

Bovingdon Parish Council

Minutes of the Planning Committee meeting
held at
The Memorial Hall, High Street, Bovingdon
on Monday 3 June 2019 starting at 6.00 p.m.

Present:

Councillor Graham Barrett (Chairman)
Councillor Alison Gunn
Councillor Julia Marshall
Councillor Ben Richardson
Councillor Hugh Schneiders
Councillor Adrian Watney

Also present:

Mike Kember, Parish Clerk

Representatives from the Village:

Four

1.	Apologies for absence	
	There were apologies for absence received from Councillor Dave Stent 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 14 May 2019	
	It was agreed by those present at the meeting, that the minutes of the meeting held on 14 May 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 14 May 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	4/01088/19/FHA - 18 Austins Mead - Single storey rear extension	
	Support application.	
5.2	4/00920/19/LDE – Bryant's Nurseries, Water Lane - Installation of wood burner and flue	
	No comment	
5.3	4/01137/19/FHA - Nairn, Vicarage Lane - Single storey side and rear extension	
	Support application.	
5.4	4/01150/19/FHA – 94 Green Lane – Demolition of existing out buildings and construction of a single storey side and rear extension	
	Support application.	
5.5	4/01154/19/APO – Meadow Way Farm, Long Lane – Conversion of existing agricultural buildings into 5 new residential dwellings	
	<ul style="list-style-type: none"> • The applicants have confirmed that the buildings have not been used for agricultural purposes for over 10 years and as such were not in use as at March 2013 • Two of the proposed dwellings are in excess of 100 sq. metres. 	

	<ul style="list-style-type: none"> We question if the buildings are of sufficient quality and condition to be converted to residential use and subsequently conform to current building standards. <p>We therefore consider that this application does not meet the criteria for Class Q consent.</p>	
5.6	4/01154/19/APA – Meadow Way Farm, Long Lane – Conversion of existing agricultural buildings into 5 new residential dwellings	
	Please see the comments for Item 5.5	
5.7	4/01185/19/FHA – 38 Austins Mead – Two storey rear and single storey front extensions	
	Support application.	
5.8	4/02759/18/DRC – Land at Runways Farm – Details as required by conditions 6 (racing of vehicles or competition) & 7 (footpath and track safety measures), attached to planning permission 4/03082/16/ROC removal of condition 1 (two year temporary planning permission) of planning inspectorate decision (APP/A1910/C/14/223612) appeal of planning application 4/00435/14/ENA (motorcycle/motor vehicle activities and associated storage/parking) – FOR INFORMATION ONLY	
	The Parish Council and Bovingdon Action Group to submit joint comments.	Councillor Graham Barrett
	Councillor Hugh Schneiders joined the meeting at 6.30 p.m.	
5.9	4/02680/18/MOA – Bobsleigh Inn – Part demolition of existing hotel premises and associated buildings, conversion of the ‘stable lodge’ into 1 no dwelling and construction of 61 no dwellings, made up of 36 no apartments and 24 no houses and relocation of 2 no existing mobile homes (Outline)	
	<p>Object - We consider these proposals to be an overdevelopment of the site.</p> <p>The plans introduce two 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. We welcome the retention of the original building.</p> <p>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> <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 0.8 parking spaces for the one bedroom flats.</p> <p>Whilst we note that the applicant proposes to provide a footpath, the distance to the village of Bovingdon is in excess of 800 metres. Residents would have to cross a fast and busy main road in order to access the bus stop near to the site. For these reasons we consider this location impractical for a family orientated development.</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>	
5.10	4/00838/19/FUL – 4 Bourne End Mills, Upper Bourne End Lane – Installation of spray booth extraction flue through the roof	
	No comment.	
6.	To note the outcome of planning applications considered by Dacorum Borough Council :-	

6.1	4/00948/19/LDP – 34 Dinmore – Ground floor single storey rear extension – GRANT (For information only)	
6.2	4/00502/19/FHA – 14 Vicarage Lane – First floor extension side and rear extension over existing ground floor extension with part ground floor infill – GRANT (BPC no comment)	
6.3	4/01037/19/DRC – Cottingham Farm, Flaunden Lane – Details as required by conditions 2 (materials) and 3 (landscaping) attached to planning permission 4/00211/19/FUL (conversion of existing barn into three 3-bed dwellings with associated landscaping) – GRANT (For information only)	
6.4	4/00721/19/FHA – 48 Austins Mead – Two storey rear extension with porch to the front and new parking bay – GRANT (BPC Support)	
7.	To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee:	
7.1	Appeals Lodged:	
7.1.1	4/02935/17/FUL – Upper Bourne End Lane – Construction of two polytunnels and barn for agricultural purposes	
7.1.2	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)	
7.1.3	4/00282/18/FUL – Greymantle, Hempstead Road – Construction of two 3-bed semi-detached dwellings and replace garage with gates (amended scheme)	
7.2	Appeals Dismissed:	
7.2.1	4/02770/18/FHA – 18 Hunters Close – First floor side extension with rear dormer window	
7.3	Appeals Allowed:	
	None notified	
8.	Forthcoming Inquiries	
	None notified	
9.	Pre-application advice re development of 49 Chesham Road	
	Karen Warwick gave a brief outline of her proposals for development of the site, which were noted.	
10.	Any other business	
	None	
11.	Date of next meeting	
	Monday 17 June 2019 at 6.30 p.m. in the Memorial Hall, High Street, Bovingdon	All to note
	Meeting ended 7.05 p.m.	