

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday 6th August 2024, 7.30pm In the Conference Room at the Parish Centre.

PRESENT: Cllrs V Mead (Chair), D Mitchell, D Bigham, T Finnis, C O'Donovan and S Withers

IN ATTENDANCE: Vicky Kidd – Deputy Clerk

1. APOLOGIES FOR ABSENCE

Cllrs R Bullen and T Finnigan
These were received and duly noted

2. DECLARATIONS OF INTEREST

None

3. MINUTES OF THE PREVIOUS MEETING

It was proposed by the Chair and resolved that:

The minutes of the Planning Committee meeting held on 16th July 2024 were approved as a true record of the meeting.

4. NOTIFICATION OF OTHER BUSINESS

Cllr O'Donovan – Barn on Crown Street
Cllr Withers – hedging by Maris Meadows
Cllr Withers – Signage at convenience store
Cllr Mead – Retail unit on junction of High Street and Fish Street
Cllr Finnis – Parking at the The George
Cllr Mead – Water leak at Lamb Lane
Clerk – Cllr training

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. PUBLIC PARTICIPATION

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 POLICY AND CLIMATE COMMITTEE

The next meeting is on Tuesday 12th September.

The Minister of State for Ministry of Housing, Communities and Local Government, Matthew Pennycooke, has written to the Planning Inspectorate setting out the Government's expectations on how examinations should be conducted. Pragmatism should be used only where it is likely a plan is capable of being found sound with limited additional work to address soundness issues. Any pauses to undertake additional work should usually take no more than six months overall. Pragmatism should not be used to address fundamental issues with the soundness of a plan, which would be likely to require pausing or delaying the examination process for more than six months overall. Local authorities should provide regular progress updates of their work to the Planning Inspector during any agreed pause. Basically, the plan should be sound and legal at the point of submission – it is not the Inspectorate's job to work on the Plan to make it sound and legal.

8. PLANNING APPLICATIONS

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

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

5/2024/1242 - Proposed single storey front and side extensions at 22 Crouch Hall Lane, Redbourn, Hertfordshire, AL3 7EQ

RPC Comment: No objection but note there maybe an issue with the boundary which should be resolved between both parties

5/2024/1265 - Demolition of existing detached two storey dwelling, and erection of replacement detached two storey dwelling, including roof-mounted solar panels and air source heat pump at Chandau, Lamb Lane, Redbourn, Hertfordshire, AL3 7BS

RPC Comment: No objection

5/2024/1267 - Replacement door and windows at 23 North Common, Redbourn, Hertfordshire, AL3 7BU

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

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

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

9. TREE APPLICATIONS

TP/2024/0350 TPO 1350 - Yew 1 and Yew 2: Raise low crown to 2m and reduce crown spread overhanging garden wall to 3m, pruning to suitable growth points. Growth of the trees over the wall restricts light and use of the main part of the garden at 4 Heybrigge Close, Redbourn, Hertfordshire, AL3 7DT

10. PLANNING (DEVELOPMENT MANAGEMENT) COMMITTEE

Last meeting was held on Monday 5th August 2024 but there were no items relating to Redbourn Ward.

11. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified.

12. APPLICATIONS APPROVED

5/2024/0810 - Single storey rear extension with associated landscaping works at Oaklands Lodge 12 Meadow View Dunstable Road Hertfordshire Redbourn AL3 7QQ

Decision: DC3 Conditional Permission

RPC Comment: No objection

5/2024/0893 - Advertisement consent - Display of non-illuminated individual lettering sign, projecting sign and opening hours sign at The Priory High Street Redbourn Hertfordshire AL3 7LZ

Decision: AC3 Advert - Extra Condition

5/2024/0958 - Garage conversion with replacement of garage door to window, raising of roof and extension to rear, plus alterations to openings to side elevation at 13 Ben Austins Redbourn Hertfordshire AL3 7DR

Decision: DC3 Conditional Permission

RPC Comment: No objection

5/2024/0980 - Garage conversion at 20 Silk Mill Road Redbourn Hertfordshire AL3 7GE

Decision: DC3 Conditional Permission

RPC Comment: No objection

12.1 APPLICATIONS REFUSED

None notified

12.2 CERTIFICATE OF LAWFULNESS

None notified.

12.3 DISCHARGE OF CONDITIONS

None notified

12.4 APPLICATIONS WITHDRAWN

None notified

12.5 INVALID APPLICATIONS

None notified

12.6 APPEALS

None notified.

12.7 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)

None

13. CORRESPONDENCE

None

14. COMMUNITY LED HOUSING

Cllr Finnis reported that still awaiting a response from SADC

ACTION: Clerk to chase

15. MATTERS TO REPORT

Cllr O'Donovan informed members that work has started on the old Barn in Crown Street.

Cllr Withers stated that the promised hedging at the boundary of Maris Meadows have not materialised and although the area had been cleared, vegetation is now growing back. Cllr Mead has been in contact with Officer at SADC who has said that the landscaping work would not be done until all of the building work has finished. Work appears to have finished.

ACTION: Cllr Mead to chase

Cllr Withers had been asked by the owners of Premier shop what they need to do to install a permanent sign (the current one is temporary). Cllrs confirmed that if the new sign is the same size as the original sign and that there is no illumination, planning approvals weren't required.

Cllr Mead raised concerns over the colour of the retail outlet on the corner of Fish Street and High Street. The issue was discussed at the last Planning meeting where it decided to wait and see if anything changed. It hasn't and concern that as it is in a conservation area and a grade II listed building, and so permission should be sought.

ACTION: Clerk to make Conservation Officer aware of situation

Cllr Finnis informed meeting that The George have installed CCTV cameras and are working with a parking company in an attempt to stop all day parking in their car park.

Cllr Mead updated the meeting on the water leak in Lamb Lane. Affinity Water have been contacted and repairs will be done on 8th September.

The Clerk gave information on training courses available relating to planning regulations/rules, asking if Cllrs would be interested. She felt it important that those sitting on the planning committee should be knowledgeable in this area.

ACTION: Clerk to obtain more information

16. DATE, TIME, AND PLACE OF NEXT MEETING

Tuesday, 27th August 2024, 7.30pm, The Conference Room, Redbourn Parish Centre.

The meeting closed at 9.30pm

Signed: Date: