

# Bovingdon Parish Council

Parish Council Office  
Memorial Hall  
High Street  
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Minutes of the Planning Committee Meeting  
held in The Memorial Hall, Bovingdon  
on Monday 10 January 2022 starting at 6.00 p.m.

## Present:

Councillor Graham Barrett  
Councillor Ben Richardson  
Councillor Hugh Schneiders  
Councillor David Stent  
Councillor Philip Walker (Chairman)  
Councillor Pauline Wright

## Representatives from the Village:

2 attendees for Items 5.3 and 5.5  
1 attendee for Item 5.8

<b>1.</b>	<b>Apologies for absence</b>	
	There were apologies for absence received from Councillor Adrian Watney and Mike Kember, Parish Clerk.	
<b>2.</b>	<b>Declaration of Interests linked to any of the items</b>	
	Councillor Barrett declared an interest in Item 5.6 - 21/04650/FHA - 16 Hunters Close who is a neighbour.	
<b>3.</b>	<b>Minutes of the Planning Committee meeting held on 5 January 2022</b>	
	It was agreed by those present at the meeting, that the minutes of the meeting held on 5 January 2022 were a true representation of the meeting and were signed by Councillor Walker subject to the amendment that nine people attended for Item 5.7 and six for Item 5.10	
<b>4.</b>	<b>Matters arising from the Minutes of the Planning Committee meeting held on 5 January 2022</b>	
	None	
<b>5.</b>	<b>To consider the Parish Council's response to the following Planning Applications:-</b>	
<b>5.1</b>	<b>21/04553/DRC - The Mares, Chipperfield Road - Details as required by condition 2 (materials) attached to planning permission 4/01489/18/FUL (Demolition of agricultural building. Construction of two 4-bed detached dwellings, car ports, trees and boundary fencing to enclose private gardens)</b>	
	No comment	

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<b>5.2</b>	<b>21/04521/DRC - Details required by Condition 3 (Materials), Condition 5. (Landscaping), Condition 6 (Biodiversity Improvement Plan), 7 (External Works Layout) attached to planning permission 21/01867/FUL - The replacement of an existing bungalow, triple garage and store with the construction of a new 3 bed dwelling, triple garage and farm office.</b>	
	No Comment	
<b>5.3</b>	<b>21/04613/OUT - Meadow Way Farm, Long Lane - 3 x Eco Detached Homes, With Parking and Gardens</b>	
	Object - Green Belt development. Inappropriate development, detrimental to the character of the area. Reasons as per the refusal re Planning application 19/03083/FUL when the Parish Council feedback these comments 'Object - over development in the Green Belt.'	
<b>5.4</b>	<b>21/04622/FUL - Bovingdon Brickworks Ltd Leyhill Road - Replacement of crushed brick surfacing with new Bitumen Road Planings</b>	
	No comment	
<b>5.5</b>	<b>21/04631/OUT - Meadow Way Farm, Long Lane - Demolition of existing dwelling. Replacement 3 bedroom Eco dwelling.</b>	
	Object - Green Belt development. Inappropriate development, size is much larger than the building which is being demolished. Detrimental to the character of the area. Reasons as per the refusal re Planning application 19/03083/FUL when the Parish Council feedback these comments 'Object - over development in the Green Belt.'	
<b>5.6</b>	<b>21/04650/FHA - 16 Hunters Close - A first floor extension over an existing building, extending out 3 metres.</b>	
	No Comment	
<b>5.7</b>	<b>21/04676/FHA - 9 Claverton Close - Single storey rear extension</b>	
	Support application.	
<b>5.8</b>	<b>21/04703/LDP – Greymantle, Hempstead Road - Loft extension, removal of chimney stacks and two outbuildings</b>	
	Object on the grounds that the Planning Inspectorate has on at least four separate occasions dismissed the following Appeals: APP/A1910/W/20/3247367; APP/A1910/W/18/3218819; APPA1910/W/18/3211726 and AAPP/A1910/W/18/3195119.  On each occasion the Planning Inspectorate has ruled that the previously proposed schemes of development would significantly harm the character and appearance of the area in conflict with Policies CS10, CS11 and CS12 of the Core Strategy and that they would conflict with National Planning Policy Framework Paragraphs 124,127	

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	and 130. These were the substantive reasons why the appeals were dismissed and must now be considered as highly influential material planning considerations. Swimming pool and garage with pitched roofs of this height is also an issue.	
<b>5.9</b>	<b>21/04727/ROC - 8 Hyde Meadows - Variation of condition 3 (materials) attached to planning permission 20/03182/FHA -Single storey front extension, two storey side extension and rear dormer</b>	
	No comment	
<b>5.10</b>	<b>21/04514/RET - The Old Stables, Green Bloom Nursery, Chipperfield Road - Retention of building for Pigs and animal feed storage</b>	
	Object - building is disproportional to the size of the property. The proposed type of construction is not appropriate for an agricultural barn. Unable to establish the size of the unit from the drawings, applicant stated it was approx. 8m x 20m which would equate to 160 sq. metres or 1722 sq. feet. Large requirement for a single pig.	
<b>6.</b>	<b>To note the outcome of planning applications considered by Dacorum Borough Council :-</b>	
<b>6.1</b>	21/03033/FUL - Bovingdon W R F, Bovingdon Airfield - Temporary Planning Permission: Film Set – GRANTED (BPC No comment)	
<b>6.2</b>	21/02827/FUL - Meadow Way Farm, Long Lane - Demolition of existing agricultural buildings. Construction of 6 dwellings, including parking, access improvements, landscaping, shared amenity space and ecological enhancements. – APPLICATION WITHDRAWN (BPC Object)	
<b>6.3</b>	21/03831/FHA - Old Orchard House, Hempstead Road - Removal of existing ground floor conservatory to be replaced with a single storey flat roof rear extension with parapet walls. Internal alterations. Garage door replaced with a bay window – GRANTED (BPC Support)	
<b>6.4</b>	21/03872/FUL - Plot B3A, Upper Bourne End Lane - Change of use of site and existing infrastructure to Mixed Use Agricultural and Dog Daycare. Construction of fencing and gates to create internal paddocks - provision of shelters within each paddock – GRANTED (BPC Support)	
<b>6.5</b>	21/03856/FHA - 2 Farnham Close - Proposed single storey rear and front extensions. Internal and external alterations – GRANTED (BPC No objection)	
<b>6.6</b>	21/04323/TCA - The Orchard, Church Lane - Works to trees – RAISE NO OBJECTION (BPC No comment)	
<b>6.7</b>	21/04063/DRC – Woodley, 37 Chesham Road - Details required by condition 3 (external surfaces), 5 (sustainability), 7 (hard and soft landscaping) and 8 (bin stores)	

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	attached to Planning Permission 21/00142/FUL - Demolition of existing bungalow and construction of two dwellings – GRANTED (BPC No comment)	
<b>6.8</b>	21/04089/LBC - 104 High Street - Secondary glazing to first floor bedroom windows, ground floor study and snug – GRANTED (BPC No objection)	
<b>6.9</b>	21/03929/FHA - Colyers Edge, 48 Chesham Road - First floor side extension, single storey rear extension, replacement front porch, new cladding and associated internal alterations – GRANTED (BPC Support)	
<b>6.10</b>	21/03968/LBC - 104 High Street - Replacement door and window to the rear – GRANTED (BPC Support)	
<b>6.11</b>	21/02640/FHA - The Cart Sheds, Bovingdon Green - Conversion & extension of existing double garage to habitable room space as annexe accommodation - GRANTED (BPC No objection)	
<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>	APP/A1910/W/21/3271898 - Lot B2A Upper Bourne End Lane - 20/02945/ROC - variation of condition 2 (approved plans) attached to planning permission 4/02935/17/FUL (AP/A1910/W/18/3219155) (Construction of two polytunnels and barn for agricultural purposes)	
<b>7.1.2</b>	APP/A1910/D/21/3280282 - 18 Dinmore - 21/01354/RET - Retention of variation to dormer size and fenestration (following approved scheme, Ref: 4/01562/19/FHA)	
<b>7.2</b>	<b>Appeals Dismissed:</b>	
<b>7.2.1</b>	<b>APP/A1910/W/20/3248338</b> - Land at Runways Farm Upper Bourne End Lane Details - 4/02759/18/DRC - as required by conditions 6 (management plans) & 7 (footpath & track safety measures), attached to planning permission 4/03082/16/roc (removal of condition 1 (two-year temporary planning permission) of planning inspectorate decision (app/a1910/c/	
<b>7.3</b>	<b>Appeals Allowed:</b>	
<b>7.3.1</b>	<b>APP/A1910/W/20/3257756</b> - Land at Runways Farm Upper Bourne End Lane - 20/00559/ROC - Variation of condition 6 (management plan), 7 (footpath track safety measures), 10 (storage) and 11 (protection of footpaths) of planning inspectorate decision APP/A1910/W/17/3192066 attached to planning permission 4/03082/16/ROC 4/02759/18/DRC (motorcycle/motor vehicle activities and associated storage/parking)	

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<b>7.3.2</b>	APP/A1910/D/21/3280113 - 43 Green Lane - 21/01653/FHA - Single storey link extension, garage conversion and insertion of doors to rear first floor elevation	
<b>8.</b>	<b>Forthcoming Inquiries</b>	
	None notified	
<b>9.</b>	<b>Any other business</b>	
	None	
<b>10.</b>	<b>Date of next meeting</b>	
	Monday 31 January 2022 starting at 6.30 p.m. - to be held in the Memorial Hall, High Street, Bovingdon	All to note
	Meeting ended at 7.30 p.m.	

DRAFT