

# Bovingdon Parish Council

Parish Council Office  
Memorial Hall  
High Street  
Bovingdon  
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Minutes of the Planning Committee Meeting  
held in The Memorial Hall, Bovingdon  
on Monday 17<sup>th</sup> February 2025 starting at 6.30 p.m.

## Present:

Councillor Graham Barrett (Chairman)  
Councillor Nic Leon  
Councillor Hugh Schneiders  
Councillor David Stent  
Councillor Philip Walker

## Also present:

The Parish Clerk

## Press: 0

## Residents: 3

1.	<b>Apologies for absence</b>	
	There were apologies for absence received by, Councillor Pauline Wright	
2.	<b>Declaration of Interests linked to any of the items</b>	
	None	
3.	<b>Minutes of the Planning Committee meeting held on 27<sup>th</sup> January 2025</b>	
	It was agreed by those present, that the minutes of the meeting held on 27 <sup>th</sup> January 2025 were a true representation of the meeting and were signed by Councillor Barrett.	
4.	<b>Matters arising from the Minutes of the Planning Committee meeting held on 27<sup>th</sup> January 2025</b>	
	There were no matters arising.	
5.	<b>To consider the Parish Council's response to the following Planning Applications:</b>	
5.1	25/00097/LDP - Woodcote, Hempstead Road - Construction of a single storey side extension and construction of 2x outbuildings for ancillary use.	
	<b>No Objection</b>	

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5.2	<b>24/02433/FUL</b> - Bovingdon Kebab And Pizza 8 High Street - Single Storey Rear Extension to takeaway, to extend and improve the existing kitchen area of the takeaway	
	<b>No Objection</b>	
5.3	<b>25/00169/LDP</b> - 19 Claverton Close - Proposed Outbuilding The proposed outbuilding is designed to provide a functional and versatile space, accommodating a gym and an office/play area. Positioned at the rear of the property, the structure is intended to enhance the usability of the outdoor space while adhering to permitted development regulations. The outbuilding will measure 8.5 metres in width by 3 metres in depth, offering sufficient space for its intended purposes while maintaining an appropriate scale in relation to the property. Key features of the proposal include: Roof Height: The maximum roof height is limited to 2.5 metres, ensuring compliance with permitted development guidelines. Materials: To meet Building Regulations and ensure fire safety, the outbuilding will be constructed using high-quality, fire resistant, and non-combustible materials such as brick and blockwork. This is particularly important as the structure is positioned within 2 metres of the property boundary. Replacement of Existing Structure: The new outbuilding replaces a previous structure that had significantly deteriorated due to issues such as damp, mould, and structural rot. This replacement ensures a safe, durable, and visually improved solution for the space. Intended Use: The outbuilding is intended solely for purposes incidental to the enjoyment of the main dwelling, aligning with the requirements of permitted development regulations. Location: The outbuilding is situated to optimise the use of the garden area while minimising the impact on neighbouring properties. This proposal ensures the new outbuilding is a practical, compliant, and visually appealing addition to the property, addressing the shortcomings of the previous structure and providing a high-quality, purpose-built solution.	
	<b>No Objection</b>	
5.4	<b>25/00195/LDE</b> - The New Forge Maple Farm Shantock Lane - To confirm that planning permission 21/04467/FUL has been implemented and remains extant	
	<b>No Comment</b>	
5.5	<b>25/00181/FHA</b> - 19 Claverton Close - Single storey side extension.	
	<b>No Objection</b>	
5.6	<b>25/00196/LBC</b> - 86 High Street - External works including: re-roofing, removal of modern impermeable paint to walls and application of lime render.	
	<b>Support</b>	
5.7	<b>25/00194/FUL</b> - Bovingdon Brickworks Ltd Leyhill Road - Replacement of crushed brick surfacing with Bitumen Planings	
	<b>No Comment</b>	
5.8	<b>25/00221/NMA</b> - Greymantle, Hempstead Road - Non material amendment to planning permission 22/00882/FHA.	
	<b>No Comment</b>	

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5.9	<b>24/01909/LBC</b> - Whelpley Ash Farm Chesham Road - Proposed conversion of existing curtilage listed detached barn into a two-bedroom dwelling including lifting of the roof, alterations and refurbishment works.	
	<b>Support</b>	
5.10	<b>24/01908/FUL</b> - Whelpley Ash Farm Chesham Road - : Proposed conversion of existing curtilage listed detached barn into a two bedroom dwelling including lifting of the roof, alterations and refurbishment works.	
	<b>Support</b>	
5.11	<b>24/02942/RES</b> - Grange Farm Phase 2 Green Lane - Reserved Matters Application pursuant to Condition 2 of planning permission 23/02034/MFA (matters relating to Appearance, Landscaping, Layout and Scale) for the residential development of 129 residential units, community buildings, open space and associated works.	
	<b>After the BPC Planning Committee meeting held on 27<sup>th</sup> January 2025 TW Homes represented by James Smith from Ridge and Partners LLP supplied revised drawings in respect of the N2 apartment buildings. These detail a reduction in height to two storeys in respect of the rear flanked extension. Weatherboard cladding has also been added to the upper floors to soften the appearance. The Planning Committee further considered this application at their meeting held on 17<sup>th</sup> February 2025. It subsequently resolved to remove their objection and fully support the application providing drawing numbers 22/1077 – SK343 rev D, SK344 rev B, SK345 rev B, SK346 rev B are accepted as the revised elevations for apartment type N2.</b>	
6.	<b>To note the outcome of planning applications considered by Dacorum Borough Council:</b>	
6.1	<b>24/02750/LDE</b> - Rainhill Spring , Stoney Lane - Use of the land for mixed equestrian and agricultural purposes and siting of caravan as a permanent structure. – <b>DBC Refused - (BPC Object)</b>	
6.2	<b>24/02343/FHA</b> - Hill House, Hempstead Road - Demolition of existing attached shed, single storey rear extension and disused stack and construction of new double storey, rear, infill extension – <b>DBC Refused</b>	
6.3	<b>25/00124/TPO</b> - 63 Green Lane - Works to tree – <b>DBC Grant (BPC No comment)</b>	
7.	<b>To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee:</b>	
7.1	<b>Appeals Lodged:</b>	
7.1.2	APP/A1910/D/23/3327021 – Greymantle, Hempstead Road - Construction of two outbuildings - Local Planning Authority Ref: 23/00736/FHA	
7.1.3	APP/A1910/W/24/3354130 - End Oak Water Lane - Demolition of existing dwellings and stable/storage buildings and redevelopment with three detached dwellings: 24/00787/FUL	
7.1.4	APP/A1910/D/24/3357369 - Cherry Tree Cottage Long Lane Bovingdon - Construction of additional storey to 7.9 metres. - 24/02112/UPA	

