land at Three Cherry Trees Lane and Cherry Tree Lane Hemel Hempstead Hertfordshire. at Spencer Park And Land To East Of Hemel Hempstead Hemel Hempstead Road Redbourn Hertfordshire

**Decision:** Withdrawn

## **12.5 INVALID APPLICATIONS**

**5/2024/1453** - at Elm Cottage St Albans Road Redbourn Hertfordshire AL3 7AT

**Decision:** Invalid application

## **12.6 APPEALS**

None

## **12.7 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)**

None

## **13. CORRESPONDENCE**

Email from the 'Listed Buildings Officer' at St Albans District Council.

## **14. COMMUNITY LED HOUSING**

## **15. MATTERS TO REPORT**

## **16. DATE, TIME, AND PLACE OF NEXT MEETING**

Tuesday 8<sup>th</sup> October 2024, 7.30pm, The Conference Room, Redbourn Parish Centre.