

REDBOURN PARISH COUNCIL

Minutes of Planning Committee held on Tuesday 27th August 2024, 7.30pm In the Conference Room at the Parish Centre.

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

IN ATTENDANCE: Chris Kenny – Clerk

1. APOLOGIES FOR ABSENCE

Cllrs V Mead & C O'Donovan
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 6th August 2024 were approved as a true record of the meeting.

4. NOTIFICATION OF OTHER BUSINESS

4.1 Planning and Tree work Applications received after publication of the agenda

None

4.2 Other Urgent Business for consideration at the meeting

R Bullen – NPPF reform consultation

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.

8. PLANNING APPLICATIONS

5/2024/1197 - Outline application (access sought) - Construction of two single storey dwellings at Land at the Stables Nicholls Farm Lybury Lane Redbourn Hertfordshire

5/2024/1199 - Construction of garden cabin and access ramp, associated landscaping works at Brooklen Chequer Lane Redbourn Hertfordshire AL3 7NH

5/2024/1242 - Proposed single storey front and side extensions - AMENDED PLANS

9. TREE APPLICATIONS

None

10. PLANNING (DEVELOPMENT MANAGEMENT) COMMITTEE

Next meeting will be held on Monday 2nd September 2024 but there were no items relating to Redbourn Ward.

11. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified.

12. APPLICATIONS APPROVED

5/2024/0457 - Hip to gable roof extension to create first floor and addition of front and rear windows and rooflights at 22 Harpenden Lane Redbourn Hertfordshire AL3 7PB

Decision: DC3 Conditional Permission

RPC Comment: No objection.

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

Decision: DC3 Conditional Permission

RPC Comment: Redbourn Parish Council agree in principal to this application - with the proviso that the issue of parking is addressed and that the drawings have the datum point included.

5/2024/1030 - Listed Building consent - Removal of existing single glazed windows and replace with new slimline double glazed windows at 19 Fish Street Redbourn Hertfordshire AL3 7LP

Decision: DC10 Listed Building Conditional Consent

RPC Comment: No objection subject to the Conservation Officers approval

12.1 APPLICATIONS REFUSED

5/2023/2574 - Two detached chalet bungalows following demolition of existing bungalow at 4 St Marys Close Redbourn Hertfordshire AL3 7DD

Decision: DC4 Refusal

RPC Comment: No objection

5/2022/2293 - Change of use from takeaway to one dwelling with associated alterations, including new openings and rendering at 67a High Street Redbourn Hertfordshire AL3 7LW

Decision: DC4 Refusal

RPC Comment: Objection based on Policy 'Red 1' of the Regulation 16 Submission - Neighbourhood Plan Document. Policy 40 of SADC Local Plan, Parking Policy 54 of SADC Local

Plan, Shopping Development in Neighbourhood Centre's, and Policy 51 of the SADC Local Plan, Shopping and Service Uses, c) Neighbourhood Centres

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

Nothing to report

15. MATTERS TO REPORT

Cllr Bullen talked through some of the relevant points of the NPPF reform document. There is concern regarding the way the housing numbers are calculated particularly as it is implicit that housing figures are adjusted each year.

Areas of concern that RPC should address in their response to this consultation are:

- How housing numbers are to be calculated
- How the Green Belt is dealt with
- How social housing is dealt with

It was proposed, seconded and resolved that:

Subject to Full Council approval, Cllr Bullen respond to the NPPF reform consultation on behalf of RPC.

ACTION: Members of this committee to feedback any comments to Cllr Bullen for inclusion

ACTION: Clerk to add the link to the consultation onto Full Council agenda

ACTION: Cllr Bullen to send draft response to Clerk for inclusion in Full Council pack

16. DATE, TIME, AND PLACE OF NEXT MEETING

Tuesday, 17th September 2024, 7.30pm, The Conference Room, Redbourn Parish Centre.

The meeting closed at 8.45pm

Signed: Date: