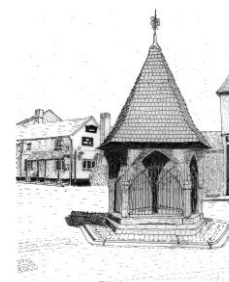


# Bovingdon Parish Council

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Minutes of the Planning Committee Meeting  
held in The Memorial Hall, Bovingdon  
on Monday 2<sup>nd</sup> May 2025 starting at 6.30 p.m.

## **Present:**

Councillor Graham Barrett (Chairman)  
Councillor Nic Leon  
Councillor Philip Walker  
Councillor Pauline Wright

## **Also present:**

Parish Clerk

**Press: 0**

**Residents: 2**

1.	<b>Apologies for absence</b>	
	Apologies for absence were received from Councillor David Stent & Councillor Hugh Schneiders	
2.	<b>Declaration of Interests linked to any of the items</b>	
	None	
3.	<b>Minutes of the Planning Committee meeting held on 19<sup>th</sup> May 2025</b>	
	It was agreed by those present, that the minutes of the meeting held on 19th May 2025 were a true representation of the meeting and were signed by Councillor Graham Barrett	
4.	<b>Matters arising from the Minutes of the Planning Committee meeting held on 19<sup>th</sup> May 2025</b>	
	There were no matters arising.	
5.	<b>To consider the Parish Council's response to the following Planning Applications:</b>	
5.1	<b>22/01484/FUL</b> - Two Counties Equestrian Stables Village Road Whelpley Hill- Relocation of Equestrian Centre with a small expansion of capacity, including the demolition of the existing building adjacent to the proposed stable (Revised alternative scheme with no demolition of the existing stables on land located within Buckinghamshire council at two counties equestrian stables subject to a separate application)	
	<b>Object - The proposed development is detrimental to the openness of the Green Belt and represents an unjustified incursion into open countryside. It would cause harm to the visual amenity and privacy of neighbouring properties. Furthermore, there is no clear or exceptional justification for constructing on what is currently an</b>	

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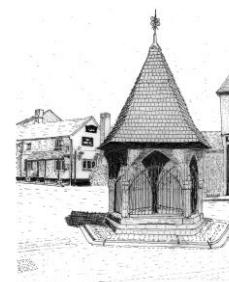


	<p>undeveloped field. We also raise concerns about the proposed height of the building, the Design and Access Statement notes a ridge height of 4.08 metres, the proposed elevations detail a ridge height of 8.0 metres which clearly excessive for a stable use. Chapter 13 of the National Planning Policy Framework (NPPF) 2024 emphasises the importance of Green Belts and states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In our view, no very special circumstances have been demonstrated.</p> <p>It is noted that Councillor Walker abstained from voting on this application,</p>	
5.2	<p><b>25/01237/FPA</b> - Berry Farm Whelpley Hill - Prior notification of temporary use of land for filmmaking purposes under Class E, Part 4, Schedule 2 of the Town and Country Planning (general permitted development) (england) Order 2015. Option 1 of 3.</p>	
	<p><b>Object - The proposal constitutes inappropriate development which would be detrimental to the openness of the Green Belt. The erection of a wall of containers 10.3m high with a continuous length of 543m is clearly unsuitable. The development would also have a detrimental impact on users of the adjacent public footpath. which has not been acknowledged or addressed in the application form. It is noted that Councillor Walker abstained from voting on this application.</b></p>	
5.3	<p><b>25/01238/FPA</b> - Berry Farm Whelpley Hill - Prior Notification of temporary use of land for filmmaking purposes under Class E, Part 4, Schedule 2 of the Town and Country Planning (general permitted development) (England) Order 2015. Option 2 of 3</p>	
	<p><b>Object - The proposal constitutes inappropriate development which would be detrimental to the openness of the Green Belt. The erection of a wall of containers 10.3m high with a continuous length of 543m is clearly unsuitable. The development would also have a detrimental impact on users of the adjacent public footpath, which has not been acknowledged or addressed in the application form. It is noted that Councillor Walker abstained from voting on this application.</b></p>	
5.4	<p><b>25/01239/FPA</b> - Berry Farm Whelpley Hill - Prior Notification of temporary use of land for filmmaking purposes under Class E, Part 4, Schedule 2 of the Town and Country Planning (general permitted development) (England) Order 2015. Option 3 of 3</p>	
	<p><b>Object - The proposal constitutes inappropriate development which would be detrimental to the openness of the Green Belt. The erection of a wall of containers 10.3m high with a continuous length of 543m is clearly unsuitable. The development would also have a detrimental impact on users of the adjacent public footpath, which has not been acknowledged or addressed in the application form. It is noted that Councillor Walker abstained from voting on this application.</b></p>	
5.5	<p><b>25/01240/FPA</b> - Berry Farm Whelpley Hill - Prior Notification of temporary use of land for filmmaking purposes under Class E, Part 4, Schedule 2 of the Town and Country planning (general permitted development) (England) Order 2015. Unit base area.</p>	
	<p><b>Object - The proposal constitutes inappropriate development within the Green Belt. The development would also have a detrimental impact on users of the adjacent public footpath, which has not been acknowledged or addressed in the application form. It is noted that Councillor Walker abstained from voting on this application.</b></p>	

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5.6	<b>25/01290/TPO</b> - 4 Little Park - Works to tree	
	<b>No Comment</b>	
5.7	<b>25/01266/FHA</b> - 8 Mitchell Close - Single storey rear extension	
	<b>Support</b>	
5.8	<b>25/01322/FHA</b> - 6 Chipperfield Road - Installation of an Air Source Heat Pump	
	<b>No Objection</b>	
6.	<b>To note the outcome of planning applications considered by Dacorum Borough Council:</b>	
6.1	<b>24/02820/FUL</b> - Long Barn Cottage, Rose Farm, Water Lane - Demolition of an existing building and construction of 1 detached dwelling, with associated access, parking, residential curtilage and landscaping. <b>-DBC GRANTED</b> (BPC No Objection)	
6.2	<b>25/00737/LDP</b> - Cedar House, Flaunden Lane - Single storey side extension- <b>DBC GRANTED</b> , (BPC No Objection)	
6.3	<b>25/00659/FHA</b> - 19 Claverton Close - Proposed outbuilding - <b>DBC GRANTED</b> (BPC No Objection)	
6.4	<b>24/02477/DRC</b> - Land At Grange Farm, Grange Farm, Green Lane - Details required by Condition 17 (Architectural Details Materials) attached to planning permission 23/02034/MFA (Hybrid planning application comprising (i) Full application for the construction of 57 dwellings (Use Class C3), (including affordable housing), 59 no. units of Extra Care accommodation (Use Class C2), means of access, landscaping, open space and all other associated works and infrastructure; and (ii) Outline planning application (all matters reserved except access) for up to 129 dwellings (Use Class C3), (including affordable housing), provision of a minimum of 1.15ha community land for outdoor sport and recreation and construction of community buildings (Use Class F) including provision of scouts hut, community orchard, gardens, green space, landscaping and all other associated works and infrastructure). <b>DBC GRANTED</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>	
7.1.1	APP/A1910/D/23/3327021 – Greymantle, Hempstead Road - Construction of two outbuildings - Local Planning Authority Ref: 23/00736/FHA	
7.1.2	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	
7.1.3	APP/A1910/D/24/3357369 - Cherry Tree Cottage Long Lane Bovingdon - Construction of additional storey to 7.9 metres. - 24/02112/UPA	
7.2	<b>Appeals Dismissed:</b>	
	None	
7.3	<b>Appeals Allowed:</b>	
	None	
7.4	<b>Forthcoming Inquiries:</b>	
	None notified	
8.	<b>Licensing</b>	
	None	

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