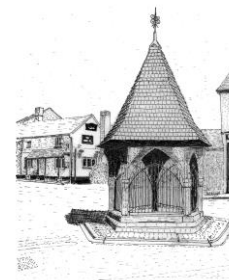


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Minutes of the Planning Committee Meeting
held in The Memorial Hall, Bovingdon
on Monday 26th 2026 starting at 6.30 p.m.

Present:

Councillor Graham Barrett (Chairman)
Councillor Ian Field
Councillor Nic Leon
Councillor Hugh Schneiders
Councillor Philip Walker
Councillor Pauline Wright

Also present:

Parish Clerk
Borough Councillor Stewart Riddick

Press: 1

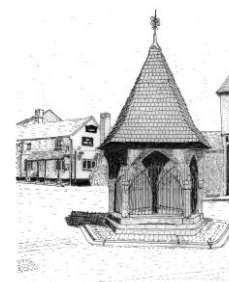
Residents: 26

1.	Apologies for absence	
	Apologies for absence were received from Councillor Karen Bregazzi-Jones	
2.	Declaration of Interests linked to any of the items	
	None	
3.	Minutes of the Planning Committee meeting held on 12th January 2026	
	It was agreed by those present, that the minutes of the meeting held on 12 th January 2026 were a true representation of the meeting and were signed by Councillor Barrett.	
4.	Matters arising from the Minutes of the Planning Committee meeting held on 12th January 2026	
	There were no matters arising.	
5.	To consider the Parish Council's response to the following Planning Applications:	
5.1	25/02729/FHA - Westbrook Cottage Bushfield Road - Single storey rear and double storey side extension. Replacement of porch.	
	Support	
5.2	25/03159/MOA - Land Off Hempstead Road Newhouse Road - Hybrid Planning Application for a Residential development comprising Outline Planning Application for up to 145 dwellings (Use Class C3) including public open space, a community orchard, landscaping, play areas, drainage features and associated infrastructure. All matters reserved except for access from	

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	Hempstead Road and Full Planning Application for the change of use from agricultural land to 12.42 hectares of Suitable Accessible Natural Green Space (SANG), together with a vehicular access, carpark, paths, fencing and landscaping.	
	<p>Object - for the following planning policy reasons:</p> <p>The proposal fails to demonstrate the very special circumstances required to outweigh the harm that would be caused to the Green Belt.</p> <ul style="list-style-type: none"> • The proposal fails to prove that sufficient education and healthcare infrastructure is available to support the development. There are currently three major housing developments permitted in Bovingdon, two of which are under construction providing 272 new dwellings. In addition there are further windfall sites provided for in the draft local plan. We understand that there is insufficient capacity within Bovingdon Primary Academy to provide sufficient places for the developments currently permitted and allowed for in the draft local plan. • Existing drainage and sewerage infrastructure within the village is inadequate. The application does not provide sufficient evidence that surface water and foul drainage can be satisfactorily provided. • The proposal would further intensify existing traffic congestion and parking problems, particularly within the High Street. • The proposed development is contrary to the draft Dacorum Local Plan. • The proposal would place further unsustainable strain on the existing inadequate community facilities within the Village. • The application conflicts with the principles of the adopted Bovingdon Neighbourhood Plan 2022-2038, as detailed at 5.1.6 on page 26 and at 5.2.1 on page 27 of the Plan. 	
5.3	26/00028/FHA - 5 The Old Stables Shantock Lane - Carport to existing allocated car park hard standing	
	No Objection	
5.4	26/00024/FHA - Haslemere Vicarage Lane - Demolition of existing conservatory to build single storey rear extension	
	No Objection	
5.5	26/00021/NMA - Cleveland, Stoney Lane - Non material amendment attached to planning permission 25/02173/FHA	
	No Comment	
5.6	26/00011/TPO - 8 Little Park - Works to tree	
	No Comment	
5.7	26/00006/FHA - 1 Croftmead Cottages Long Lane - Small extension to the front of the property	

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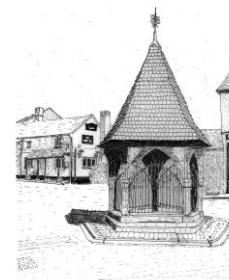


	No Objection	
5.8	26/00064/LDP - Old Cheshire Cottage Homefield - Construction of fence	
	Object There is insufficient detail provided for the proposed new fence and its positioning in order for the committee to form an opinion. The justification for a fence is not proven and it is uncertain that it will provide a solution to the problem identified.	
5.9	26/00094/DRC - Green Bloom Nursery ,Chipperfield Road - Details required by Condition 9 (Highway Implementation) attached to planning permission 25/01832/ROC	
	No Comment	
6.	To note the outcome of planning applications considered by Dacorum Borough Council:	
6.1	25/02712/FUL - 35A Old Dean - Loft conversion with rear dormer, front velux windows and chimney removal to the first floor flat – DBC Application Withdrawn – (BPC No Objection)	
6.2	25/02198/DRC - Land At Grange Farm, Grange Farm, Green Lane - Details as required for the discharge of Condition 22 (Site Waste Management Plan and Construction Environmental Management Plan) attached to planning permission 23/02034/MFA for Phase 2 of the development consisting of 129 residential dwellings, community buildings, open space and associated works – DBC Granted	
6.3	25/02378/DRC - Land At Grange Farm, Grange Farm, Green Lane - Details required by Condition 10 (Sustainability Compliance) attached to planning permission 23/02034/MFA - DBC Refused – (BPC No Comment)	
6.4	25/02379/DRC - Land At Grange Farm, Grange Farm - Details as required for the partial Discharge of Condition 14 (Lighting Details for Biodiversity) attached to planning permission 23/02034/MFA for part of the development consisting of 57 dwellings (excluding C2 extra care accommodation) as approved as part of the full phase of development granted by planning permission 23/02034/MFA – DBC Granted – (BPC No Comment)	
6.5	25/02809/ROC - Top Of The Hill , Shantock Lane - Variation of condition 3 (approved plans), removal of condition 2 (Materials as on Application Form) and variation of condition 4 (Tree Protection Measures) attached to planning permission 25/02217/FUL- DBC Granted	
6.6	25/02498/FUL - 55 High Street - 3 new rear facing dormers, replace existing rafters and replacement roof covering - DBC Granted – (BPC No Objection)	
6.7	25/02098/FHA - Felstead , Longcroft Lane - Construction of additional floor over existing house – DBC Granted - (BPC Removed its objection)	
7.	To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee:	

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