

## Bovingdon Parish Council

Minutes of the Planning Committee meeting  
held at  
The Memorial Hall, High Street, Bovingdon  
on Monday 25 November 2019 starting at 6.30 p.m.

**Present:**

Councillor Graham Barrett (Chairman)  
Councillor Alison Gunn  
Councillor Julia Marshall  
Councillor Hugh Schneiders  
Councillor Dave Stent

**Also present:**

Borough Councillor Stewart Riddick  
Mike Kember, Parish Clerk

**Representatives from the Village:**

Three

<b>1.</b>	<b>Apologies for absence</b>	
	There were apologies for absence received from Councillors Ben Richardson, Philip Walker, Adrian Watney and Pauline Wright.	
<b>2.</b>	<b>Declaration of Interests linked to any of the items</b>	
	Councillor Schneiders declared an interest in items 5.1 and 5.14 and took no part in the decision.	
<b>3.</b>	<b>Minutes of the Planning Committee meeting held on 4 November 2019</b>	
	It was agreed by those present at the meeting, that the minutes of the meeting held on 4 November 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 4 November 2019</b>	
<b>4.1</b>	<b>4/00670/19/FUL – Land adjoining reservoir, Upper Bourne End Lane – Construction of stables. Refurbishment of existing building for use as store. Upgrading of land for use as paddock</b>	
	The Case Officer had written to the Parish Council asking whether the comments contained in the Contamination Land Officer's report may change the Council's view on this application. Agree to amend our comments to 'No comment and will defer to the specialist advice provided.'	
<b>5.</b>	<b>To consider the Parish Council's response to the following Planning Applications:-</b>	
<b>5.1</b>	<b>19/02809/FHA - 4 Maple Cottages Shantock Lane - Part single, part two storey side extension</b>	
	Support application.	
<b>5.2</b>	<b>19/02660/FUL - Greywolf Farm, Upper Bourne End Lane - Construction of twin wheel tracks</b>	
	Support application.	
<b>5.3</b>	<b>19/02677/FUL – Merriewood, 41 Chesham Road – Enlargement of existing roof and 1.5 storey side extension to existing house. Introduction of dormers, new open porch and alterations to front forecourt parking/layout. Re-arrangement and internal subdivision to create an additional two bedroom self-contained annex</b>	
	Support application.	

<b>5.4</b>	<b>19/02831/FHA – 65 Green Lane – Single storey side extension</b>	
	Support application.	
<b>5.5</b>	<b>19/02696/FUL – Rosecroft, 49 Chesham Road – Demolition of existing bungalow, construction of 8 new semi-detached houses (2 x 2 bedroom, 2 x 3 bedroom and 4 x 4 bedroom), access, turning and parking areas, landscape planting and ancillary development</b>	
	Object – <ul style="list-style-type: none"> <li>proposed house at rear of development bordering 48 Chesham Road is in too close proximity and will result in overlooking and cause significant loss of privacy</li> <li>any side windows should be glazed with obscure glass</li> <li>we maintain our view that vehicles having to reverse onto Chesham Road is dangerous</li> <li>Access road too narrow for service and emergency vehicles</li> <li>Insufficient bin storage facilities</li> <li>Over development of site</li> </ul>	
<b>5.6</b>	<b>19/02679/FHA – Greymantle, Hempstead Road – Side and rear extensions</b>	
	Object – <ul style="list-style-type: none"> <li>First floor right hand side bedroom window and first floor bathroom window should be obscured as overlooks neighbouring property (Ivydene)</li> <li>Under provision of sanitary facilities for a five bedroomed house</li> <li>Noise and disturbance caused by drive through garage, which is next to dining room of neighbouring property</li> </ul>	
	Councillor Riddick left the meeting at 7.25 p.m.	
<b>5.7</b>	<b>19/02776/FHA – 32 Green Lane – Loft conversion with velux rooflights/sun tunnel to existing roof. Addition of skylight to existing rear extension; new larger, dining room window and new wc window at first floor level</b>	
	Support application	
<b>5.8</b>	<b>19/02758/TCA – 19 Chipperfield Road – Removal of two large cypress trees, replace with maple or ash</b>	
	No objections but suggest replace with a Quercus robur.	
<b>5.9</b>	<b>19/02755/FHA – 19 Chipperfield Road – Cross over dropped kerb permission</b>	
	Support application	
<b>5.10</b>	<b>19/02802/LDP – Fryth Hay, Hempstead Road – Proposed outbuilding</b>	
	No comment but is Lawful Development a correct application for this proposal? If not, then the Parish Council objects.	
<b>5.11</b>	<b>19/02757/FUL – Greywolf Farm, Upper Bourne End Lane – Retention of metal container sited in car parking area</b>	
	Object – <ul style="list-style-type: none"> <li>A container by definition is a temporary building and therefore, should not be allowed permanent planning permission. Please see 4/02491/18/MFA relating to neighbouring land, which has a condition that specifically states that containers are prohibited</li> <li>the container is significantly larger than a normal container and there is no agricultural use or justification for such a massive structure, which causes industrialisation of an area within the protected green belt.</li> <li>The container by virtue of its size is not moveable as indicated in the supporting documentation.</li> <li>Greywolf Farm provides no agricultural function. It is solely used as a dog day care centre</li> <li>The Planning Authority have already stated that the development should have an extremely limited impact on the openness of the Green Belt and this application adversely affects the openness of the Green Belt.</li> </ul>	

5.12	<b>19/02580/FUL – Garden Cottage, Bovingdon Green – Demolition of existing garage and store. Construction of a residential dwelling</b>	
	Object – the Parish Council's objections remain as previously stated.	
5.13	<b>19/02760/LDP – Copse Hill Lodge, Flaunden Lane – Swimming pool and separate recreational room</b>	
	No comment	
5.14	<b>19/02780/ROC - The Stables Pocketsdell Lane - Variation of Condition (Approved Plans) Attached to Planning Permission 4/02646/17/FUL (Demolition of Stables and Outbuildings. Construction of New Dwelling.)</b>	
	No comment.	
6.	<b>To note the outcome of planning applications considered by Dacorum Borough Council :-</b>	
6.1	4/01993/19/FUL – Greinan Farm, Tower Hill, Chipperfield – Conversion of agricultural building to form three residential dwellings, formation of parking and access areas & private gardens – GRANT (BPC Object)	
6.2	4/02074/19/LDE – E H Smith Builders Merchants Ltd, Leyhill Road – Change of use from open brick storage area associated with the manufacture of bricks at Bovingdon brickworks (class b2) to open brick storage area associated with E H Smith Builders Merchants use (sui generis)	
7.	<b>To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee:</b>	
7.1	<b>Appeals Lodged:</b>	
7.1.1	4/02935/17/FUL – Upper Bourne End Lane – Construction of two polytunnels and barn for agricultural purposes	
7.1.2	4/00525/19/FUL – Greymantle, Hempstead Road - 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	<b>Appeals Dismissed:</b>	
	None notified	
7.3	<b>Appeals Allowed:</b>	
	None	
8.	<b>Forthcoming Inquiries</b>	
	None notified	
9.	<b>Any other business</b>	
	There were no matters of other business.	
10.	<b>Date of next meeting.</b>	
	Monday 16 December 2019 at 6.30 p.m. in the Memorial Hall, High Street	All to note
	Meeting ended at 8.05 p.m.	