

Bovingdon Parish Council

Minutes of the Planning Committee meeting
held via video conferencing
on Monday 8 February 2021 starting at 6.00 p.m.

Present:

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

Also present:

Dacorum Borough Councillor Stewart Riddick
Mike Kember, Parish Clerk

Press:

Gary Cullum, The Bovingdon Villager

Residents:

Two for Items 5.3 and 5.5

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 11 January 2021	
	It was agreed by those present at the meeting, that the minutes of the meeting held on 11 January 2021 were a true representation of the meeting and were signed by Councillor Graham Barrett.	
4.	Matters arising from the Minutes of the Planning Committee meeting held on 11 January 2021	
4.1	20/03564/LDE - Land Adjacent Two Bays, Long Lane - Laying of hardstanding (works completed over 10 years ago)	
	The Parish Clerk had written to the Case Officer, to the effect that there has been a change of use and, therefore, the applicant needs to demonstrate that the hard-standing has been in place for more than ten years.	
4.2	20/03194/MFA - Bovingdon Airfield, Chesham Road - Use of land for film making to include earth works to remove 'bund' and construction of 2 permanent studios and 3 workshops & creation of 'backlot space' to allow for construction of temporary studios with associated support services and parking. Use of former control tower as office space and/ or as film set. Construction of security building at entrance	
	Councillor Barrett reported that a meeting has been organised by Dacorum Borough Council with the owner to discuss this application.	
5.	To consider the Parish Council's response to the following Planning Applications:-	
5.1	20/04057/FPA - Land to West of Bovingdon Airfield Chesham Road - Temporary Use of Land for film making	
	No comment	

5.2	21/00054/FUL - Buildings At Maple Farm Shantock Lane - Conversion of building 1 to form a single dwelling, conversion of building 2 to form a terrace of 3 dwellings and construction of new-build house, demolition of other buildings, laying out of car parking and access, installation of services including package treatment works, provision of new landscape planting	
	Object – This site is within the greenbelt and the development proposed would amount to an over development of the site and would be inappropriate in the greenbelt, as per NPPF guidelines. In addition, the proposals are out of keeping with the area and are detrimental to the surroundings.	
5.3	21/00275/FHA - 43 Hyde Meadows - Proposed single storey front extension with 2 rooflights and side window	
	No objection	
5.4	21/00004/FUL - Plot B3A Upper Bourne End Lane - Perimeter fencing	
	No objection	
5.5	21/00142/FUL – Woodley, 37 Chesham Road - Demolition of existing detached dwelling. Construction of 2 semi-detached dwellings	
	Object – the Parish Council support the improvement of the site but have concerns that there may be insufficient parking spaces if the four spaces are allocated. It would be unusual for a development of this standard not to have allocated spaces. There is no provision for visitor parking at either property. There are concerns that vehicles will have to reverse onto the Chesham Road (reportedly the busiest B road in the county). In addition, there were comments made relating to whether the new houses would be positioned correctly within the existing building line. One detached property would be more suitable for the site and negate any of the above parking issues.	
5.6	21/00164/TPO - 8 Little Park - Works to Trees	
	No comment	
5.7	21/00100/DRC – Rosecroft, 49 Chesham Road - Details as required by conditions 4 (Landscape Proposals) and 12 (Noise Intrusion Assessment) attached to planning permission 19/02696/FUL (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)	
	No comment	
5.8	21/00247/FHA - 3 Little Park - Proposed ground floor extension, internal alterations and all associated works	
	Support application	
5.9	20/04077/FUL - Nursery Kenwood Farm, Flaunden Lane - Redevelopment of existing Garden Nursery Site to provide 6 Number Semi Detached Eco Dwellings (amended scheme)	
	Object – our comments remain unchanged from the original submission (20/03292/FUL). This site is within the greenbelt and the development proposed would amount to an over development of the site and would be inappropriate in the greenbelt, as per NPPF guidelines. In addition, the proposals are out of keeping with the area and are detrimental to the surroundings.	
5.10	21/00198/DRC - Cottingham Farm, Flaunden Lane - Details as required by condition 3 (Hard and Soft Landscaping) attached to planning permission 4/00211/19/FUL (Conversion of existing barn into three 3-bed dwellings with associated landscaping)	
	No comment	
5.11	20/03700/LBC - Honours Farm Newhouse Road - Construction of detached double garage, access gates and replacement boundary brick wall (amended scheme)	
	Support application	

5.12	20/03699/FHA - Honours Farm Newhouse Road - Construction of detached double garage, access gates and replacement boundary brick wall (amended scheme)	
	Support application	
5.13	20/00336/FUL - 98A High Street - Change of Use from A1 (Retail) to A5 (Hot Food Takeaway) (amended scheme)	
	Object - the Committee thought that the amended plans do not show any material differences and so the comments submitted after our Planning Committee meetings held on 2 March 2020 and on 6 July 2020 still stand, which were as follows: <ul style="list-style-type: none"> • concern over additional parking, which will exacerbate the situation that already exists in this busy part of the High Street • not appropriate in conservation area and concern that smells will affect nearby residents • the area proposed for the hot food takeaway is currently used for storage / waste bins and there is no mention where these will be reallocated • In addition, we would comment that the toilet opens directly on to the food preparation area, which is not acceptable. 	
5.14	20/03790/FHA - 49 Dinmore - Single storey annex building – to review previous decision in light of email received from Case Officer regarding Granny Annexes	
	Object – our comments remain as submitted after our meeting held on 14 December 2020. The proposal constitutes an additional dwelling not an annex. Over development of site and insufficient parking. There is also concern that the land indicated on the plans may not be in the ownership of the applicant. If this was a Granny Annexe then it would be attached to the dwelling.	
5.15	21/00363/FHA - Dormers Lodge, Flaunden Lane - Proposed rear and side extension following demolition of existing front master bedroom suite	
	The Parish Clerk was asked to write to the Case Officer to seek clarification on the proposals.	Parish Clerk
6.	To note the outcome of planning applications considered by Dacorum Borough Council :-	
6.1	20/03794/TCA - 18 Church Street - Works to Cedar tree – RAISE NO OBJECTION (BPC No Comment)	
6.2	20/03674/LDP - 21 Howard Agne Close - The proposal will involve construction of a new front porch – GRANTED (BPC Support)	
6.3	20/03571/FUL - Land at Bovingdon Airfield, Chesham Road - Temporary change of use of land for film-making for a 2-year period to include temporary construction of 'set' structures and use of hardstanding for stationing of support services and storage. Use of adjacent land for parking and erection of marquees – APPLICATION WITHDRAWN	
6.4	20/03524/FHA – Beechcroft, Shantock Hall Lane - Single storey side and rear extensions, alteration to fenestration and construction of detached double garage – GRANTED (BPC Support)	
6.5	20/03568/DRC - Cottingham Farm, Flaunden Lane - Details required by condition 4 (remediation and protection) of planning permission 4/00211/FUL (Conversion of existing barn into three 3-bed dwellings with associated landscaping) – GRANTED (BPC No Comment)	
6.6	20/02426/FHA - 14 Boundary Cottages, Chipperfield Road - Construction of rear extension – GRANTED (BPC Support)	
6.7	20/03682/FHA – Phillimore, Bovingdon Green - First floor rear extension over existing ground floor extension. Ground floor rear extensions for new kitchen and study. Projecting roof line to create covered porch area over front entrance – GRANTED (BPC No Comment)	

6.8	20/03698/LBC - Honours Farm, Newhouse Road - Internal remodelling of the kitchen and dining room and the first floor bathroom, external repairs and the removal of a lean-to shed – GRANTED (BPC Support)	
6.9	21/00068/FHA - 43 Hyde Meadows - Proposed double storey front extension and side window – APPLICATION WITHDRAWN	
6.10	20/03791/FHA - The Linnets, 11 Ashridge Close - Demolition of single storey detached garage. Construction of single storey side / rear extension 'granny annex' and related works – APPLICATION WITHDRAWN	
6.11	20/03594/FPA - Land at Bovingdon Airfield, Chesham Road - Temporary use of land for film-making – Prior Approval Granted	
6.12	20/02520/FUL – Huntsmoor, Stoney Lane - Proposed demolition of the existing house and three outbuildings and replacement with a new six bedroom detached house with integral single garage and a separate swimming pool building – 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	Two in respect of Runways Farm – Planning Inspectorate Ref. APP/A1910/W/20/3248338 and APP/A1910/W/20/3257756. At the moment these are not opened cases.	
7.1.2	APP/A1910/W/20/3254243 - Bovingdon Airfield, Chesham Road - 20/00339/ROC - Variation of Condition 1 (Approved Plan - Market Trading Area), Condition 2 (Approved Plan - Parking Area) and Condition 19 (Approved Plans) Attached to Planning Permission 4/01889/14/MFA (Relocation of market from east/west runway to north-west/south-east runway, reconfiguration of associated car parking areas, installation of office and toilets, and formation of landscaping (including new bund)	
7.2	Appeals Dismissed: None	
7.3	Appeals Allowed: None	
8.	Forthcoming Inquiries None notified	
9.	Any other business There were no matters of any other business.	
10.	Date of next meeting Monday 1 March 2021 to be held remotely via video conference starting at 6.00 p.m.	All to note
	Meeting ended at 7.10 p.m.	