**Bovingdon Parish Council**

Minutes of the Planning Committee meeting

held at

The Memorial Hall, High Street, Bovingdon

on 5 March 2018 starting at 6.15 p.m.

**Present:**

Councillor Graham Barrett (Chairman)

Councillor Alison Gunn

Councillor Julia Marshall

Councillor Ben Richardson

Councillor Adrian Watney

Councillor Pauline Wright

**Also present:**

Borough Councillor Stewart Riddick

Mike Kember, Parish Clerk

**Representatives from the Village**:

15 residents of which, 10 residents including the applicant attended for Item 5.4

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| **1.** | **Apologies for absence** |  |
|  | There were apologies for absence from Councillor Dave Stent. |  |
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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 12 February 2018** |  |
|  | It was agreed by those present at the meeting, that the minutes of the meeting held on 12 February 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 12 February 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** | **4/00223/18/FHA – Don’s Wood, Flaunden Lane – Construction of garage and store** |  |
|  | Support application. |  |
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| **5.2** | **4/00291/18/FHA – 11 Old Dean – Paving of front garden** |  |
|  | Support application. |  |
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| **5.3** | **4/00301/18/FHA – St John House, Church Lane – Single storey side and rear extension** |  |
|  | Support application. |  |
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| **5.4** | **4/00282/18/FUL – Land at Greymantle, Hempstead Road – Construction of two 3 bed semi-detached dwellings and replace garage with gates (amended scheme)** |  |
|  | The Parish Council objects to the amended scheme.  Primarily, our objections are the same as were made on the original application (4/02926/17/FUL) in November 2017.Our objections are as follows:* The proposal constitutes ‘backland’ development as opposed to tandem development, which is discouraged by local policy.
* Paragraph 64 of the NPPF states that ‘permission should be refused for developments of poor design that fail to take opportunity available for improving the character and quality of an area
* Over development of site – development appears cramped within the site and would be incompatible with the established and underlying building pattern.
* The development, due to the overhaul bulk, massing and scale would  be uncharacteristic to the established properties in the immediate vicinity
* Design/ overbearing - by reason of the density, height, form and layout.  The proposed development would result in loss of light and privacy to the amenities of the neighbouring properties.
* It is considered that the proposal would result in significant harm to the living conditions of the occupants of surrounding units, in terms of visual outlook and privacy; in addition to the level of privacy which could be enjoyed within the proposed unit. The application refers to the proposed units as single storey bungalows but in fact they are three storey houses.
* Due to the area proposed for the two units at the rear, concern is raised in regards to the size of external amenity which could be provided in addition, to how private this space would be given the close proximity of properties on Hempstead Road.

In addition, we would add that although more parking spaces have been included, there is concern that the size of the vehicles shown on the drawings are not to scale.  This is misleading and, therefore, how realistic are the areas designated for parking and for passing on the access road?  In reality allowance should be made for large cars and 4 x 4’s – according to the website automobiledimension.com an allowance of 5.5M x 3.0M per car parking space could be required. |  |
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| **5.5** | **4/00348/18/FHA – 4 Meadowbank Close – Single storey rear extension** |  |
|  | Support application. |  |
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| **5.6** | **4/00195/18/FUL – 16 Boundary Cottages – Vehicle cross-over for disabled access (over public footpath including dropped kerb)** |  |
|  | Support application. |  |
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| **5.7** | **4/00392/18/FPA – Land at Bovingdon Airfield – 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 12/02/2017 – 12/11/2017** |  |
|  | No comment. The Parish Clerk was asked to contact Cerda Planning to get an opinion on the number of temporary planning permissions being granted for filming purposes under permitted development and whether this could be questioned. | Parish Clerk |
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| **5.8** | **4/00393/18/APO – Greinan Farm – Conversion and refurbishment of agricultural building to form a one-bedroom dwelling and a three bedroom dwelling** |  |
|  | No comment |  |
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| **5.9** | **4/00394/18/FUL – Land at Bovingdon Airfield – 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** |  |
|  | No comment. |  |
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| **5.10** | **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)** |  |
|  | Support application. |  |
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| **5.11** | **4/00269/18/HPA – Two Bays, Long Lane – Single storey rear extension measuring 8m deep with a maximum height of 4m and a maximum eaves height of 3m** |  |
|  | No comment. |  |
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| **5.12** | **4/00439/18/ROC – Symonsdown, Vicarage Lane – Removal of condition 7 (contamination) attached to planning permission 4/00022/17/FUL (demolition of existing bungalow and construction of two 5-bed dwellings)** |  |
|  | Refer back to Case Officer for clarification. |  |
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| **5.13** | **4/00078/18/FHA – 44 Old Dean – Single storey rear extension** |  |
|  | Support application. |  |
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| **5.14** | **4/00426/18/FHA – Dunober, Long Lane – Demolition of existing garage and outbuildings. Two storey side and rear extension** |  |
|  | Support application. |  |
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| **5.15** | **4/02935/17/FUL – Upper Bourne End Lane – Construction of two polytunnels and barn for agricultural purposes (amended plans)** |  |
|  | Object – comments remain as per minutes of the Planning Committee meeting held on 20 December 2017 |  |
|  | * The proposed Barn and polytunnels are disproportionate in size to the relatively small plot of 4 acres.
* Both the polytunnels and the barn are 3m in height and 30m and 24.4m respectively, in length and thus will have a detrimental effect on the openness of the greenbelt
* Despite the design and access statement, that the application requires a maximum space of 68m2, the size of the proposed barn is more than double at 148m2
* The application has a number of inaccuracies, including the assertion that there are currently 3 full time employees on site and makes no mention of the fact that access to the site is across land owned by Greywolf Farm.
* The proposed agricultural use is unsustainable on this relatively small plot of land, which is unsuitable for the agricultural development proposed due to its soil (alkaline) and its exposed position.

This land was previously used to dump rubble and the D&A statement makes reference to adding more chalk into the soil. Christmas Trees require acidic soil, which leads the Planning Committee to question the veracity of the applicant and application. |  |
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| **6.** | **To note the outcome of planning applications considered by Dacorum Borough Council:-** |  |
| **6.1** | 4/03243/17/LDP – 55 Pembridge Road – Loft conversion with rear dormer – GRANT (BPC - Support) |  |
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| **6.2** | 4/02646/17/FUL – The Stables, Pocketsdell Lane – Demolition of stables and outbuildings. Construction of new dwelling – GRANT (BPC -Support) |  |
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| **6.3** | 4/00074/18/HPA - 4 Hyde Lane – Single storey rear extension measuring 4m deep with a maximum height of 3.1m and a maximum eaves height of 2.8m – Prior approval required and granted (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:** |  |
| **7.1.1** | 4/00091/18/ENA - Land adj. Two Bays, Long Lane - Appeal against enforcement notice - Commercial use of building and metal framed building |  |
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| **7.1.2** | 4/02687/17/ENA - Greywolf Farm, Upper Bourne End Lane - Appeal against Enforcement Notice (Front gates and compound) - WITHDRAWN  |  |
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| **7.1.3** | 4/02688/17/ENA - Greywolf Farm, Upper Bourne End Lane - Appeal against Enforcement Notice (Top gate) - WITHDRAWN  |  |
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| **7.2** | **Appeals Dismissed:**  |  |
|  | None |  |
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| **7.3** | **Appeals Allowed:** |  |
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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 meeting** |  |
|  | Wednesday 28 March 2018 at 6.30 p.m. in the Memorial Hall, High Street, Bovingdon – apologies for absence received from Councillor Pauline Wright | All to note |
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|  | Meeting ended 7.30 p.m. |  |
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