**Bovingdon Parish Council**

Minutes of the Planning Committee meeting

held at

The Memorial Hall, High Street, Bovingdon

on 22 January 2018 starting at 6.30 p.m.

**Present:**

Councillor Graham Barrett (Chairman)

Councillor Alison Gunn

Councillor Julia Marshall

Councillor Dave Stent

Councillor Pauline Wright

**Also present:**

Borough Councillor Stewart Riddick

Mike Kember, Parish Clerk

**Representatives from the Village**:

7 residents

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| **1.** | **Apologies for absence** |  |
|  | There were apologies for absence from Councillor Ben Richardson. |  |
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| **2.** | **Declaration of Interests linked to any of the items** |  |
|  | There were no Declarations of Interest.  |  |
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|  | Councillor Barrett asked that it be noted that his property borders this application site – Item 5.4 |  |
|  | Councillor Marshall asked that it be noted that she lives at 41 Green Lane – Item 5.6 |  |
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| **3.** | **Minutes of the Planning Committee meeting held on 8 January 2018** |  |
|  | It was agreed by those present at the meeting, that the minutes of the meeting held on 8 January 2018 were a true representation of the meeting and were signed by Councillor Barrett. |  |
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| **4.** | **Matters arising from the Minutes of the Planning Committee meeting held on 8 January 2018** |  |
|  | None. |  |
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| **5.** | **To consider the Parish Council's response to the following Planning Applications** |  |
|  | **‘The Committee considered forms and drawings for applications relating to the parish of Bovingdon which had been received from Dacorum Borough Council up to the date of the meeting and it was RESOLVED that Dacorum Borough Council is informed of the Council’s comments and observations, if any, as follows. The Council also trusts that due regard will be taken of any objection which may be received from neighbours in the vicinity.’** |  |
| **5.1** | **4/03075/17/FHA – 1 Austins Mead – Demolition of garage and construction of two storey side extension** |  |
|  | Support application. |  |
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| **5.2** | **4/01779/17/FUL – 50-53 Chesham Road – Demolition of existing bungalow and construction of 2 new semi-detached dwellings. Construction of 7 new terraced dwellings on land to the rear of 50-53 Chesham Road. New access road to terraces** |  |
|  | The  comments we made at our Planning Committee meeting held on on 4 September 2017 still stand as follows: * Over development of site – development appears cramped within the site and would be incompatible with the established and underlying building pattern.  The proposals would represent backland development.
* The development, due to the overhaul bulk, massing and scale would introduce significant structures behind the established Chesham Road Properties, which would be uncharacteristic.
* The front to rear relationship between the proposed block of terraced houses and established properties in Apple Cottages and Orchard Court to the rear and side, appears to be less than Dacorum Borough Council guidelines.
* There appears to be no provision for visitor parking and the access for emergency vehicles could be compromised
* Access to Chesham Road – concern that another  vehicular access onto the Chesham Road would create further problems.  This is the busiest B road in the county.
* Design - by reason of the density, height, form and layout, the proposed development would result in harm to the amenities of the neighbouring properties particularly to No. 54 Chesham Road.
* The proposals would be to the detriment of the character and appearance of the area.

In addition, we are concerned that a number of mature trees at the rear of the site would be lost, and these currently provide screening from Apple Cottages.  The other point we would raise is that vehicles accessing the two houses on Chesham Road would not be able to turn round and therefore, would either have to reverse out onto the Chesham Road, or be reversed in from Chesham Road, either option would be hazardous.  |  |
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| **5.3** | **4/03192/17/LDP – 24 Green Lane – Rear extension with the addition of a roof-light. Existing garage door to be replaced with timber doors. WC relocated to garage. Installation of small cupboard in garage** |  |
|  | Support application. |  |
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| **5.4** | **4/03236/17/FUL – Long Acre, Long Lane – Installation of agricultural track** |  |
|  | No comment. |  |
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| **5.5** | **4/03243/17/LDP – 55 Pembridge Road – Loft conversion with rear dormer** |  |
|  | Support application. |  |
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| **5.6** | **4/03310/17/FUL – 35 Green Lane – Demolition of existing building and construction of two storey block of six flats with ancillary off road parking and landscaping with vehicle crossover** |  |
|  | * This would set a precedent as there are no flats in Green Lane and therefore, would not be in keeping with the area.  That is, all of the properties in Green Lane are detached or semi-detached and that there have been a number of recent permissions granted but all for the same type of property.
* There is insufficient parking and no provision has been made for visitor parking
* The proposed scheme is set too far back on the site and the protruding area at the rear of the building will overlook the neighbouring properties
* The proposal represents an over intensification of the site and clearly if this were granted could set a precedent for the adjoining site
* Design/ overbearing - by reason of the density, height, form and layout, the proposed development would result in harm to the amenities of the neighbouring properties.
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| **6.** | **Planning Applications received at Dacorum Borough Council but not yet notified to the Parish Council:-** |  |
| **6.1** | 3/03292/17/FUL – Pinewood, Chipperfield Road – Vertical extension of existing barn and conversion to ancillary annex |  |
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| **6.2** | 4/00012/18/FHA – 31 Pembridge Road – Demolition of existing garage and outbuilding and construction of two storey side extension |  |
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| **6.3** | 4/00023/18/FUL – Duckhall Farm, Newhouse Road – Conversion of barn to form one dwelling and construction of two new dwellings |  |
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| **6.4** | 4/00024/18/LBC – Duckhall Farm, Newhouse Road – Conversion of barn to form one dwelling and construction of two dwellings |  |
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| **7.** | **To note the outcome of planning applications considered by Dacorum Borough Council:-** |  |
| **7.1** | 4/02800/17/LPA – 44 High Street – Change of use from light industrial (B1(c)) to dwellinghouses (C3) – GRANT (BPC - Support) |  |
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| **7.2** | 4/02953/17/TCA – Hollycroft, Vicarage Lane – Works to trees – RAISE NO OBJECTION (BPC - No Comment) |  |
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| **7.3** | 4/03108/17/TCA – Kynnersley, Vicarage Lane – Works to trees – RAISE NO OBJECTION (BPC – No comment) |  |
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| **7.4** | 4/02717/17/FUL – 81b High Street – Retention of shed – GRANT (BPC – No comment) |  |
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| **7.5** | 4/02714/17/FUL – Land at Upper Bourne End Lane opposite Driving Range, Bourne End Lane – New 87 metre fencing with gate within existing paddock to provide safe area for puppies. Removal of 87 metre fence on boundary – WITHDRAWN (BPC – Support) |  |
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| **7.6** | 4/02755/17/LDP – 12 Farnham Close – Loft conversion with rear dormer window and roof lights – GRANT (BPC – Support) |  |
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| **8.** | **To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee:** |  |
| **8.1** | **Appeals Lodged:** |  |
|  | None |  |
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| **8.2** | **Appeals Dismissed:**  |  |
|  | None |  |
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| **8.3** | **Appeals Allowed:** |  |
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| **9.** | **Forthcoming Inquiries** |  |
|  | None notified |  |
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| **10.** | **Any other business** |  |
| **10.1** | **Invitation: Chesham Masterplan Consultation Meeting - 24 January 7.30pm, Chesham Town Council** |  |
|  | Councillors Alison Gunn, Adrian Watney and Pauline Wright to attend. |  |
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| **10.2** | **Brownfield Land Register – ‘Call for Sites’** |  |
|  | Dacorum Borough Council has contacted local councils to ask if they are able to identify Brownfield sites (previously developed land) in their areas. The Bobsleigh Hotel had been put forward by McDonalds Hotels in 2015 and there may be possible sites in Long Lane. The Parish Clerk was asked to contact Jo Deacon, Brownfield Land Register Officer.  | Parish Clerk |
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| **11.** | **Date of next meeting** |  |
|  | Monday 12 February 2018 at 6.30 p.m. in the Memorial Hall, High Street, Bovingdon – **please note the revised date for this meeting** | All to note |
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|  | Meeting ended 7.20 p.m. |  |
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