

Bovingdon Parish Council

Minutes of the Planning Committee meeting
held at
The Memorial Hall, High Street, Bovingdon
on Wednesday 28 November 2018 starting at 6.00 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:

Mike Kember, Parish Clerk

Representatives from the Village:

12 residents

1.	Apologies for absence	
	There were apologies for absence received from Dacorum Borough Councillor Stewart Riddick.	
2.	Declaration of Interests linked to any of the items	
	Councillor Barrett declared that his property borders 18 Hunters Close – Item 5.7 on the agenda.	
3.	Minutes of the Planning Committee meeting held on 5 November 2018	
	It was agreed by those present at the meeting, that the minutes of the meeting held on 5 November 2018 were a true representation of the meeting and were signed by Councillor Watney.	
4.	Matters arising from the Minutes of the Planning Committee meeting held on 5 November 2018	
	There were no matters arising.	
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	4/02680/18/MOA – Bobsleigh Inn, Hempstead Road – Demolition of existing hotel premises and associated buildings and construction of 58 no dwellings made up of 36 no apartments and 22 no houses	
	Object - We consider these proposals to be an overdevelopment of the site. The plans introduce three large blocks fronting the Hempstead Road which collectively have a greater height and density than the existing hotel building and are set too close to the road. The proposed flats are out of keeping with the street scene of single dwelling homes in a semi-rural unlit area and therefore, are inappropriate in this location.	

	<p>We are concerned that it is proposed to put houses to the rear of the site on a large area of undeveloped Green Belt land. This we believe to be contrary to National Planning Policy guidelines and would cause considerable harm to the openness of the Green Belt.</p> <p>We consider the parking provision to be inadequate in respect of the larger dwellings with only 3 spaces for the 4 and 5 bedroomed properties and for the one bedroom flats with 0.8 parking spaces.</p> <p>The distance to the village of Bovingdon is considerable with no footpath on this side of the road, residents would have to cross a fast and busy main road in order to access the Village on foot. Although there is a bus stop situated near to the site, the service is poor and infrequent.</p> <p>In the absence of any alternative proposal we would support a lower density residential development on this site if it were more in keeping with the neighbouring properties.</p>	
5.2	4/02683/18/FUL – Land at Bovingdon Airfield – Temporary planning permission for use of land for film-making for 35 weeks to include construction of set and use of hardstanding for stationing support services, associated storage and parking	
	Support application.	
5.3	4/02576/18/FUL - Bovingdon Service Station, Chesham Road - Installation of an ATM unit	
	Object – the ATM is proposed to be sited on the High Street at its narrowest point and where there will be double yellow lines on both sides of the road, thereby making it dangerous for people to access. It would also cause nuisance to the adjoining residential properties and those on the opposite side of the road. The Parish Council would support the provision of an ATM on the car park side of the Tesco building.	
5.4	4/02661/18/TPO – 67 Austins Mead – Works to trees	
	No comment	
5.5	4/02747/18/ROC – Greywolf Farm, Upper Bourne End Lane – Variation of condition 5 (three moveable shelters) attached to planning permission 4/00664/18/ROC removal of condition 14 (fencing) variation of conditions 1,2,3,4,5,6,8,9,15 and 17 in respect of time, landscaping, site purpose, no development zone, paddocks, shelters, parking/driving of vehicles, hardstanding, vehicles on site and approved plans relating to planning permission 4/00816/16/FUL (change of use of building and land to mixed use: dog daycare and agricultural; construction of hardstanding; erection of moveable fencing to create a maximum of four internal paddocks at any one time; & provision of shelter within each paddock)	
	Following a discussion with the Case Officer it has been agreed to defer this item to the next meeting of the Planning Committee to be held on 19 December 2018.	
5.6	4/02741/18/FHA – Hurlock House, Maple Hill – Single storey rear extension, two front dormer windows and front porch canopy	
	Support application.	
5.7	4/02770/18/FHA – 18 Hunters Close – First floor side extension with rear dormer window	
	Support application.	
5.8	4/02762/18/FHA – 25 Green Lane – Front extension, new/alterations to dormers, change to fenestration, rendering/weatherboarding of exterior walls and interior alterations	

	Support application.	
5.9	4/02885/18/TCA – 102 High Street – Work to trees	
	No comment.	
6.	To note the outcome of planning applications considered by Dacorum Borough Council:-	
6.1	4/02606/18/FHA – 24 Dinmore – Single storey front extension – GRANT - (BPC Support)	
6.2	4/02141/18/DOC – Harding’s Garage, Hempstead Road – Details as required by Condition 7 (Remediation Verification) of Planning Permission 4/03698/15/MFA (Construction of 34 units of retirement living apartments for the elderly with associated communal facilities, parking and landscaping (GRANT)	
7.	To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee:	
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	
7.1.2	4/01779/17/FUL & 4/01095/18/FUL – 50-53 Chesham Road – Demolition of existing bungalow and construction of 2 new semi-detached dwellings and 7 terraced dwellings with new access road to terraces (Amended Scheme)	
	The Committee ratified the Chairman’s decision to employ consultants to draft a response on behalf of the Parish Council to the Planning Inspectorate.	
7.2	Appeals Dismissed:	
	None	
7.3	Appeals Allowed:	
	None	
8.	Forthcoming Inquiries	
	None notified	
9.	Any other business	
9.1	4/01390/18/FUL Greymantle, Hempstead Road – Construction of 2 semi-detached dwellings and demolition of existing garage and create site access	
	A resident informed the Committee that a further appeal No. APP/A1910/W/18/3211726 has been lodged in respect of this property and the deadline for comments to be received by the Planning Inspectorate is 5 December 2018. The Parish Council has not been notified of this. The Parish Clerk was asked to contact a firm of consultants and ask them to draft a reply on behalf of the Parish Council.	Parish Clerk
10.	Date of next meeting	
	Wednesday 19 December 2018 at 6.30 p.m. in the Memorial Hall, High Street, Bovingdon	All to note
	Meeting ended 7.20 p.m.	

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