

Bovingdon Parish Council

Minutes of the Planning Committee meeting
held via video conferencing
on Monday 4 May 2020 starting at 3.00 p.m.

Present:

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

Also present:

Dacorum Borough Councillor Stewart Riddick
Mike Kember, Parish Clerk

Representatives from the Village:

Four – three for Item 5.3

1.	Apologies for absence	
	There were no apologies for absence.	
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 14 April 2020	
	It was agreed by those present at the meeting, that the minutes of the meeting held on 14 April 2020 were a true representation of the meeting and will be signed by Councillor Barrett.	
4.	Matters arising from the Minutes of the Planning Committee meeting held on 14 April 2020	
	There were no matters arising.	
5.	To consider the Parish Council's response to the following Planning Applications:-	
5.1	20/00859/FUL – 49 Dinmore – New dwelling	
	Object – over development and out of character with neighbouring properties. Overlooks neighbouring property in Chesham Road and causes loss of amenity space for 49 Dinmore.	
5.2	20/00869/FHA - Willows End, Bovingdon Green - First floor side extension and part single storey. Part double storey rear extension and garage conversion	
	Object – solely due to lack of sufficient parking.	
5.3	20/00753/FHA - 6 Green View Close - Single storey front extension, two storey rear extension, part conversion of integral garage to habitable and alterations to roof dormers – Re-consultation	
	The Committee noted the amendments but has requested professional guidance from the Case Officer on two issues. Namely, 1 Distance between the two properties 2 Angle from windows.	Parish Clerk to write to Case Officer

	<p>The architect also spoke about the applicants right to develop, which we did not comment on.</p> <p>Before the Committee feels able to make a decision on the application, we would appreciate guidance from the Case Officer as to whether the amended plans meet the Council's technical issues.</p>	
5.4	20/01016/FHA - 38 Apple Cottages - New roof with front and rear dormer windows, two front Velux windows and new 2nd floor	
	No objection.	
6.	To note the outcome of planning applications considered by Dacorum Borough Council :-	
6.1	20/00442/CON - Bovingdon Brickworks Ltd, Leyhill Road - Consultation - application for a certificate of existing lawful use (CLEUD) open brick storage – RAISE NO OBJECTION (BPC - Noted)	
6.2	20/00489/FHA - 8 Hyde Meadows - Joint two storey front extension with No 6 and 2 story side and front extension – REFUSED (BPC -Object)	
6.3	20/00424/DRC - The Stables, Pocketsdell Lane - Details as Required by Condition 2 (External Materials) Attached to Planning Permission 19/02780/ROC (Demolition of stables and outbuildings. Construction of new Dwelling.) – GRANTED (BPC - No comment)	
6.4	20/00547/TPO - Westbrook Hay School, London Road – Works to trees – GRANTED (BPC – No comment)	
6.5	19/03213/FUL - Bovingdon Airfield, Chesham Road - Temporary use of land for filming – GRANTED (BPC – No comment)	
6.6	20/00492/FHA - 6 Hyde Meadows - Part single storey part joint two storey with No 8 front extension and single storey rear extension – REFUSED (BPC - Object)	
6.7	19/03027/FHA – 15 Yew Tree Drive - Single Storey Rear Extension – GRANTED (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	4/00525/19/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)	
7.1.2	19/02580/FUL - Garden Cottage Bovingdon Green - Demolition of existing garage and store. Construction of a residential dwelling.	
	The Parish Clerk confirmed that instructions had been given to our planning consultants to draft a letter to the Planning Inspectorate on behalf of the Council in respect of both Appeals.	
7.2	Appeals Dismissed:	
	None notified	
7.3	Appeals Allowed:	
	None	
8.	Forthcoming Inquiries	

	None notified	
9.	Any other business	
9.1	19/03047/FHA - Longridge, Bury Rise - Ground and First Floor rear Extension & construction of Garage	
	The Case Officer has written to the Parish Council requesting clarification on the planning reasons why the Committee supported the above proposal. She has some concerns about the proposals and is in discussion with the applicant as to how these might be addressed.	
	The Committee made the following comments: ‘Our Planning Committee thought that the proposals were an improvement on what is there and had taken notice of the design statement, which states that there is an existing approval for an extension and therefore, considered on balance that there was no reason to object. However, if there are ‘technical’ reasons as to object then we would not go against these. The Committee does not feel that it is sufficiently experienced to comment on technical issues such as loss of light and loss of view from the adjoining property. The Committee feels that these are issues for the applicant to disprove and the neighbour to object to.’	Parish Clerk to write to Case officer
9.2	Wingates, Hempstead Road	
	The owner attended the meeting to seek the Committee’s views on some possible alterations to the property. The Committee were supportive and noted these.	
10.	Date of next meeting.	
	Monday 1 st June 2020 at 6.30 p.m. in the Memorial Hall, High Street, Bovingdon or remotely via video conference	All to note
	Subject to the situation relating to COVID-19 the meeting may have to be held via video conferencing facilities	
	Meeting ended at 4.10 p.m.	