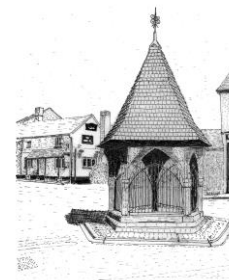


# Bovingdon Parish Council

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Minutes of the Planning Committee Meeting  
held in The Memorial Hall, Bovingdon  
on Monday 22<sup>nd</sup> September 2025 starting at p.m.

## **Present:**

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

## **Also present:**

## **Press: 1**

## **Residents: 6**

1.	<b>Apologies for absence</b>	
	Apologies for absence were received from The Parish Clerk	
2.	<b>Declaration of Interests linked to any of the items</b>	
	None	
3.	<b>Minutes of the Planning Committee meeting held on 18<sup>th</sup> August 2025</b>	
	It was agreed by those present, that the minutes of the meeting held on 18 <sup>th</sup> August 2025 were a true representation of the meeting and were signed by Councillor Hugh Schneiders.	
4.	<b>Matters arising from the Minutes of the Planning Committee meeting held on 18<sup>th</sup> August 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>25/01980/LDP</b> - Woodcote, Hempstead Road - Construction of swimming pool and summer/pool house to rear garden.	
	<b>No Objection</b>	
5.2	<b>25/01856/DRC</b> - Green Bloom Nursery ,Chipperfield Road - Details as required by Condition 12 ( Off-site highways works) attached to planning permission 24/02380/FUL	
	<b>No Comment</b>	

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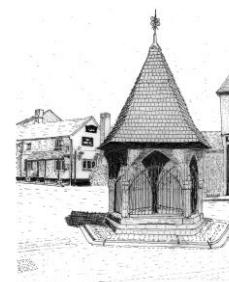


5.3	<b>25/01958/DRC</b> - LA6, Molyneaux Avenue, Details as required by condition 28 (Drainage Survey and Verification) attached to planning permission 23/02178/MFA	
	<b>No Comment</b>	
5.4	<b>25/02023/FUL</b> - Darley Ash Farm Chipperfield Road - Demolition of 2 x outbuildings, construction of a single storey detached outbuilding.	
	<b>No Objection</b>	
5.5	<b>25/02018/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 (resubmission)	
	<b>No Comment</b>	
5.6	<b>25/02016/DRC</b> - Land At Grange Farm, Grange Farm, Green Lane - Details required by Condition 48 (Fire Hydrants) attached to planning permission 23/02034/MFA	
	<b>No comment</b>	
5.7	<b>25/02017/DRC</b> - Land At Grange Farm, Grange Farm - Details required by Condition 22 (CEMP ) attached to planning permission 23/02034/MFA	
	<b>No Comment</b>	
5.8	<b>25/02046/FHA</b> - The Cart Sheds Bovingdon Green - Insertion of windows and velux roof lights, new entrance door and steps to Granary	
	<b>No Objection – However noted that the submitted site plan is not for this property</b>	
5.9	<b>25/02061/FHA</b> - 9 Claverton Close - Part Single-storey/Part Two-Storey Rear extension	
	<b>No Objection</b>	
5.10	<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	
	<b>Support</b>	
5.11	<b>25/02109/ROC</b> - The New Forge Maple Farm Shantock Lane - Variation of condition 9 (approved plans) attached to planning permission 21/04467/FUL	
	<b>No Objection</b>	
5.12	<b>25/02131/FUL</b> - 47 Chesham Road - Demolition of the existing detached bungalow and associated outbuildings and the construction of six new dwellings with associated access, parking, landscaping, and private amenity space.	
	<b>No Objection – However we note that there appears to be no provision for visitor parking.</b>	
5.13	<b>25/02173/FHA</b> – Cleveland, Stoney Lane - Single storey rear extension following removal of rear conservatory.	
	<b>Support</b>	

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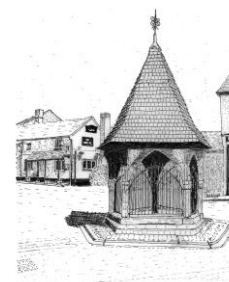


5.14	<b>25/02175/LDP</b> – Cleveland, Stoney Lane - Construction of outbuilding to rear garden	
	<b>No Objection</b>	
5.15	<b>25/02138/DRC</b> - End Oak , Water Lane - Details as required by condition 2 (materials) 3a (contamination) 5 (landscaping) 6 (BNG) attached to planning permission 25/00618/FUL	
	<b>No Comment</b>	
5.16	<b>25/02166/ROC</b> - Greymantle Hempstead Road - Variation of Conditions 2 (Approved Plans) and 4 (Permitted Development) attached to planning permission 23/02934/FUL	
	<b>Object – Overlooking from dormer windows adversely affecting the the residents of Parkhurst. Dormer windows appear to be flush with the ridge and generally out of keeping with the building design and nearby properties.</b>	
5.17	<b>25/02217/FUL</b> - Top Of The Hill Shantock Lane - Replacement self-build dwelling served by the existing vehicular access	
	<b>Object – The proposed building is disproportionately increased in size over the existing structure.</b>	
5.18	<b>25/02165/OUT</b> - Greymantle, Hempstead Road - Outline application for 2 dwellings	
	<b>Object – Inappropriate development for this location. Gross over development. Loss of amenity to Parkhurst, Ivydene, Rose Cottage, Glenhurst and the future residents of Greymantle. Insufficient and unworkable parking provision. No provision for visitor parking. Insufficient amenity space for the proposed dwellings. Inadequate plans. No provision for bin storage. Insufficient space for access by refuse, delivery and emergency service vehicles. No swept path analysis provided.</b>	
5.19	<b>25/02197/DRC</b> - Land At Grange Farm, Grange Farm, Green Lane -Details required by Condition 28 (Highway improvement details) attached to planning permission 23/02034/MFA	
	<b>Decision deferred to next meeting</b>	
5.20	<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	
	<b>Decision deferred to next meeting</b>	
5.21	<b>24/01627/FUL</b> - for New Wine Rack, 37A High Street -Change of use from wine shop (Class E) to hot food takeaway (Sui Generis)	
	<b>No Objection.</b>	
6.	<b>To note the outcome of planning applications considered by Dacorum Borough Council:</b>	

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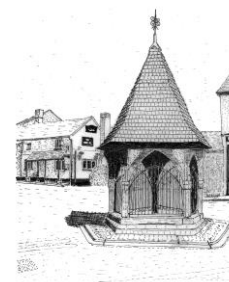


6.1	<b>25/01762/LBC</b> - Bovingdon Lodge , Chipperfield Road - Construction of an aluminium glasshouse sited on a dwarf brick wall in keeping with existing brick work within the property - <b>DBC Application Withdrawn – (BPC No Objection)</b>	
6.2	<b>25/01615/FUL</b> - Bury Farm , Church Street - Change of use farm buildings to equine use - stables. – <b>DBC Granted</b> – (BPC No Objection ' The council would request that the muck area be moved further away from nearby residential properties)	
6.3	<b>25/01552/APA</b> - Shevington , Venus Hill – <b>DBC Prior Approval Not Required</b> – (BPC Object - on the grounds that the design was of poor quality and not in keeping with a residential setting particularly within the Green Belt. It was felt that the density and layout of the development appeared more industrial than domestic, and did not reflect the character or scale expected of a rural residential conversion. Councillor Walker abstained from voting on the application)	
6.4	<b>25/01546/LDP</b> Game Farm House , Maple Hill - Proposed development comprising side and rear single storey extensions; hip to gable roof alteration and a dormer widow; construction of new outbuilding. Demolition of existing outbuilding, first floor rear extension and single storey rear extension. - <b>DBC Granted</b> (BPC Object - The application site lies within the Green Belt. The proposed development would represent a disproportionate addition to the existing dwelling and therefore constitutes inappropriate development under national and local Green Belt policy. Furthermore, the scheme would result in both visual and spatial harm to the openness of the Green Belt. No very special circumstances have been demonstrated to justify or outweigh this harm.)	
6.5	<b>25/01626/FUL</b> - E H Smith Builders Merchants, Leyhill Road - Installation of mobile food trailer (take - away) – <b>DBC Granted</b> – ( BPC Support ' requested consideration to be given to waste management, specifically in relation to litter generated along the Ley Hill Road and that a provision for regular litter picking and waste disposal be included as a condition or advisory note to help mitigate any potential issues arising from takeaway food packaging near the site)	
6.6	<b>25/01737/LDE</b> - Nursery, Kenwood Farm, Flaunden Lane - Equestrian use of the land and the associated buildings – <b>DBC Granted</b> - (BPC No Objection)	
6.7	<b>25/01925/TCA</b> - The Old Vicarage , Vicarage Lane - Fell trees – <b>DBC Raise No Objection</b> – (BPC No Objection ' The council supports the felling of the dead trees but requests that the live trees be pruned rather than felled.)	
6.8	<b>25/01547/FHA</b> - 100 High Street, - PVCu windows to replace existing timber windows.- <b>DBC Refused</b> - (BPC Object - PVCu windows are not in keeping with the character of the High Street. It was felt that any replacements should be timber to preserve the visual integrity of the area.)	

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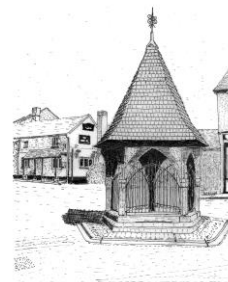


6.9	<b>25/01928/FHA</b> - 10 Hunters Close - Single storey rear extension, front bay extension and garage conversion. – <b>DBC Granted</b> - (BPC Support)	
6.10	<b>25/01623/FHA</b> - Hill House , Hempstead Road - Construction of a two storey, rear, infill extension. – <b>DBC Granted</b> - (BPC Support)	
6.11	<b>25/01806/DRA</b> - LA6, Molyneaux Avenue - Details as required by legal agreement (Management Company Structure Scheme) - S.106 Obligation attached to planning permission 23/02178/MFA - <b>DBC Granted</b>	
6.12	<b>25/01356/DRC</b> - Mauldens , Venus Hill - Details required by Conditions 2 (Barn repair spec), 4 (External Construction Details), 5 (Window Joinery), 10 (Insulation), 11 (House repair spec) and 12 (Glazed Link) attached to planning permission 23/00108/LBC. <b>DBC Granted</b>	
6.13	<b>25/01895/LDP</b> - Grange Farm House , Green Lane – <b>DBC Granted</b> –(BPC No Comment)	
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 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	<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	
9.	<b>Any Other Business</b>	
10.	<b>Date of next meeting</b>	
	Monday, 6 <sup>th</sup> October 2025 starting at 6.30pm. To be held in the Memorial Hall, High Street, Bovingdon	
	Meeting ended at 20.39	

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