

Bovingdon Parish Council

Minutes of the Planning Committee meeting
held at
The Memorial Hall, High Street, Bovingdon
on Thursday 25 April 2019 starting at 6.00 p.m.

Present:

Councillor Graham Barrett (Chairman)
Councillor Julia Marshall
Councillor Ben Richardson
Councillor Dave Stent
Councillor Adrian Watney

Also present:

Dacorum Borough Councillor Stewart Riddick
Councillor Hugh Schneiders
Mike Kember, Parish Clerk

Representatives from the Village:

Six

1.	Apologies for absence	
	There were apologies for absence received from Councillors Alison Gunn and Pauline Wright.	
2.	Declaration of Interests linked to any of the items	
	There were no Declarations of Interest.	
3.	Minutes of the Planning Committee meeting held on 15 April 2019	
	It was agreed by those present at the meeting, that the minutes of the meeting held on 15 April 2019 were a true representation of the meeting and were signed by Councillor Barrett.	
4.	Matters arising from the Minutes of the Planning Committee meeting held on 15 April 2019	
	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	4/00783/19/NMA – Wishbone Cottage, 1 Bell Green – Non material amendment to planning permission 4/01952/18/FHA (construction of single storey side extension. Front bay window and insertion of two velux rooflights) – FOR INFORMATION ONLY	
	Noted	
5.2	4/00514/19/FUL - Garden Cottage, Bovingdon Green - Demolition of existing garage. Construction of new dwelling	
	Object <ul style="list-style-type: none"> • Over development of site • 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 • 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. 	
5.3	4/00590/19/FHA - Garden Cottage, Bovingdon Green - Demolition of conservatory and construction of two storey extension with new vehicular access	
	Object – lack of information, no drawings showing elevations. Car parking is insufficient, not feasible and is unworkable.	

5.4	4/00926/19/FUL - Two Bays, Long Lane - Two new detached residential dwellings (Amended Scheme)	
	Over development in the Green Belt and as such would be detrimental to the openness of the Green Belt – contrary to Policy CS12. Out of keeping with neighbouring properties by nature of the design and appearance of the two dwellings in terms of bulk, height, etc. – contrary to Policy CS12. We would be more amenable to a single replacement dwelling.	
5.5	4/00948/19/LDP - 34 Dinmore - Ground floor single-storey rear extension - FOR INFORMATION ONLY	
	Noted	
5.6	4/00804/19/FHA – Fryth Hay, Hempstead Road – Single storey rear and side extensions, garage conversion and loft conversion incorporating hip to gable roof extension and rear and side dormer windows	
	Object – over development in the Green Belt and out of keeping with neighbouring properties – contrary to Policy CS12.	
6.	To note the outcome of planning applications considered by Dacorum Borough Council:-	
6.1	4/02626/18/FUL – Maple Farm, Shantock Lane – Block 1 – Conversion of outbuilding to dwelling with garage block and demolition of stable and storage blocks – GRANT	
6.2	4/02628/18/FUL – Maple Farm, Shantock Lane – Block 2 – Conversion of outbuilding to dwelling with garage block and demolition of stable and storage blocks – GRANT (BPC - Support)	
6.3	4/02920/18/FHA – The White Cottage, 58 Chipperfield Road – Construction of single storey open fronted garage with dual pitched roof – GRANT (BPC - Object)	
6.4	4/02921/18/LBC – The White Cottage, 58 Chipperfield Road – Construction of single storey open fronted garage with dual pitched roof – GRANT (BPC - No objection)	
6.5	4/00224/19/DRC – 35 and part of 33 Green Lane – Details required by condition 2 (materials), 3 (landscaping), 4 (phase 1 report and 5 (remediation) attached to planning permission 4/02551/18/FUL – Demolition of existing dwelling and detached garage and construction of three detached dwellings – GRANT	
6.6	4/00442/19/TPO – 1 Little Park – Works to trees – GRANT (BPC - No Comment)	
6.7	4/00389/19/DRC - Two Bays, Long Lane - Details required by Condition 2 (materials) attached to Planning Permission 4/01975/18/FHA (Construction of side and rear extension to provide 2 storey accommodation and separate garage) – GRANT	
6.8	4/00615/19/NMA – 22A Hyde Lane - Non-material amendment to Planning Permission (4/02429/18/FUL – New dwelling) – GRANT	
6.9	4/00198/19/FHA - Little Croft, Long Lane - First floor rear extension – GRANT (BPC – Support)	
6.10	4/00007/19/FHA - Whelpley Ash Farm, Chesham Road - Construction of timber cladded outbuilding for use as a garage – WITHDRAWN (BPC – No objection)	
6.11	4/00008/19/LBC - Whelpley Ash Farm, Chesham Road - Construction of timber cladded outbuilding for use as a garage – WITHDRAWN (BPC – No objection)	
6.12	4/00384/19/FHA - 10 Mitchell Close - Demolition of existing conservatory and construction of a single-storey rear extension (re-submission) – GRANT (BPC – No objection)	
7.	To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee:	
7.1	Appeals Lodged:	
7.1.1	4/02770/18/FHA – 18 Hunters Close – First floor side extension with rear dormer window	
7.1.2	4/02935/17/FUL – Upper Bourne End Lane – Construction of two polytunnels and barn for agricultural purposes	

7.1.3	4/01871/18/ROC – Mountbatten House, Hempstead Road – Variation of condition 2 (approved plans) of planning permission 403698/15/MFA (construction of 34 units of retirement living apartments for the elderly with associated communal facilities, parking and landscaping)	
7.1.4	4/00282/18/FUL – Grey mantle, Hempstead Road – Construction of two 3-bed semi-detached dwellings and replace garage with gates (amended scheme)	
7.2	Appeals Dismissed: None notified	
7.3	Appeals Allowed: None notified	
8.	Forthcoming Inquiries None notified	
9.	Any other business None	
10.	Date of next meeting Tuesday 14 May 2019 at 6.00 p.m. in the Memorial Hall, High Street, Bovingdon – apologies Councillor Hugh Schneiders	All to note
	Subsequent meeting dates set for 3 June and 17 June 2019 at 6.30 p.m. in the Memorial Hall, High Street, Bovingdon	
	Meeting ended 6.35 p.m.	