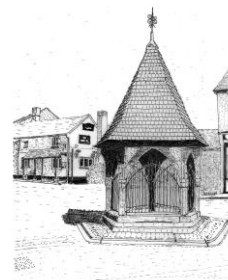


Bovingdon Parish Council

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

Tel: 01442 833036
Email: office@bovingdonparishcouncil.gov.uk
Website: www.bovingdonparishcouncil.gov.uk



Minutes of the Planning Committee Meeting
held in The Memorial Hall, Bovingdon
on Monday 31 July 2023 starting at 6.30 p.m.

Present:

Councillor Graham Barrett (Chair)
Councillor Ben Richardson
Councillor Hugh Schneiders
Councillor David Stent
Councillor Philip Walker
Councillor Adrian Watney
Councillor Pauline Wright

Also present:

Borough Councillor Stewart Riddick
Borough Councillor Gbola Adeleke
Mike Kember, Parish Clerk

Press:

Gary Cullum, The Bovingdon Villager

Residents:

Seven

| | | |
|-----|---|--|
| 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 Interests. | |
| 3. | Minutes of the Planning Committee meeting held on 10 July 2023 | |
| | It was agreed by those present, that the minutes of the meeting held on 10 July 2023 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 10 July 2023 | |
| | There were no matters arising. | |
| 5. | To consider the Parish Council's response to the following Planning Applications:- | |
| 5.1 | 23/01639/FUL - Bovingdon W R F Bovingdon Airfield Chesham Road - Front entrance boundary wall with TV screens; Security Gates, Entrance cabin and sentry box | |
| | Support – although some concern that the intensity of the display on the TV monitors may distract motorists | |
| | | |

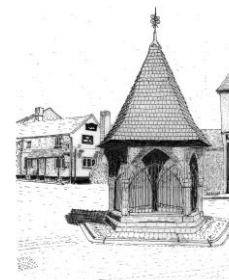
Bovingdon Parish Council

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

Tel: 01442 833036

Email: office@bovingdonparishcouncil.gov.uk

Website: www.bovingdonparishcouncil.gov.uk



| | | |
|-----|---|--|
| 5.2 | 23/01656/LDP - 12 High Street - Continued works on granted application 4/01369/13/FUL - Conversion of ground floor retail unit into retail unit and one bedroom flat | |
| | No comment | |
| 5.3 | 23/01664/LDP - 35 Old Dean - Single storey rear extension with hipped roof | |
| | Unable to open application on Borough Council's Planning Portal. | |
| 5.4 | 23/01677/FHA - 5 Mitchell Close - Two storey side extension | |
| | No comment | |
| 5.5 | 23/01715/TPO - Westbrook Hay School London Road - Works to tree. T1 | |
| | No comment | |
| 5.6 | 23/01601/FHA - 2 Bovingdon Green - Part single part 2 storey rear extension | |
| | Application considered at the Planning meeting held on 10 July 2023. | |
| 5.7 | 23/01151/FUL - Marchants Farm Pudds Cross - Proposed portal framed hay storage barn | |
| | Application considered at the Planning meeting held on 10 July 2023. | |
| 5.8 | 23/01741/DRC - Runways Farm, Upper Bourne End Lane - Details as require by conditions 6 (Management Plan) and 7(Public rights of way) attached to planning appeal decision APP/A1910/W/20/3257756 (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) original application 20/00559/ROC | |
| | Object - Please see the attached statement detailing our views and opinions in response to the current application. These have been formulated in consultation with local residents and are supported by all the members of BPC's Planning Committee. We would reiterate that in our opinion this is yet another flawed proposal and that it is time the Borough robustly enforced the condition in the appeal decision, that this operation should cease if no management is in place within two years of the original decision. | |
| 6. | To note the outcome of planning applications considered by Dacorum Borough Council:- | |
| 6.1 | 22/02561/FUL - Lot B2A, Upper Bourne End Lane - Construction of agricultural barn and greenhouse – GRANT (BPC No comment) | |
| 6.2 | 22/02699/FUL- Bell Farm, Shantock Hall Lane - New single storey building to house the effluent process equipment - GRANT (BPC No comment) | |

Bovingdon Parish Council

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

Tel: 01442 833036
Email: office@bovingdonparishcouncil.gov.uk
Website: www.bovingdonparishcouncil.gov.uk

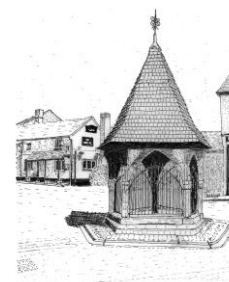


| | | |
|------------|---|--|
| 6.3 | 23/01083/FUL - Huntsmoor, Stoney Lane – Proposed single storey two-bedroom dwelling with demolition of existing ancillary outbuildings. New access and associated landscaping works. (Amended scheme). REFUSED (BPC Object) | |
| 6.4 | 23/01137/FHA - Huntsmoor, Stoney Lane - Single storey rear extension with internal and external alterations to the existing house – GRANT (BPC Support) | |
| 6.5 | 23/01169/DRC - 22A Hyde Lane - Details as required by Condition 4 (Hard and Soft Landscaping) and condition 7 (Sustainability) attached to planning permission 22/01979/FUL (Construction of 2no. semi-detached dwellings with attached garages and associated car parking, refuse storage and cycle storage facilities, including the removal of 1no. TPO tree.) – GRANT | |
| 7. | To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee: | |
| 7.1 | Appeals Lodged: | |
| 7.1.1 | APP/A1910/C/23/3315084 - Land At Berry Farm, Upper Bourne End Lane, Hemel Hempstead HP1 2RR | |
| 7.2 | Appeals Dismissed: | |
| | None | |
| 7.3 | Appeals Allowed: | |
| | None | |
| 8. | Forthcoming Inquiries | |
| | None notified | |
| 9. | Licensing Act 2003 – LA2003 s.17: Premises licence - New licence application - Bovingdon Studio Old Bovingdon Airfield | |
| | No comment | |
| 10. | Any other business | |
| | There were no items of any other business. | |
| 11. | Land off Chesham Road / Molyneux Avenue (formerly Ministry of Justice Land) | |
| | Representatives of Cala Homes who are working in collaboration with Homes England to develop this site, attended the meeting and gave a presentation of their proposals for the construction of 43 units (40% of which are affordable homes) on this site. The Parish Council are supportive of the proposals in general. A formal planning application will be made to the Borough Council in the near future. | |
| | County Councillor Richard Roberts and Martin Stickley, Planning Officer arrived at 7.33 p.m. | |
| 12. | Date of next meeting | |

Bovingdon Parish Council

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

Tel: 01442 833036
Email: office@bovingdonparishcouncil.gov.uk
Website: www.bovingdonparishcouncil.gov.uk



| | | |
|--|--|-------------|
| | Monday, 21 st August 2023 starting at 6.30 p.m. - to be held in the Memorial Hall, High Street, Bovingdon | All to note |
| | | |
| | | |
| | Meeting ended at 8.20 p.m. | |
| | | |

Management Plan for Runways Farm: July 19 2023

- **Section 4 Date of Enforcement (Page 5)**
 - Since Drift Limits implemented its new management plan on 24 July 2023 motorsport noise nuisance has actually increased and is now as loud as ever.
- **Appendix 2 Management Responsibilities 3H (Page 14)**
 - As written, the policy is contradictory and open to interpretation which is a major contributor to continuing noise nuisance. The policy doesn't even address how driver related noise nuisance should be dealt with:
 - "Take corrective action, as soon as is **practicable**, when a breach occurs, including steps to prevent reoccurrence, by alerting the relevant instructor in the relevant vehicle **immediately** so that corrective action can be taken, or if the issue is vehicle related, removing the relevant vehicle from use until the matter has been resolved, including MSA noise re-testing as appropriate."
 - Revisions: a) "practicable" should be changed to "immediately"; b) if the noise is vehicle related the vehicle it should be removed from the track immediately and replaced until the problem is resolved; c) if the noise nuisance is driver related the relevant instructor needs to speak with the driver immediately to ensure the nuisance doesn't continue and there needs to specific guidance for removing the driver if noise nuisance / improper driving continues.
- **Appendix 2 Management Responsibilities 3L (Page 14)**
 - Responding to and researching complaints only deals with complaints received from Dacorum and Other Operators. This should be revised to include Local Residents.

Noise Management Plan For Runways Farm: 22 December 2022

(The Plan appears to have been prepared last December and now attached to current proposal)

- **Introduction 3rd Paragraph (Page 1)**
 - Per the Drift Limits' Noise Management Plan Paragraph 3, their guiding principle is what meets Drift Limits needs and not those of local residents:
 - ***"Unreasonable restrictions to activities on Runways Farm could have a direct effect on the use of the circuits as a whole and highly restrictive measures have significant potential to result in irreparable damage to the business and the benefit it brings to the local community."***

Bovingdon Parish Council

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

Tel: 01442 833036
Email: office@bovingdonparishcouncil.gov.uk
Website: www.bovingdonparishcouncil.gov.uk



- Also in Paragraph 3 of the Noise Management Plan Drift Limits states that the objective of the plan as written is to control noise nuisance to the level experienced by the Planning Inspector on the day he visited the site, not what local residents experience:
 - ***"This document sets out suitable control measures that aim to cumulatively control noise emissions from the site and the impact of noise from the operation of Runways Farm on the local community to current levels, as experienced by the Planning Inspector at the afore mentioned Planning Appeal."***
- **1.4 Tyre Squeal** (Page 4)
 - The tyre squeal residents experience now is predominantly caused not by drifting, but by super cars running at speed on the circuit. This plan as written focuses on drifting tyre squeal. To resolve this supercar drifting it is necessary to add a separate section to deal exclusively with tyre squeal on the circuit.
- **1.5 Engine / Mechanical Noise** (Page 5)
 - Most of the noise nuisance experience now is excessive engine noise caused by an insufficient noise muffling system which often continues for extended lengths of time. A separate section on **"Engine Noise Nuisance"** should be added to the Noise Management Plan to address how this problem will be managed (in addition to the **Mechanical Noise** section which is essentially already written).
- **3.3.2 Review of Drive-By Noise Levels** (Page 6)
 - Despite continuing engine noise nuisance from the super cars on the circuit the Drive-by-Noise noise levels have not been adjusted since 2018. This situation should be reviewed and the levels adjusted.