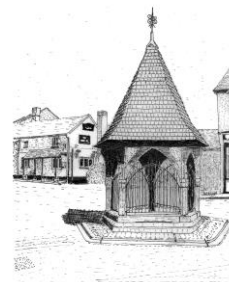


# Bovingdon Parish Council

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Minutes of the Planning Committee Meeting  
held in The Memorial Hall, Bovingdon  
on Monday 3<sup>rd</sup> November 2025 starting at 6.30 p.m.

## **Present:**

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

## **Also present:**

Assistant to the Parish Clerk

## **Press: 1**

## **Residents: 4**

|     |                                                                                                                                                                                                   |  |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1.  | <b>Apologies for absence</b>                                                                                                                                                                      |  |
|     | Apologies for absence were received from 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 20<sup>th</sup> October 2025</b>                                                                                                             |  |
|     | It was agreed by those present, that the minutes of the meeting held on 20 <sup>th</sup> October 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 20<sup>th</sup> October 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>25/02014/FUL</b> – Hall, Vicarage Lane, Bovingdon - Proposed tarmac for hard landscaping, soakaway, vented grill to replace front window and associated soft landscaping with planting scheme. |  |
|     | <b>Support</b>                                                                                                                                                                                    |  |
| 5.2 | <b>25/02611/HRN</b> - Heronsgate To Bovingdon Pipeline - Removal of hedgerows                                                                                                                     |  |
|     | <b>No Comment</b>                                                                                                                                                                                 |  |

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|      |                                                                                                                                                                                                                                                                                                   |  |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 5.3  | <b>25/02614/HRN</b> - Heronsgate To Bovingdon Pipeline - Removal of hedgerows                                                                                                                                                                                                                     |  |
|      | <b>No Comment</b>                                                                                                                                                                                                                                                                                 |  |
| 5.4  | <b>25/02612/HRN</b> - Heronsgate To Bovingdon Pipeline - Removal of hedgerows                                                                                                                                                                                                                     |  |
|      | <b>No Comment</b>                                                                                                                                                                                                                                                                                 |  |
| 5.5  | <b>25/02613/HRN</b> - Heronsgate To Bovingdon Pipeline - Removal of hedgerows                                                                                                                                                                                                                     |  |
|      | <b>No Comment</b>                                                                                                                                                                                                                                                                                 |  |
| 5.6  | <b>25/02591/LDP</b> – Greymantle, Hempstead Road - Change from a single dwelling house (Class C3) to a single 6 person HMO (Class C4)                                                                                                                                                             |  |
|      | <b>Object – Class L does not apply as the property is not currently in use as a dwelling house. Councillor Walker abstained from the vote.</b>                                                                                                                                                    |  |
| 5.7  | <b>25/02586/NMA</b> - Land at Grange Farm, Grange Farm, Green Lane - Non material amendment attached to planning permission 23/02034/MFA                                                                                                                                                          |  |
|      | <b>No Comment</b>                                                                                                                                                                                                                                                                                 |  |
| 5.8  | <b>25/02581/DRC</b> - Land at Grange Farm, Grange Farm, Green Lane - Details required by Condition 44 (Contamination) attached to planning permission 23/02034/MFA                                                                                                                                |  |
|      | <b>No Comment</b>                                                                                                                                                                                                                                                                                 |  |
| 5.9  | <b>25/02583/DRC</b> - Land at Grange Farm, Grange Farm, Green Lane - Details required by Condition 20 (Tree Protection Plan & Tree Survey and Impact Assessment) attached to planning permission 23/02034/MFA                                                                                     |  |
|      | <b>No Objection – The Parish Council has no objection to the proposal. However, the hedgerow running along Chesham Road and Green Lane should be retained and every effort should be made to preserve it in its current condition.</b>                                                            |  |
| 5.10 | <b>25/02658/FHA</b> - Norton Cottage, Stoney Lane - Rear extension and refurbishment of the existing single dwelling; proposed new roof with loft accommodation, roof with one dormer window to the front and two to the rear elevation; rooflights. proposed PV panels and Air Source Heat Pump. |  |
|      | <b>Support</b>                                                                                                                                                                                                                                                                                    |  |
| 5.11 | <b>25/02584/DRC</b> - Land at Grange Farm, Grange Farm, Green Lane - Details required by Condition 47 (Noise Outline) attached to planning permission 23/02034/MFA                                                                                                                                |  |
|      | <b>No Comment</b>                                                                                                                                                                                                                                                                                 |  |
| 5.12 | <b>25/02643/DRC</b> - LA6, Molyneaux Avenue, Bovingdon - Details required by Conditions 3c (Contamination 1) and 4 (Contamination 2) attached to planning permission 23/02178/MFA                                                                                                                 |  |
|      | <b>No Comment</b>                                                                                                                                                                                                                                                                                 |  |
| 6.   | <b>To note the outcome of planning applications considered by Dacorum Borough Council:</b>                                                                                                                                                                                                        |  |
| 6.1  | <b>25/01856/DRC</b> - Green Bloom Nursery, Chipperfield Road - Details as required by Condition 12 (Offsite highways works) attached to planning permission 24/02380/FUL – APPLICATION WITHDRAWN                                                                                                  |  |

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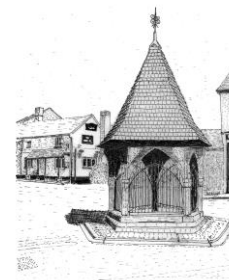


|       |                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 6.2   | <b>25/02128/FHA</b> - 40 Rymill Close - Garage conversion to habitable space with new front window, pitched roof and raised driveway with additional space – GRANTED (BPC - Support)                                                                                                                                                                                                                      |  |
| 6.3   | <b>25/02023/FUL</b> - Darley Ash Farm, Chipperfield Road - Demolition of 2 x outbuildings, construction of a single storey detached outbuilding – GRANTED (BPC – No Objection)                                                                                                                                                                                                                            |  |
| 6.4   | <b>25/02173/FHA</b> - Cleveland, Stoney Lane - Single storey rear extension following removal of rear conservatory – GRANTED (BPC - Support)                                                                                                                                                                                                                                                              |  |
| 6.5   | <b>25/02175/LDP</b> - Cleveland, Stoney Lane - Construction of outbuilding to rear garden – GRANTED (BPC – No Objection)                                                                                                                                                                                                                                                                                  |  |
| 6.6   | <b>25/00432/DRA</b> - Land at Grange Farm, Green Lane - Details required by Legal Agreement Schedule 1 Part 1 Clause 2.1 (Phase 1 Affordable Housing Scheme) attached to planning permission 23/02034/MFA                                                                                                                                                                                                 |  |
| 6.7   | <b>25/02199/DRC</b> - Land at Grange Farm, Grange Farm, Green Lane - Details required by Condition 33 (Construction Management Plan outline) attached to planning permission 23/02034/MFA – GRANTED (BPC – No Comment)                                                                                                                                                                                    |  |
| 6.8   | <b>25/02016/DRC</b> - Land at Grange Farm, Grange Farm, Green Lane - Details as required for the partial discharge of Condition 48 (Fire Hydrants) attached to planning permission 23/02034/MFA for Phase 1 (excluding extra care units) of the development consisting of 57 dwellings and Phase 2 of the development consisting 129 dwellings and directly associated works and infrastructure – GRANTED |  |
| 6.9   | <b>25/02017/DRC</b> - Land at Grange Farm, Grange Farm, Green Lane - Details required by Condition 22 (CEMP) attached to planning permission 23/02034/MFA – APPLICATION WITHDRAWN                                                                                                                                                                                                                         |  |
| 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/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 Whelpley 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   | <b>Appeals Dismissed:</b>                                                                                                                                                                                                                                                                                                                                                                                 |  |
|       | None                                                                                                                                                                                                                                                                                                                                                                                                      |  |

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