

Bovingdon Parish Council

Minutes of the Planning Committee meeting
held at
The Memorial Hall, High Street, Bovingdon
on Tuesday 14 May 2019 starting at 6.00 p.m.

Present:

Councillor Graham Barrett (Chairman)
Councillor Alison Gunn
Councillor Julia Marshall
Councillor Ben Richardson
Councillor Adrian Watney
Councillor Pauline Wright

Also present:

Mike Kember, Parish Clerk

Representatives from the Village:

Four

1.	Appointment of Chairman of the Planning Committee to hold office until the next Annual Meeting of the Parish Council	
	Councillor Graham Barrett was nominated and appointed Chairman of the Planning Committee until the next Annual Meeting of the Council.	
2.	Apologies for absence	
	There were apologies for absence received from Councillors Hugh Schneiders and Dave Stent.	
3.	Declaration of Interests linked to any of the items	
	Councillor Barrett reported that he owns land that is very close to the rear of The Nursery, Long lane – Item 6.2 on the agenda.	
4.	Minutes of the Planning Committee meeting held on 25 April 2019	
	It was agreed by those present at the meeting, that the minutes of the meeting held on 25 April 2019 were a true representation of the meeting and were signed by Councillor Barrett.	
5.	Matters arising from the Minutes of the Planning Committee meeting held on 25 April 2019	
	There were no matters arising.	
6.	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.'	
6.1	4/00958/19/FHA – 18 Chesham Road – Part two-part single storey rear and side extension. Construction of front porch	
	Support	
6.2	4/00862/19/LDE – Land rear of the nursery, Long Lane – Use of land from field to scrap yard	
	The Committee fully supports the residents in their views that the activities applied for have not been taking place. Residents were encouraged to submit individual letters as well as one on behalf of the group.	
6.3	4/00998/19/FHA – Holly Tree Cottage, Long Lane – Porch extension	
	Support	
6.4	4/00984/19/FUL – Old Forge, Shantock Hall Lane – Demolition of existing building and construction of four detached 4-bed dwellings	

	Object as follows: <ul style="list-style-type: none"> • Inappropriate development in the Green Belt – Contrary to DBC Policy CS5 • No special circumstances advanced for consideration • Has significant impact on the openness of the countryside 	
6.5	4/00939/19/NMA – Cottingham Farm, Flaunden Lane – Non material amendment attached to planning permission 4/00211/19/FUL (conversion of existing barn into 3 bed dwellings with associated landscaping) – FOR INFORMATION ONLY	
	Noted	
6.6	4/00670/19/FUL - Land adjoining reservoir, Upper Bourne End Lane, Bourne End - Construction of stables. Refurbishment of existing building for use as store. Upgrading of land for use as paddock.	
	Object – we understand that there is a High Court ruling in place concerning the previous contamination of the site. Soil investigation has been inadequate. Concerns over toxic material still on the site.	
6.7	4/01076/19/LDP - 1 Hyde Lane - Single storey rear extension	
	Noted	
6.8	4/00721/19/FHA - 48 Austins Mead - Two storey rear extension with porch to the front. New parking bay	
	The Planning Committee considered this application at its meeting held on 15 April 2019 and supported the application. We note that there has been an amendment to the scheme and if that is the case the changes look minor and the Committee is happy to continue to support the application. However, the Committee is not able to assess from the application, issues such as overlooking neighbouring properties or loss of light. If these are a matter for concern then the Committee would wish to reconsider the application again.	Parish Clerk
7.	To note the outcome of planning applications considered by Dacorum Borough Council :-	
7.1	4/03207/18/FHA – Maple Farm, Shantock Lane – Conversion and extensions to stable and garage buildings to link to main dwelling to form one larger residence – GRANT (BPC Support)	
7.2	4/00427/19/FHA – 2 Hunters Close – Replacement conservatory – GRANT (BPC Support)	
7.3	4/02981/18/FHA – Martlets, Church Lane – First floor rear extension, widening of side dormer, change of window style, garage conversion bike storage shed to the front of the dwelling – GRANT (BPC Support)	
7.4	4/00155/19/DRC – Pudds Cross Farm, Shantock Hall Lane – Details required by condition 2 (materials) and 3 (contaminated land) attached to planning permission 4/02215/17/FUL – new agricultural workers dwelling – GRANT (BPC No comment)	
7.5	4/00783/19/NMA – Wishbone Cottage, 1 Bell Green – Non material amendment to planning permission 4/01952/18/FHA (construction of single storey side extension. Front bay window and insertion of two velux rooflights) – GRANT	
7.6	4/00519/19/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) – REFUSE (BPC – Object)	
7.7	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 semidetached properties (total 2 units) – GRANT (BPC – No objection)	
7.8	4/00369/19/LDP - Shothanger House, Box Lane - Construction of single garage/workshop, motorcycle display/store and photography/video store – GRANT (BPC – No comment)	
7.9	4/00572/19/LDP - 1a Chipperfield Road - Replacement windows to front and side – GRANT (BPC – Object)	

7.10	4/00939/19/NMA - Cottingham Farm, Flaunden Lane - Non material amendment attached to Planning Permission 4/00211/19/FUL (Conversion of existing barn into three 3-bed dwellings with associated landscaping) - For information only	
8.	To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee:	
8.1	Appeals Lodged:	
8.1.1	4/02770/18/FHA – 18 Hunters Close – First floor side extension with rear dormer window	
8.1.2	4/02935/17/FUL – Upper Bourne End Lane – Construction of two polytunnels and barn for agricultural purposes	
8.1.3	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)	
8.1.4	4/00282/18/FUL – Greymantle, Hempstead Road – Construction of two 3-bed semi-detached dwellings and replace garage with gates (amended scheme)	
8.2	Appeals Dismissed:	
	None notified	
8.3	Appeals Allowed:	
	None notified	
9.	Forthcoming Inquiries	
	None notified	
10.	Any other business	
	None	
11.	Date of next meeting	
	Monday 3 June 2019 at 6.30 p.m. in the Memorial Hall, High Street, Bovingdon	All to note
	Meeting ended 6.35 p.m.	