

## Bovingdon Parish Council

Minutes of the Planning Committee meeting  
held at  
The Memorial Hall, High Street, Bovingdon  
on Monday 25 March 2019 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

**Also present:**

Dacorum Borough Councillor Stewart Riddick  
Mike Kember, Parish Clerk

**Representatives from the Village:**

Four

<b>1.</b>	<b>Apologies for absence</b>	
	There were apologies for absence received from Councillor Pauline Wright.	
<b>2.</b>	<b>Declaration of Interests linked to any of the items</b>	
	There were no Declarations of Interest.	
<b>3.</b>	<b>Minutes of the Planning Committee meeting held on 4 March 2019</b>	
	It was agreed by those present at the meeting, that the minutes of the meeting held on 4 March 2019 were a true representation of the meeting and were signed by Councillor Barrett.	
<b>4.</b>	<b>Matters arising from the Minutes of the Planning Committee meeting held on 4 March 2019</b>	
	There were no matters arising.	
<b>5.</b>	<b>To consider the Parish Council's response to the following Planning Applications</b>	
	<b>'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.'</b>	
<b>5.1</b>	<b>4/00406/19/ADV – Tesco, 2 High Street – Three non illuminated fascia signs</b>	
	Object – we note this is an advisory application, but consider it to be inappropriate, unnecessary and out of keeping with the village setting.	
<b>5.2</b>	<b>4/00427/19/FHA – 2 Hunters Close – Replacement conservatory</b>	
	Support application.	
<b>5.3</b>	<b>4/02981/18/FHA – Martlets, Church Lane – First floor rear extension, widening of side dormer, garage conversion bike storage shed to the front of the dwelling (amended scheme)</b>	
	Support application.	
<b>5.4</b>	<b>4/00456/19/FUL – Runways Farm – Change of use of land for three years for the assembling and disassembling of a trial tower used for training purposes</b>	
	No comment	
<b>5.5</b>	<b>4/00369/19/LDP – Shothanger House, Box Lane – Construction of single garage/workshop, motorcycle display/store and photography/video store</b>	
	No comment	
<b>5.6</b>	<b>4/00502/19/FHA – 14 Vicarage Lane – First floor extension over existing ground floor</b>	

	<b>extension with part ground floor infill</b>	
	Support application.	
<b>5.7</b>	<b>4/00519/19/FUL – Greymantle – Demolition of existing garage and rear/side extensions. Construction of new rear/side extension making the existing dwelling into two dwellings</b>	
	Object – plain glass in first floor bedroom overlooking Ivydene, and therefore, resulting in loss of privacy.	
<b>5.8</b>	<b>4/00525/19/FUL – Greymantle - Demolition of existing garage and rear/side extensions. Construction of new rear/side extension making the existing dwelling into two dwellings</b>	
	No objection	
<b>5.9</b>	<b>4/00514/19/FUL – Garden Cottage, Bovington Green – Demolition of existing garage. Construction of new dwelling</b>	
	Object <ul style="list-style-type: none"> <li>• Over development of site</li> <li>• Insufficient garden - Saved Appendix 3 of the Local Plan (2004) indicates that a dwellinghouse should be provided with a minimum 11.5 metres deep garden space; with a larger garden depth provided for family homes</li> <li>• One parking space is shown on the plan as being outside the natural boundary of the property. This is out of keeping with all the other properties in Green Lane and therefore, this results in insufficient parking.</li> </ul>	
<b>5.10</b>	<b>4/00590/19/FHA – Garden Cottage, Bovington Green – Demolition of conservatory and construction of two storey extension with new vehicular access</b>	
	Object – proposed access onto the bend of the junction with Green Lane / Bovington Green is dangerous.	
<b>5.11</b>	<b>4/00483/19/AGD – Broadway Orchard, London Road, Bourne End – Agricultural building</b>	
	No objection	
<b>5.12</b>	<b>4/02628/18/FUL – Maple Farm, Shantock Lane – Block 2 – conversion of barn to dwelling with garage block and demolition of stable and storage blocks</b>	
	Support application	
<b>5.13</b>	<b>4/00405/19/FUL – Garage site, Hyde Meadows – Demolition of existing 19 single storey garages to replace with five two bed dwellings with off street parking and private rear gardens</b>	
	Richard Winfield, Project Manager, Watford Community Housing and Phil Rogers from their Architects practice (Rock Townsend) made a presentation. The Committee supported the application.	
<b>5.14</b>	<b>4/01489/18/FUL – The Mares, Chipperfield Road – Construction of one 4-bed and one 5-bed detached dwellings, car ports, trees and boundary fencing to enclose private gardens</b>	
	No objection subject to the proposed conditions that the agricultural building would be demolished and the land restored to agricultural land prior to the commencement of the development and that the Permitted Development Rights would be removed for the entire site as outlined in the Case Officer's email dated 13 March 2019. In addition, the Parish Council would request that you require the applicant to enter into a covenant that states no future residential applications for development would be made on the surrounding area.	
<b>5.15</b>	<b>4/00572/19/LDP – 1a Chipperfield Road – replacement windows to front and side</b>	
	Object – uPVC windows out of keeping with conservation area and style of building.	
<b>6.</b>	<b>To note the outcome of planning applications considered by Dacorum Borough Council:-</b>	
<b>6.1</b>	4/00274/19/LDP – 3 Bryfield Cottages, Flaunden Lane – Single storey rear infill extension and hip-to-gable loft conversion with rear dormer – GRANT (BPC - No Comment)	
<b>7.</b>	<b>To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee:</b>	
<b>7.1</b>	<b>Appeals Lodged:</b>	

<b>7.1.1</b>	4/02770/18/FHA – 18 Hunters Close – First floor side extension with rear dormer window	
<b>7.1.2</b>	4/02935/17/FUL – Upper Bourne End Lane – Construction of two polytunnels and barn for agricultural purposes	
<b>7.2</b>	<b>Appeals Dismissed:</b>	
<b>7.2.1</b>	4/01390/18/FUL Greymantle, Hempstead Road – Construction of 2 semi-detached dwellings and demolition of existing garage and create site access	
<b>7.3</b>	<b>Appeals Allowed:</b>	
<b>7.3.1</b>	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)	
<b>8.</b>	<b>Forthcoming Inquiries</b>	
	None notified	
<b>9.</b>	<b>To discuss the council's comments on Dacorum's new Statement of Community Involvement (SCI)</b>	
	Councillor Barrett asked members to send their comments to the Parish Clerk who would forward these to the Borough Council.	All
<b>10.</b>	<b>Any other business</b>	
	None	
<b>11.</b>	<b>Date of next meeting</b>	
	Monday 15 April 2019 at 6.30 p.m. in the Memorial Hall, High Street, Bovingdon	All to note
	Meeting ended 8.50 p.m.	