**Bovingdon Parish Council**

Minutes of the Planning Committee meeting

held at

The Memorial Hall, High Street, Bovingdon

on 18 July 2018 starting at 6.30 p.m.

**Present:**

Councillor Graham Barrett (Chairman)

Councillor Alison Gunn

Councillor Julia Marshall

Councillor Ben Richardson

Councillor Dave Stent

Councillor Adrian Watney

Councillor Pauline Wright

**Also present:**

Borough Councillor Stewart Riddick

Mike Kember, Parish Clerk

**Representatives from the Village**:

6 residents

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| **1.** | **Apologies for absence** |  |
|  | There were no apologies for absence. |  |
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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 2 July 2018** |  |
|  | It was agreed by those present at the meeting, that the minutes of the meetings held on 2 July 2018 were a true representation of the meeting and were signed by Councillor Marshall. |  |
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| **4.** | **Matters arising from the Minutes of the Planning Committee meeting held on 2 July 2018** |  |
| **4.1** | **4/01390/18/FUL – Greymantle, Hempstead Road – Demolition of existing garage and rear/side extensions and construction of a new rear/side extension and conversion from one dwelling to two** |  |
|  | The Case Officer has written to the Parish Council seeking clarification on our objections. Councillor Riddick referred to comments that have been received from Herts Highways and it was agreed to defer replying until the Committee has had an opportunity to read the comments from Highways. | Parish Clerk |
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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** | **4/01152/18/MFA – Bovingdon Airfield – Temporary planning permission for use of land for film-making for 5 year period. To include temporary studio structures. Associated parking (amended plans).** |  |
|  | Previously considered at meeting held on 2 July 2018 |  |
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| **5.2** | **4/01599/18/FUL – Shantock Cottage, Shantock Lane – Addition of four shallow ponds located in rear garden – no deeper than 0.8m at the deepest point to increase production of koi carp. Topsoil retained to create the pond walls. Retention of second polytunnel.** |  |
|  | Object: * The proposed activity at the site is no longer a hobby incidental to the dwellinghouse but comprises a material use of itself as a fish breeding business.
* The application needs to clarify the uses of the areas of land and their purposes including what is the actual use of the polytunnels. Clarification is needed regarding the parking arrangements for the two full time employees, where they will work from; where the office for the business is to be located and where delivery lorries and visitors will park and how the site will be accessed from Shantock Lane.
* A clear understanding of the scale of the existing business and all it entails is required as well as a better understanding of the implications of the expansion of the business so that its impact can be properly assessed.
* The elevation drawing showing the cross sections through the ponds is not to scale and is open to broad interpretation and the size of the ponds and polytunnels shown on the proposed block plan do not agree with the written dimensions.
* It is necessary to properly assess the proposals in terms of excavation of the ponds and its impact on the site. Clarification is required as to where the quantity of excavated material would be located / disposed of, as it may exceed what could be subsequently accommodated within the site.
* The application does not allow for a proper consideration of the merits or harm arising from the proposed development.
* The operational development proposed is inappropriate in the Green Belt and would also lead to a loss of openness, encroachment and would fail to recognise the intrinsic character and beauty of the countryside.
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| **5.3** | **4/01622/18/FHA – 6 Yew Tree Drive – Demolition of conservatory and construction of two storey rear extension.** |  |
|  | Support application. |  |
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| **5.4** | **4/01659/18/HPA – Dormers Lodge, Flaunden Lane – Single storey rear extension measuring 8m deep with a maximum height of 4m and a maximum eaves height of 2.66m.** |  |
|  | No comment. |  |
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| **5.5** | **4/01490/18/FUL – HMP The Mount – Construction of additional car parking.** |  |
|  | Support application. |  |
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| **5.6** | **4/01702/18/FHA – Lynwood, Church Lane – Construction of single-storey rear extension with pitched roof. Conversion of garage with new window to front.** |  |
|  | Support application. |  |
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| **6.** | **To note the outcome of planning applications considered by Dacorum Borough Council:-** |  |
| **6.1** | 4/01244/18/LDP – 12 Austins Mead – Demolition of existing outbuilding. Replacement single storey outbuilding – GRANT (BPC – Support) |  |
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| **6.2** | 4/01248/18/HPA – 12 Austins Mead – Single storey rear extension measuring 5m deep with a maximum height of 3m and a maximum eaves height of 3m – GRANT (BPC – Support) |  |
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| **6.3** | 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) – GRANT (BPC – no comment) |  |
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| **6.4** | 4/00244/18/DRC – Land adj. Long Acre, Long Lane – Details of access as required by condition 8 of planning permission 4/02504/14/FUL (proposed demolition of commercial buildings and construction of four detached dwelling houses) – GRANT (BPC – Support) |  |
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| **6.5** | 4/01611/17/RET – Coleshill Wood, Bovingdon Airfield – Use of land for recreational paintball games and retention of ancillary structures – GRANT (BPC – Support) |  |
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| **7** | **To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee:** |  |
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| **7.1** | **Appeals Lodged:** |  |
| **7.1.1** | 4/02926/17/FUL – Greymantle, Hempstead Road – Construction of 2 semi-detached dwellings and demolition of existing garage and create site access  |  |
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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 other matters arising. |  |
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| **10.** | **Date of next meeting** |  |
|  | Wednesday 8 August 2018 at 6.30 p.m. in the Memorial Hall  | All to note |
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|  | Meeting ended 7.00 p.m. |  |
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