

Bovingdon Parish Council

Minutes of the Planning Committee meeting
held at
The Memorial Hall, High Street, Bovingdon
on Monday 22 July 2019 starting at 6.30 p.m.

Present:

Councillor Graham Barrett (Chairman)
Councillor Julia Marshall
Councillor Dave Stent
Councillor Philip Walker
Councillor Adrian Watney
Councillor Pauline Wright

Also present:

Dacorum Borough Councillor Stewart Riddick

Representatives from the Village:

Three

1.	Apologies for absence	
	There were apologies for absence received from Councillors Alison Gunn, Ben Richardson and Hugh Schneiders and the Parish Clerk.	
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 1 July 2019	
	It was agreed by those present at the meeting, that the minutes of the meeting held on 1 July 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 1 July 2019	
	There were no matters arising.	
5.	To consider the Parish Council's response to the following Planning Applications:-	
5.1	4/01449/19/LDP – 12 Boundary Cottages, Chipperfield Road – Replacement of old brick/wood cabin with new wood cabin	
	According to the Dacorum website, this application has been granted	
5.2	4/01562/19/FHA – 18 Dinmore – Conversion of roof incorporating flat roof dormer to front and back. Demolition of existing rear conservatory. Construction of rear extension	
	Object – Introduction of dormer windows are overbearing and out of keeping with neighbouring properties. Rear dormer windows potentially result in overlooking of Nos 6 & 8 Dinmore. Insufficient parking for five bedroomed property.	
5.3	4/01553/19/FUL – Greymantle, Hempstead Road – Demolition of garage and construction of two detached two-bed dwellings	
	Object – Proposal is out of keeping with the neighbouring properties and the surrounding area. The poor design and layout would significantly harm the character and appearance of the area, conflicting with policies CS10, CS11 and CS12 and with National Planning Policy Framework paragraphs 124, 127 and 130. Dwelling B would cause severe overlooking to Rose Cottage and the	

	proposed screening would cause severe light deprivation to dwelling B. Dwelling A would cause severe overlooking to the residents of Greymantle. We believe the parking provision would be inoperable.	
5.4	4/01552/19/FUL – Greymantle, Hempstead Road - Demolition of garage and construction of two detached two-bed dwellings	
	Object – Proposal is out of keeping with the neighbouring properties and the surrounding area. The poor design and layout would significantly harm the character and appearance of the area, conflicting with policies CS10, CS11 and CS12 and with National Planning Policy Framework paragraphs 124, 127 and 130. The proposal would cause severe overlooking to Ivydene and the proposed screening would cause severe light deprivation to the proposed right-hand residential unit.	
5.5	4/01519/19/NMA – 11 Mountbatten House, Hempstead Road – Non material amendment to planning permission (4/03698/15/MFA) – construction of 34 units of retirement living apartments for the elderly with associated communal facilities, parking and landscaping	
	No Comment	
5.6	4/01612/19/RET – Bryants Nurseries, Water Lane – Retrospective planning permission for biomass boiler and flue	
	No Comment	
5.7	4/01639/19/FHA – 5 Lancaster Drive – Two storey side and single storey rear extensions	
	Support	
6.	To note the outcome of planning applications considered by Dacorum Borough Council :-	
6.1	4/01076/19/LDP – 1 Hyde Lane – Single storey rear extension and new patio doors to existing side elevation – GRANT (BPC Noted)	
6.2	4/01185/19/FHA – 38 Austins Mead – Two storey rear and single storey front extensions – GRANT (BPC Support)	
6.3	4/01088/19/FHA – 18 Austins Mead – Single storey rear extension – GRANT – (BPC Support)	
6.4	4/00862/19/LDE – Land rear of the nursery, Long Lane – Use of land for the storage of plant and machinery, storage of scrap metal and cars, storage of building materials, siting of containers and storage of fairground paraphernalia – WITHDRAWN (BPC Object)	
6.5	4/01322/19/LDP – 19 Eastnor – Loft conversion with rear dormer and single storey rear extension – GRANT (BPC Support)	
6.6	4/01449/19/LDP – 12 Boundary Cottages – Replacement of old brick/wood cabin with new wood cabin (For Information)	
6.7	4/00920/19/LDE – Bryants Nurseries, Water Lane – Installation of wood burner and flue – REFUSE (BPC No Comment)	
6.8	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 – GRANT (BPC Support)	

6.9	4/01150/19/FHA – 94 Green Lane – Demolition of existing out buildings and construction of a single storey side and rear extension – 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	4/00519/19/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	4/00282/18/FUL – Greymantle, Hempstead Road – Construction of two 3-bed semi-detached dwellings and replace garage with gates (amended scheme)	
7.3	Appeals Allowed:	
7.3.1	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)	
8.	Forthcoming Inquiries	
	None notified	
9.	Any other business	
	For information only: documentation received that the kerb outside The Cutting Garden in the High Street will be raised to create a 'Bus Stop Access Point'	
10.	Date of next meeting	
	Monday 12 August 2019 at 6.30 p.m. in the Memorial Hall, High Street, Bovingdon	All to note
	Meeting ended 7.20 p.m.	