**Bovingdon Parish Council**

Minutes of the Planning Committee meeting

held at

The Memorial Hall, High Street, Bovingdon

on 27 April 2018 starting at 4.00 p.m.

(adjourned from 25 April 2018)

**Present:**

Councillor Graham Barrett (Chairman)

Councillor Alison Gunn

Councillor Julia Marshall

Councillor Ben Richardson

Councillor Adrian Watney

**Also present:**

Borough Councillor Stewart Riddick

Mike Kember, Parish Clerk

**Representatives from the Village**:

3 residents

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| **1.** | **Apologies for absence** |  |
|  | There were apologies for absence received from Councillors Dave Stent and Pauline Wright.  |  |
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| **2.** | **Declaration of Interests linked to any of the items** |  |
|  | There were no Declarations of Interest.  |  |
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| **3.** | **Minutes of the Planning Committee meeting held on 25 April 2018** |  |
|  | They were not available for signing.  |  |
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| **4.** | **Matters arising from the Minutes of the Planning Committee meeting held on 4 April 2018** |  |
|  | There were no matters arising. |  |
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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** | **4/00727/18/FHA – 41 Pembridge Road – Single storey front extension** |  |
|  | Support application. |  |
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| **5.2** | **4/00828/18/FHA - 22 Hyde Lane - Part two storey front and rear extension. Part single storey rear and front extension** |  |
|  | Support application. |  |
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| **5.3** | **4/00848/18/ROC - 26 Hamilton Mead - Variation of Condition 7 (approved plans) attached to planning permission 4/03169/16/FUL (Conversion of garage and first floor extension to create a new two bedroom dwelling)** |  |
|  | No comment. |  |
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| **5.4** | **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 (Amended Scheme)** |  |
|  | Object – the comments made at the Planning Committee meeting on 22 January 2018 still stand as follows: |  |
|  | * 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 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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|  | In addition it was noted that:* The provision for parking fails to meet the National Planning Standards
* No provision for waste refuse bins
* Concern as to how the land at the rear of the flats will be used by the residents and its impact on neighbouring properties
* The front of the building will not be in keeping with neighbouring properties as it will by necessity have to be a parking area for the residents and will look more appropriate in an urban setting
* The privacy of the owners of No 37 Green Lane is threatened by the proposal to have living room and kitchen windows directly overlooking their property. This would appear to be contrary to existing standards which state that where there are overlooking windows that these should be a minimum of 12 metres away and should be obscured and potentially fixed shut.
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| **5.5** | **4/00904/18/FHA – 8 Farriers Close – Single storey front and rear extension and dormer windows to existing loft conversion** |  |
|  | Support application. |  |
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| **5.6** | **4/00898/18/FHA – 3 Chesham Road – Dropped kerb vehicle crossover** |  |
|  | Support application. |  |
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| **5.7** | **4/00872/18/FUL – Symonsdown, Vicarage Lane - Demolition of existing bungalow and construction of two detached 5-bed** |  |
|  | Support although there is concern that the parking proposals do not meet the National Parking Standards. Neighbours have requested that if the scheme is approved that a condition is attached requesting that the opening and closing times of work on the site are restricted to reduce the noise and disruption to neighbours. The owner of the neighbouring property at Belvedere is concerned that the visibility from accessing his drive will be reduced. |  |
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| **5.8** | **4/00954/18/LDP – 3 Orchard Way – Construction of new front porch. Alterations to front fenestrations** |  |
|  | Support application. |  |
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| **5.9** | **4/03292/17/FUL – Pinewood, Chipperfield Road – Vertical extension of existing barn and conversion to ancillary annex (amended plans)** |  |
|  | The Committee is concerned that they have not been consulted on the original scheme and that there are no details of this and very little information on the amended scheme on the Borough Council’s Planning Portal. In the circumstances the Committee is unable to make an informed comment on the amended plans. | Parish Clerk |
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|  | The following items were deferred from the meeting held on 4 April 2018 pending the receipt of further information from the Case Officer: |  |
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| **5.10** | **4/00626/18/FHA – Two Bays, Long Lane – Extensions to existing bungalow to provide two storey accommodation** |  |
|  | Support with proviso that there are no further Lawful Permitted Development Rights and that no further trees are removed. |  |
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| **6.** | **To note the outcome of planning applications considered by Dacorum Borough Council:-** |  |
| **6.1** | 4/00223/18/FHA - Don's Wood, Flaunden Lane - Construction of garage and store - GRANT (BPC – Support) |  |
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| **6.2** | 4/00183/18/FHA – 14 Claverton Close – Garage and loft conversion – GRANT (BPC – Support) |  |
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| **6.3** | 4/00348/18/FHA – 4 Meadowbank Close – Single storey rear extension – GRANT (BPC – Support) |  |
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| **6.4** | 4/00301/18/FHA – St John House, Church Lane – Single storey side and rear extension – GRANT (BPC – Support) |  |
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| **6.5** | 4/03169/16/FUL – 26 Hamilton Mead – Conversion of garage and first floor extension to create a new two bed dwelling – GRANT – (BPC – Object) |  |
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| **6.6** | 4/00012/18/FHA - 31 Pembridge Road - Demolition of existing garage and outbuilding and construction of two storey side extension – GRANT (BPC – Support) |  |
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| **6.7** | 4/00119/18/FHA - 39 Dinmore - Two storey side extension – GRANT (BPC – Support) |  |
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| **6.8** | 4/00392/18/FPA - Land at Bovingdon Airfield, Chesham Road – Prior notification of the temporary use of land for film making purposes under Class E, Part 4, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Use of land for construction of stage set and associated parking from 04/04/2017 - 04/01/2018 – Prior approval not required (BPC – No comment) |  |
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| **6.9** | 4/00394/18/FUL - Land at Bovingdon Airfield, Chesham Road – Temporary planning permission for use of land for film-making for 40 weeks to include construction of set and use of hardstanding for stationing of support services, associated storage and parking – GRANT (BPC – No comment) |  |
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| **6.10** | 4/00393/18/APA - Greinan Farm, Chipperfield Road - Conversion and refurbishment of agricultural building to form a one-bedroom dwelling and a three bedroom dwelling – Prior approval required and granted (BPC – No comment) |  |
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| **6.11** | 4/00426/18/FHA – Dunober, Long Lane – Demolition of existing garage and outbuildings. Two storey side and rear extension – GRANT – (BPC – Support) |  |
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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:** |  |
|  | None |  |
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| **7.2** | **Appeals Dismissed:**  |  |
|  | None |  |
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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 items of other business. |  |
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| **10.** | **Date of next meetings** |  |
|  | Wednesday 23 May 2018 at 6.30 p.m. in the Memorial Hall, High Street, Bovingdon – apologies received from Mike Kember, Parish Clerk | All to note |
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|  | Meeting ended 5.30 p.m. |  |
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