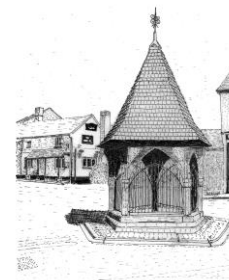


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Memorial Hall
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Bovingdon
Herts HP3 0HJ

Tel: 01442 833036
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Minutes of the Planning Committee Meeting
held in The Memorial Hall, Bovingdon
on Monday 06th October 2025 starting at 6.30 p.m.

Present:

Councillor Graham Barrett (Chairman)
Councillor Karen Bregazzi – Jones
Councillor Nic Leon
Councillor Hugh Schneiders
Councillor Philip Walker

Also present: Parish Clerk, Borough Councillor Stewart Riddick

Press: 0

Residents: 0

1.	Apologies for absence	
	Apologies for absence were received from Councillor Pauline Wright	
2.	Declaration of Interests linked to any of the items	
	Councillor Hugh Schneiders declared an interest in Item 5.4 and did not participate in the vote.	
3.	Minutes of the Planning Committee meeting held on 22nd September 2025	
	It was agreed by those present, that the minutes of the meeting held on 22 nd September 2025 were a true representation of the meeting and were signed by Councillor Graham Barrett .	
4.	Matters arising from the Minutes of the Planning Committee meeting held on 22nd September 2025	
	There were no matters arising.	
5.	To consider the Parish Council's response to the following Planning Applications:	
5.1	25/02199/DRC - Land At Grange Farm, Grange Farm, Green Lane - Details required by Condition 33 (Construction Management Plan outline) attached to planning permission 23/02034/MFA	
	No Comment	
5.2	25/02197/DRC - Land At Grange Farm, Grange Farm, Green Lane -Details required by Condition 28 (Highway improvement details) attached to planning permission 23/02034/MFA	
	Object – Our concern is in respect the proposed linking of the new road gullies to the existing highways surface water sewer as detailed in the Minor Works General Arrangement Plan. There is no detail as to how the integrity of the	

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	existing sewer will be validated and therefore how these proposals will effectively link the surface water run off from Green Lane into the Grange Farm drainage system. Currently the existing gullies and sewer are not effective, which is the cause of the flooding at the bottom of Green Lane. We would also suggest that existing and/or new gullies on the other side of Green Lane should be linked across under the road surface to the new gullies and surface water sewer. Without linking the drainage on both sides of Green Lane flooding will continue to occur on the other half of the road.	
5.3	25/02307/FUL - The Barn Kenwood Farm Flaunden Lane - Construction of agricultural barn	
	Object - The size and scale of the barn are disproportionate to the overall size of the plot and that which would be required to service 4.6 acres of agricultural land.	
5.4	25/01535/MFA - Land At Leyhill Road Leyhill Road - 22M Solar PV array and 10MW Battery energy storage system with associated infrastructure and landscaping	
	Object – The suggestion that the site could be classified as Grey Belt is ludicrous. It has been accepted that all of the land is Grade 2 agricultural land and has been farmed for many years. If it were accepted that this land could be classified as Grey Belt then this could have catastrophic consequences for all the farm land around Bovingdon and generally any farm land currently classified Green Belt surrounding settlements across the UK. We further object to the amended proposal to locate panels in the field immediately to the rear of Maple Cottages, this would serverly affect the residential ammentity of the residents. There appears to be no valid reason why it is now proposed to relocate these panels from land on the otherside of Maple Hill. Should the application be approved there is no detail as to how the proposed new permissive footpath will be linked to the existing public right of way at the bottom of Maple Hill. There is no detail as to how public access will facilitated to the new wild flower meadows adjacent to Shantock Lane. There is also an opportunity to link the existing footpath from Shantock Hall Lane through the new wildflower meadow and then on to Shantock Lane at a point adjacent to Maple Cottages. Councillor Walker Abstained from voting	
5.5	25/02333/TCA - 18 Church Street - Works to tree	
	Decision by DBC is to GRANT	
5.6	25/02098/FHA - Felstead Longcroft Lane - Construction of additional floor over existing house	
	Object - disproportionately large in relation to the size of the existing dwelling and the overall plot. Members consider that the scale and massing of the extension would result in an overdevelopment of the site and appear visually intrusive within its setting.	
5.7	25/02276/DRC - Simmons, 40 High Street - Details required by condition 5 (Remediation Statement) and 9 (Landscape) attached to planning permission 4/02241/16/FUL	

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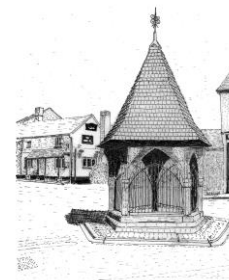
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	No Comment	
5.8	25/02306/NMA - 45 Hyde Meadows - Non material amendment attached to planning permission 24/01896/FHA	
	No Comment	
5.9	25/02352/FHA - 15 Ryder Close - Single storey front extension	
	No Objection	
5.10	25/02388/LDP - Happs Edge, 60 Box Lane - Detached ancillary building	
	No Objection	
5.11	25/02395/FHA - 18 Lancaster Drive - Side porch and first floor rear extension and garage conversion	
	Object - the proposed development would result in insufficient parking provision for what would become a five-bedroom property. Members are concerned that the level of on-site parking proposed does not adequately meet the likely needs of future occupants.	
5.12	25/02379/DRC - Land At Grange Farm, Grange Farm, Green Lane - Details required by Condition 14 (Lighting Details) attached to planning permission 23/02034/MFA	
	No Comment	
5.13	25/02396/DRC - LA6, Molyneaux Avenue - Details as required by condition 3c (contamination1) and 4 (contamination2) attached to planning permission 23/02178/MFA	
	No Comment	
5.14	25/02378/DRC - Land At Grange Farm, Grange Farm - Details required by Condition 10 (Sustainability Compliance) attached to planning permission 23/02034/MFA	
	No Comment	
5.15	25/02423/FHA - Happs Edge, 60 Box Lane - Two storey front and rear extension. Loft conversion. Detached garage	
	No Objection	
6.	To note the outcome of planning applications considered by Dacorum Borough Council:	
6.1	25/01864/ROC - 2 Bulstrode Close, Chipperfield - Variation of condition 3 (obscured glass window) attached to planning permission 24/00753/ROC – DBC - Granted (BPC No Comment)	
6.2	25/01927/FHA - 4 Rymill Close - Proposed first floor side extension DBC – Granted (BPC No Comment)	
6.3	25/01832/ROC - Green Bloom Nursery , Chipperfield Road - Variation of condition 2 (Approved plans) and 12 (Off-site highways work) attached to planning permission 24/02380/FUL - DBC Granted (BPC No Comment)	
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/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	

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	dwelling and stable/storage buildings and redevelopment with three detached dwellings: 24/00787/FUL	
7.1.3	APP/A1910/X/25/3368111 - Rainhill Spring Stoney Lane - Use of the land for mixed equestrian and agricultural purposes and siting of caravan as a permanent structure. 24/02750/LDE	
7.1.4	APP/A1910/W/25/3367671 - Berry Farm Whepley Hill - Removal of existing Earth Heap/Bund and movement only onsite to create a bund in a different location on site for the creation of improved security, the movement is wholly onsite - 24/01422/FUL	
7.2	Appeals Dismissed:	
	None	
7.3	Appeals Allowed:	
	None	
7.4	Forthcoming Inquiries:	
	None notified	
8.	Licensing	
	None	
9.	Any Other Business	
10.	Date of next meeting	
	Monday, 20 th October 2025 starting at 6.30pm. To be held in the Memorial Hall, High Street, Bovingdon	
	Meeting ended at 20.04	