

Bovingdon Parish Council

Parish Council Office
Memorial Hall
High Street
Bovingdon
Herts HP3 0HJ

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Website: www.bovingdonparishcouncil.gov.uk



Minutes of the Planning Committee Meeting
held in The Memorial Hall, Bovingdon
on Wednesday 5 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

Also present:

Councillor Stewart Riddick, The Mayor of Dacorum

Representatives from the Village:

Ten for Item 5.7
Four for Item 5.10

1.	Apologies for absence	
	There were apologies for absence received from Councillor Adrian Watney and Mike Kember, Parish Clerk.	
2.	Declaration of Interests linked to any of the items	
	Councillors Hugh Schneiders and Ben Richardson declared an Interest in Item 5.7.	
3.	Minutes of the Planning Committee meeting held on 22 November 2021	
	It was agreed by those present at the meeting, that the minutes of the meeting held on 22 November 2021 were a true representation of the meeting and were signed by Councillor Walker.	
4.	Matters arising from the Minutes of the Planning Committee meeting held on 22 November 2021	
	None	
5.	To consider the Parish Council's response to the following Planning Applications:-	
5.1	21/04111/LDE - The Stables, Rose Farm, Water Lane - Existing use as a 2 bed residential property	
	It appears from looking at the history to this application there could be an outstanding matter regarding an enforcement notice concerning the use of the property for residential use. Therefore, the Parish Council is questioning the 19 years of continued residential use if in September 2010 change of use to residential was refused. See Planning application 4/01069/10/FUL.	

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5.2	21/04319/LDP - The Farmhouse, Cottingham Farm, Flaunden Lane - Proposed side extension	
	Support application	
5.3	21/04323/TCA - The Orchard, Church Lane - Works to trees	
	Defer to the Tree Officer	
5.4	21/04204/FUL - 7 Orchard Court – Loft Conversion	
	Object - due to lack of parking (1 allocated space).	
5.5	21/04356/FUL - BG Poultry, Upper Bourne End Lane - Construction of poultry buildings and fencing (amended scheme)	
	Object - inappropriate location for this use. The Parish Council questions the access and the applicant appears to be proposing the retailing of eggs and chickens. Their website bgpoultry.co.uk indicates they are opening soon.	
5.6	21/04467/FUL - The New Forge, Maple Farm, Shantock Lane - Redevelopment of the site to provide three detached dwellings	
	Object - Greenbelt, Contrary to policy CS5 of the Core Strategy (2013) and contrary to the National Planning Policy Framework (2021).	
5.7	21/04452/OUT – Pastures, Vicarage Lane - Outline planning application: Demolition of existing house and construction of 9x eco houses	
	Object - site is Green Belt. In addition, access, loss of habitat, over development and not infill. Proposal is totally out of keeping for this location.	
5.8	21/04514/RET - The Old Stables, Green Bloom Nursery, Chipperfield Road - Retention of building for Pigs and animal feed storage	
	Plans submitted do not show the location of this property. Therefore, the Parish Council cannot comment further until this is confirmed. We would also query how many pigs this unit supporting?	
5.9	21/04347/DRC - Buildings At Maple Farm, Shantock Lane - Details required by condition 5 (Contamination) attached to planning permission 21/00054/FUL - Conversion of building 1 to form a single dwelling, conversion of building 2 to form a terrace of 4 dwellings, demolition of other buildings, laying out of car parking and access, installation of services including package treatment works, provision of new landscape planting	
	No comment.	
5.10	21/04449/OUT - 8 & Garden Of 10 Hyde Lane - Conversion of no. 8 Hyde Lane and the garden of no.10 Hyde Lane into 4 x 2 Bedroom Terrace Homes	
	Object - over development, traffic access, lack of parking (6 spaces for 4 homes) and	

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	inadequate bin storage. Dimensions to be checked as it appears distance from rear of existing property to front of proposed property is below minimum distance required and height of development in relation to surrounding properties. Also overlooking and loss of amenity to joining properties in Hyde Lane and properties in Deansfield.	
6.	To note the outcome of planning applications considered by Dacorum Borough Council :-	
6.1	21/04324/TCA - The Old Vicarage, Vicarage Lane - Fell Lombardy poplars – RAISE NO OBJECTION	
6.2	21/03842/FHA - 21 Howard Agne Close - Proposed Single Storey Front Extension – GRANTED (BPC Support)	
6.3	21/03706/FHA - The Gables, Homefield - Single storey front, side and rear extensions alongside a garage conversion and internal refurbishment – GRANTED (BPC No Objection)	
6.4	21/03975/LDP - 28 Vicarage Lane - Single storey rear extension – GRANTED (BPC No Comment)	
6.5	21/03033/FUL - Bovingdon Airfield - Temporary Planning Permission: Film Set – GRANTED (BPC No comment)	
6.6	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)	
6.7	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)	
6.8	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)	
6.9	21/03856/FHA - 2 Farnham Close - Proposed single storey rear and front extensions. Internal and external alterations – GRANTED (BPC No objection)	
7.	To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee:	

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7.1	Appeals Lodged:	
7.1.1	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)	
7.1.2	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)	
7.1.3	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	
7.2	Appeals Dismissed:	
7.2.1	APP/A1910/W/20/3248338 - 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/	
7.3	Appeals Allowed:	
7.3.1	APP/A1910/W/20/3257756 - 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)	
8.	Forthcoming Inquiries	
	None notified	
9.	Any other business	
	None	
10.	Date of next meeting	
	Monday 10 January 2022 starting at 6.30 p.m. - to be held in the Memorial Hall, High Street, Bovingdon	All to note
	Meeting ended at 7.35 p.m.	