

Bovingdon Parish Council

Minutes of the Planning Committee meeting
held via video conferencing
on Monday 11 January 2021 starting at 6.00 p.m.

Present:

Councillor Graham Barrett (Chairman)
Councillor Alison Gunn
Councillor Julia Marshall
Councillor Ben Richardson
Councillor Hugh Schneiders
Councillor Dave Stent
Councillor Philip Walker
Councillor Pauline Wright

Also present:

Dacorum Borough Councillor Stewart Riddick
Mike Kember, Parish Clerk

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| 1. | Apologies for absence | |
| | There were apologies for absence received from Councillor Adrian Watney. | |
| 2. | Declaration of Interests linked to any of the items | |
| | Councillor Ben Richardson declared an interest in Item 5.6 and Councillor Julia Marshall asked that it be noted she lives opposite the property in Item 5.3. | |
| 3. | Minutes of the Planning Committee meeting held on 14 December 2020 | |
| | It was agreed by those present at the meeting, that the minutes of the meeting held on 14 December 2020 were a true representation of the meeting and were signed by Councillor Graham Barrett. | |
| 4. | Matters arising from the Minutes of the Planning Committee meeting held on 14 December 2020 | |
| 4.1 | 20/03564/LDE - Land Adjacent Two Bays, Long Lane - Laying of hardstanding (works completed over 10 years ago) | |
| | <p>The Case Officer has written to the Parish Council to advise that he considers that the application type falls within the scheme of delegation regardless of the recommendation of the Parish and that following discussions with the Borough Council's Enforcement Team, is of the opinion that an application for an LDE for the hard standing at this site may not be refused.</p> <p>It is perhaps a misunderstanding that the applicants have attempted to demonstrate 10 years use. A much lower 4-year test is applicable to the engineering operation and that the hard standing has been in place for this period. The Borough Council is satisfied that the Enforcement Notice has been complied with, in that the ground has been restored to its pre-notice condition.</p> <p>However, the Parish Clerk was asked to write to the Case Officer, to the effect that there has been a change of use and, therefore, the applicant needs to demonstrate that the hard-standing has been in place for more than ten years.</p> | Parish Clerk |
| 4.2 | 20/03194/MFA - Bovingdon Airfield, Chesham Road - Use of land for film making to include earth works to remove 'bund' and construction of 2 permanent studios and 3 workshops & creation of 'backlot space' to allow for construction of temporary studios with associated support services and parking. Use of former control tower as office space and/ or as film set. Construction of security building at entrance | |

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| | Councillor Barrett reported that a meeting has been organised by Dacorum Borough Council with the owner to discuss this application. | |
| 5. | To consider the Parish Council's response to the following Planning Applications:- | |
| 5.1 | 20/03807/FHA - 43 Hyde Meadows - Retrospective planning application for rear extension, proposed side window and proposed outbuilding | |
| | Support application | |
| 5.2 | 20/03854/LDP - 16 Pembridge Close - Loft Conversion comprising of main dormer with front velux windows | |
| | No comment | |
| 5.3 | 20/03850/FHA - 64 Green Lane - Single storey and part two storey rear extension, front porch and vehicle cross over off street parking space | |
| | Object as follows: <ul style="list-style-type: none"> • This row of terraced cottages was built in the latter part of the 19th Century and a parking space would affect the street scene and be out of keeping with the other properties in this terrace. The small cottage front gardens are a feature of the terrace. • The front garden is not large enough to meet the minimum requirement for a crossover i.e. 4.8 metres. • There is sufficient unrestricted parking, both on Green Lane and in Orchard Way nearby. • This proposed off-street parking would have the effect of reducing the current available parking and result in the loss of two spaces. | |
| 5.4 | 20/03906/FHA - 40 High Street - Loft conversion, rear dormer and Velux roof windows | |
| | No objection in principle, although the velux window is out of keeping with the surrounding properties and would create a precedent. | |
| 5.5 | 20/03877/DRC - Duckhall Farm, Newhouse Road - Details as required by Conditions 6 (weatherboarding) and 7 (roof and wall tiles) attached to planning permission 4/00024/18/LBC (Conversion of barn to form one dwelling and construction of two dwellings) | |
| | No comment | |
| 5.6 | 20/03907/FHA - Manlischan, Flaunden Lane - First floor rear extension and alterations to the front and rear fenestration | |
| | Support application | |
| 5.7 | 20/03913/FUL - Home Farm, Shantock Lane - Construction of glasshouse | |
| | Support application | |
| 5.8 | 20/03947/APA - Agricultural Buildings at Maple Farm, Shantock Lane - Change of use of 2 agricultural buildings to 2 residential dwellings. | |
| | We understand from local residents that these buildings have not been used for agricultural buildings for many years, possibly since the 1970's when it was a chicken farm, and therefore, do not qualify. | |
| 5.9 | 20/03699/FHA - Honours Farm, Newhouse Road - Construction of detached double garage. Replacement boundary brick wall - Amended and / or additional information | |
| | Support application | |
| 5.10 | 20/03700/LBC - Honours Farm, Newhouse Road - Construction of detached double garage. Replacement boundary brick wall - Amended and / or additional information | |

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| | Support application | |
| 5.11 | 20/03998/FHA - 52 Dinmore - Two story rear extension | |
| | Support application | |
| 5.12 | 20/04040/LDP - Plot B3a, Upper Bourne End Lane - Construction of a 55m x 8m concrete agricultural hardstanding | |
| | No comment | |
| 6. | To note the outcome of planning applications considered by Dacorum Borough Council :- | |
| 6.1 | 20/03125/DRC – Rosecroft, 49 Chesham Road - Details as required by condition 12 (Ventilation Strategy) of planning permission 19/02696/FUL (Demolition of existing bungalow, construction of 8 new semi-detached houses (2 x 2 bedroom, 2 x 3 bedroom and 4 x 4 bedroom), access, turning and parking areas, landscape planting and ancillary development) – REFUSED | |
| 6.2 | 20/03141/FUL - Bell Farm, Shantock Hall Lane - Installation of a balance tank for waste water storage (retrospective application) – REFUSED (BPC No Comment) | |
| 6.3 | 20/01940/FUL - Buttercup House, 33 High Street - Demolition of existing external stores and construction of new one-bedroom dwelling – GRANTED (BPC Object) | |
| 6.4 | 20/03190/FHA - 9 Lancaster Drive - Proposed single storey side extension – GRANTED (BPC Support) | |
| 6.5 | 20/03296/DRC - Garage Site, Hyde Meadows - Details as Required by Condition 3 (Refuse Storage) Attached to Planning Permission 4/00405/19/FUL (Demolition of existing 19 single storey garages to replace with five two bed dwellings with off street parking and private rear gardens) – GRANTED (BPC No comment) | |
| 6.6 | 20/03401/DRC – Longridge, Bury Rise - Details as Required by Condition 3 (Hard and Soft Landscaping) Attached to Planning Permission 19/03047/FHA (Ground and First Floor Rear Extension) – GRANTED (BPC No comment) | |
| 6.7 | 20/03403/DRC – Rosecroft, 49 Chesham Road - Details as required by conditions 5b and 5c attached to planning permission 19/02696/FUL (Demolition of existing bungalow, construction of 8 new semidetached houses (2 x 2 bedroom, 2 x 3 bedroom and 4 x 4 bedroom), access, turning and parking areas, landscape planting and ancillary development) – GRANTED (BPC No comment) | |
| 6.8 | 20/03331/FHA – Alpenrose, 53 Chipperfield Road - Enclosed disabled access and lift. Replace Dormer windows with VELUX – GRANTED (BPC Object) | |
| 6.9 | 20/02684/MFA - Shantock Nurseries, Shantock Lane - Proposed levelling of field, formation of a raised embankment (earth bund) to the northern boundary and construction of a glasshouse - APPLICATION WITHDRAWN (BPC Object) | |
| 6.10 | 20/03310/FHA - 25 Rymill Close - Proposed single storey rear extension, conversion of garage to habitable space, mono pitched roof over existing porch, renewal of existing uPVC panels to porch with smooth render and alterations to fenestration – GRANTED (BPC Support) | |
| 6.11 | 20/03292/FUL - Nursery, Kenwood Farm, Flaunden Lane - Redevelopment of existing Garden Nursery Site to provide 6 Number Semi Detached Eco Dwellings - APPLICATION WITHDRAWN (BPC Object) | |
| 6.12 | 20/03186/DRC - Duckhall Farm, Newhouse Road - Details as Required by Condition 2 (External Materials), Condition 3 (Hard and Soft Landscaping Works), Condition 4 | |

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| | (Asbestos Management Plan), Condition 5 (Remediation Statement), Condition 8 (Fire Hydrants), and Condition 9 (Written Scheme of Investigation) Attached to Planning Permission 4/00023/18/FUL (Conversion of barn to form one dwelling and construction of two new dwellings) – GRANTED (BPC No Comment) | |
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| 6.13 | 20/03877/DRC - Duckhall Farm, Newhouse Road - Details as required by Conditions 6 (weatherboarding) and 7 (roof and wall tiles) attached to planning permission 4/00024/18/LBC (Conversion of barn to form one dwelling and construction of two dwellings) – GRANTED (BPC No Comment) | |
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| 7. | To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee: | |
| 7.1 | Appeals Lodged: | |
| 7.1.1 | Two in respect of Runways Farm – Planning Inspectorate Ref. APP/A1910/W/20/3248338 and APP/A1910/W/20/3257756. At the moment these are not opened cases. | |
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| 7.2 | Appeals Dismissed: | |
| 7.2.1 | 19/02580/FUL - Garden Cottage Bovington Green - Demolition of existing garage and store. Construction of a residential dwelling. | |
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| 7.3 | Appeals Allowed: | |
| | None | |
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| 8. | Forthcoming Inquiries | |
| | None notified | |
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| 9. | Any other business | |
| | There were no matters of any other business. | |
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| 10. | Date of next meeting | |
| | Monday 8 February 2021 to be held remotely via video conference starting at 6.00 p.m. | All to note |
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| | Meeting ended at 6.45 p.m. | |
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