

Bovingdon Parish Council

Minutes of the Planning Committee meeting
held at
The Memorial Hall, High Street, Bovingdon
on Monday 17 June 2019 starting at 6.30 p.m.

Present:

Councillor Graham Barrett (Chairman)
Councillor Alison Gunn
Councillor Ben Richardson
Councillor Hugh Schneiders
Councillor Dave Stent
Councillor Philip Walker
Councillor Adrian Watney
Councillor Pauline Wright

Also present:

Mike Kember, Parish Clerk

Representatives from the Village:

One

1.	Apologies for absence	
	There were apologies for absence received from Councillor Julia Marshall.	
2.	Declaration of Interests linked to any of the items	
	There were no Declarations of Interest.	
	Agreed that Councillor Phil Walker will become a member on the Planning Committee.	
3.	Minutes of the Planning Committee meeting held on 3 June 2019	
	It was agreed by those present at the meeting, that the minutes of the meeting held on 3 June 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 3 June 2019	
4.1	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	
	Councillor Barrett confirmed that The Parish Council and Bovingdon Action Group had submitted their joint comments.	
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	4/01322/19/LDP – 19 Eastnor – Loft conversion with rear dormer and single storey rear extension	
	Support application.	
5.2	4/01216/19/NMA – 8 Bryfield Cottages – Non material amendment to planning permission 4/01703/18/FHA loft conversion including rear dormer window and four roof lights to front elevation; single-storey rear extension replacing existing attached outbuilding (For information)	
	Support application.	

6.	To note the outcome of planning applications considered by Dacorum Borough Council :-	
6.1	4/00721/19/FHA – 48 Austins Mead – Two storey rear extension with porch to the front and new parking bay – GRANT (BPC Support)	
6.2	4/00564/19/FHA – 31 Old Dean – Creation of gravel driveway with brick edging – GRANT (BPC Support)	
6.3	4/00609/19/FUL – Duck Hall Farm – Installation of two steel gates (retrospective) – GRANT (BPC Support)	
6.4	4/01863/18/FUL – 1 Austins Mead – Demolition of existing garage and construction of two storey extension as a separate dwelling – GRANT (BPC Object)	
6.5	4/00406/19/ADV – Tesco, 2 High Street – Three non illuminated fascia signs – WITHDRAWN (BPC Object)	
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)	
7.1.4	4/00519/19/FUL – Greymantle – Demolition of existing garage and side/rear extensions and construction of two-storey side extension and part single, part two-storey rear extension; conversion from single dwelling into pair of semi-detached properties (total 2 units)	
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.	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 – to re-consider comments following receipt of Case Officer’s email dated 5 June 2019	
	The Case Officer has written to the Parish Council concerning our objection to the above scheme. The proposed works have already been granted as the scheme does not require planning permission under Permitted Development guidance application ref: 4/00213/19/LDP. The proposal currently being considered is therefore only for an enlargement to the flank elevation dormer. The Lawful Development Application therefore, forms the fall-back position. In light of this additional information the Planning Committee agreed to amend its comments to ‘No comment’.	
10.	4/01489/18/FUL - Land adj. The Mares, Chipperfield Road – Demolition of agricultural building. construction of two 4-bed detached dwellings, car ports, trees and boundary fencing to enclose private gardens	
	At its meeting held on 25 March 2019, the Planning Committee commented as follows: ‘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	

	<p>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.'</p> <p>The Case Officer has written to say that the Borough Council is able to impose a condition that the agricultural building is removed and the land restored to agricultural land and in addition are also able to remove Permitted Development Rights for the whole area of land within the same ownership. However, regarding the restrictive covenant this is not something that the Borough Council could impose. Any future planning application would be assessed on its merits (bearing in mind the Green Belt location) and subject to consultation with all of the relevant statutory consultees (including the Parish Council).</p> <p>Based on this information, the Planning Committee agreed to the removal of the request for a covenant that states 'no future residential applications for development would be made on the surrounding area'.</p>	
11.	Any other business	
11.1	Draft Chiltern & South Bucks Joint Local Plan 2036	
	The Parish Clerk had circulated a letter concerning the consultation on the Sustainability and draft schedule of the Community Infrastructure Levy, which ends on 19 July 2019. Agreed that a response will be made on behalf of the Parish Council.	All
12.	Date of next meeting	
	Monday 1 July 2019 at 6.30 p.m. in the Memorial Hall, High Street, Bovington	All to note
	Meeting ended 7.10 p.m.	

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