

## Bovingdon Parish Council

Minutes of the Planning Committee meeting  
held at  
The Memorial Hall, High Street, Bovingdon  
on Monday 12 August 2019 starting at 6.30 p.m.

**Present:**

Councillor Graham Barrett (Chairman)  
Councillor Alison Gunn  
Councillor Julia Marshall  
Councillor Ben Richardson  
Councillor Hugh Schneiders  
Councillor Dave Stent  
Councillor Pauline Wright

**Also present:**

Dacorum Borough Councillor Stewart Riddick

**Representatives from the Village:**

Three

<b>1.</b>	<b>Apologies for absence</b>	
	There were apologies for absence received from Councillors Phil Walker and Adrian Watney.	
<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 22 July 2019</b>	
	It was agreed by those present at the meeting, that the minutes of the meeting held on 22 July 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 22 July 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>5.1</b>	<b>4/01724/19/FUL – 42 High Street – Extension of ground floor shop, new shopfront and fascia sign. Side and rear extension of first floor residential flat. Conversion of loft to a residential flat</b>	
	Support application	
<b>5.2</b>	<b>4/01726/19/LBC – 8 Church Street – Construction of side porch (amended scheme)</b>	
	Support application	
<b>5.3</b>	<b>4/01725/19/FHA – 8 Church Street – Construction of side porch</b>	
	Support application	
<b>5.4</b>	<b>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 60 no dwellings, made up of 36 no apartments and 24 no houses and relocation of 2 no existing mobile homes (outline)</b>	
	Object - the objections submitted from the Planning Committee meetings held on 28 November 2018 and 3 June 2019 still remain as follows:	

	<p>'We consider these proposals to be an overdevelopment of the site.</p> <p>The plans introduce two large blocks fronting the Hempstead Road, which are set too close to the road. However, 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>	
<b>5.5</b>	<b>4/01774/19/HPA – 2 The Hollies – Single storey rear extension measuring 4.6m deep with a maximum height of 3.8m and a maximum eaves height of 2.6m</b>	
	Support application	
<b>5.6</b>	<b>4/01562/19/FHA - 18 Dinmore - Conversion of roof incorporating flat roof dormer to back and two front rooflights. Demolition of existing rear conservatory and construction of single storey side and rear extension</b>	
	<p>The Parish Council raised objection to the application on the following grounds: <i>'Introduction of dormer windows are overbearing and out of keeping with neighbouring and surrounding properties. Rear dormer windows potentially will result in overlooking of Nos 6 &amp; 8 Dinmore. Insufficient parking for five bedroomed property.'</i></p> <p>The Case Officer has subsequently written to the Parish Council informing us of amendments made by the applicant to address the concerns as follows:</p> <ul style="list-style-type: none"> <li>• The front dormer has been removed and replaced by two front rooflights</li> <li>• The application no longer proposes the addition of a bedroom – the property will remain a 4-bed house and there will be no changes to the existing car parking arrangements</li> </ul> <p>In addition, the case Officer has reported that given the above, and taking into account that the applicants could construct a rear dormer, front rooflights and a similar side/rear extension at the address under permitted development, that she no longer believes that a refusal of the application could be sustained.</p> <p>The Committee agreed to amend its comments to 'No comment.'</p>	
<b>6.</b>	<b>To note the outcome of planning applications considered by Dacorum Borough Council :-</b>	
<b>6.1</b>	4/00926/19/FUL – Two Bays, Long Lane – Two new detached residential dwellings (amended scheme) - REFUSE (BPC Object)	

<b>6.2</b>	4/00984/19/FUL – Old Forge, Shantock Hall Lane – Demolition of existing building and construction of four detached 4-bed dwellings – WITHDRAWN (BPC Object)	
<b>6.3</b>	4/01154/19/APA – Meadow Way Farm, Long Lane – Conversion of existing agricultural buildings into 5 new residential dwellings – PRIOR APPROVAL REQUIRED AND GRANTED (BPC Object)	
<b>6.4</b>	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 – REFUSE (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>	4/02935/17/FUL – Upper Bourne End Lane – Construction of two polytunnels and barn for agricultural purposes	
<b>7.1.2</b>	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)	
<b>7.1.3</b>	4/00926/19/FUL – Two Bays, Long Lane – Two new detached residential dwellings (amended scheme)	
	Agreed to ask Cerda to submit further comments to the Planning Inspector on behalf of the Parish Council	Parish Clerk
<b>7.2</b>	<b>Appeals Dismissed:</b> None	
<b>7.3</b>	<b>Appeals Allowed:</b> None	
<b>8.</b>	<b>Forthcoming Inquiries</b> None notified	
<b>9.</b>	<b>Dacorum's Draft Parking Standards Supplementary Planning Document (SPD)</b>	
	Councillor Graham Barrett and the Parish Clerk to draft a reply by 30 August 2019.	Councillor Barrett / Parish Clerk
<b>10.</b>	<b>Any other business</b>	
<b>10.1</b>	<b>Filming on Airfield</b>	
	Sloane Square Films Ltd have written to inform the Parish Council that they are filming "Magic Hour" on Friday the 16 August 2019 at Bovingdon Airfield. The company will be coming in during the day to set up the equipment for the film and from 21:00 till 23:00 there will be fireworks and camera drones. Agreed that this should be posted on the Council's Facebook page.	Parish Clerk
<b>10.2</b>	<b>Application for Street Trading</b>	
	An application has been received from Howe & Co for a Street Trading consent to operate a mobile fish & chip shop. This will be discussed at the meeting to be held on 2 September 2019.	
<b>11.</b>	<b>Date of next meeting</b>	
	Monday 2 September 2019 at 6.30 p.m. in the Memorial Hall, High Street	All to note

	Meeting ended 7.20 p.m.	

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