

Bovingdon Parish Council

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

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Minutes of the Planning Committee Meeting
held in The Memorial Hall, Bovingdon
on Monday 28 March 2022 starting at 6.30 p.m.

Present:

Councillor Graham Barrett (Chair)
Councillor Ben Richardson
Councillor Hugh Schneiders
Councillor Adrian Watney
Councillor Pauline Wright

Also present:

Mike Kember, Parish Clerk

Residents:

Six

1.	Apologies for absence	
	There were apologies for absence received from Councillors David Stent and Philip Walker.	
	In the absence of Councillor Walker, Councillor Barrett was appointed Chair for the meeting.	
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 7 March 2022	
	It was agreed by those present at the meeting, that the minutes of the meeting held on 7 March 2022 were a true representation of the meeting and were signed by Councillor Barrett.	
4.	Matters arising from the Minutes of the Planning Committee meeting held on 7 March 2022	
	None	
5.	To consider the Parish Council's response to the following Planning Applications:-	
5.1	22/00894/FHA – Ashridge, 88 Green Lane - Replacement single storey rear conservatory	
	Support	
5.2	22/00782/FUL - Runways Farm, Upper Bourne End Lane - Change of use of land for the assembling and disassembling of a trial tower used for training purposes	

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	Support, but our preference would be the grant of a further temporary permission.	
5.3	22/00779/RES - Nursery Kenwood Farm, Flaunden Lane - Submission of reserved matters (Landscaping) attached to Planning Permission 21/01092/OUT - (Removal of existing Poly Tunnels/ Green Houses; Removal of Coffee Shop, Gift Shop. Construction of 2 Detached Eco Homes, on the existing hard standing.)	
	No comment regarding the landscaping. However, we have been advised that there is a dispute over the right of access.	
5.4	22/00695/OUT – Pastures, Vicarage Lane - Demolition of existing property. Construction of 5 x 4 bedroom detached homes	
	Object – our comments remain the same as made at our Planning meeting held on 5 January 2022. Namely - 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. We would also add that it would cause harm and have a detrimental effect on the openness of the Green Belt.	
5.5	22/00554/FUL - 6 Hyde Meadows - Demolition of side extension and garage. Proposed new 3 bed dwelling	
	Object – inappropriate and over development. Out of keeping with neighbouring properties. Only one crossover to No 6 and not to the proposed new building. Development detrimental to any future occupier of No. 6.	
5.6	22/00637/LDP - Bovingdon Grange, Bovingdon Green - First floor side extension to house domestic access lift to first floor	
	Support	
5.7	22/00578/FUL - Shothanger House, Box Lane - Construction of a new dwelling, including a new vehicle access, demolition of existing outbuildings and cessation of existing vehicle repair and sales business	
	No comment but should the Borough Council be minded to approve the application then we would ask for improvements in the landscaping to be agreed with the applicant to create a more open vista of the adjoining countryside.	
5.8	22/00364/FHA - 3 Arden Close - Single storey front and rear extension and loft conversion	
	Not a valid application. Application No. 21/04784/FHA refers.	
5.9	22/00553/FHA - 6 Hyde Meadows - Proposed single storey front and rear extensions	
	Object – over development and out of keeping with street scene.	
6.	To note the outcome of planning applications considered by Dacorum Borough Council :-	

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6.1	22/00267/DRC - 45 - 46 Chesham Road - Details as required by conditions 3 (external materials, 4 (hard and soft landscaping, 5 (highways works) 11 (charging points) and 18 (biodiversity mitigation) attached to planning permission 21/01483/FUL (Demolition of existing bungalows, construction of 8 semi-detached houses and associated access, parking and landscaping.) - GRANTED (BPC No Comment)	
6.2	22/00314/FHA - 6 Pembridge Close - Single storey rear extension – GRANTED (BPC Support))	
6.3	21/04111/LDE - The Stables, Rose Farm, Water Lane - Existing use as a 2 bed residential property – REFUSED (BPC Object)	
6.4	22/00764/NMA - Garages Opp. Flats 1 & 2, Buttercup House, 33 High Street - Non material amendment to planning permission 20/01941/FUL - (Demolition of existing lock-up garages and construction of new garages with a one bed dwelling above.) - GRANTED	
6.5	22/00765/NMA - Flat 1, Buttercup House, 33 High Street - Non material amendment to planning permission 20/01940/FUL - (Demolition of existing external stores and construction of new one bedroom dwelling) – GRANTED	
6.6	21/03792/FUL - St Lawrence Church, Church Street - Single storey extension, associated alterations and external works to form a community hall – GRANTED (BPC Support)	
6.7	21/04124/FUL - 98A High Street - Change of use of ground floor from A1 (retail use) to fish and chip shop (sui generis). Installation of extractor flue pipe – GRANTED (BPC Object)	
6.8	22/00509/LDP - 38 Dinmore - Loft conversion with rear dormer window and front roof light – GRANTED	
6.9	22/00358/TPO - Westbrook Hay School, London Road - Fell 4 oak trees – GRANTED (BPC Object)	
7.	To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee:	
7.1	Appeals Lodged:	
	None	
7.2	Appeals Dismissed:	
7.2.1	APP/A1910/W/21/3271898 - Lot B2A Upper Bourne End Lane - 20/02945/ROC - variation of condition 2 (approved plans) attached to planning permission	

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	4/02935/17/FUL (AP/A1910/W/18/3219155) (Construction of two polytunnels and barn for agricultural purposes)	
7.3	Appeals Allowed:	
7.3.1	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)	
8.	Forthcoming Inquiries	
	None notified	
9.	Any other business	
	None	
10.	Date of next meeting	
	Tuesday 19 April 2022 starting at 6.30 p.m. - to be held in the Memorial Hall, High Street, Bovingdon	All to note
	Meeting ended at 7.55 p.m.	

DRAFT