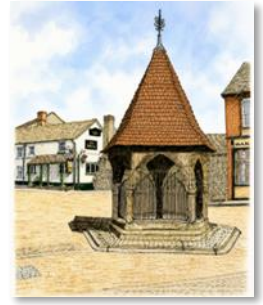


Bovingdon Parish Council

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Minutes of the Planning Committee Meeting held in The Memorial Hall, Bovingdon on Monday 3rd August starting at 6.30 p.m.

Present:

Councillor Graham Barrett (Chairman)
Councillor Karen Bregazzi-Jones
Councillor Ian Field
Councillor Hugh Schneiders
Councillor Philip Walker
Councillor Pauline Wright

Also present: Parish Clerk

Press: 0

Residents: 2

1.	Apologies for absence
	Councillor Nic Leon
2.	Declaration of Interests linked to any of the items
	None
3.	Minutes of the Planning Committee meeting held on 13th July 2026
	Approved and signed by Councillor Barrett
4.	Matters arising from the Minutes of the Planning Committee meeting held on 13th July 2026
	None
5.	To consider the Parish Council's response to the following Planning Applications:
5.1	26/01557/FUL - Orchard Stable And Paddocks Adjacent Siena House Flaunden Lane - Construction of a detached dwelling with associated landscaping and access, following the demolition of the stables
	No Objection
5.2	26/01568/ROC - End Oak Water Lane - Variation of condition 7 (approved plans) attached to planning permission 25/00618/FUL
	No Objection
5.3	26/01573/FHA - Hill Top Hempstead Road - Ground floor rear extension with first floor rear extension to create a lift shaft
	No Objection
5.4	26/00842/FUL - Land SW Two Bays Long Lane - Construction of two detached Self Build four-bedroom dwellings with associated access, parking and landscaping.

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	Object The proposed construction of two detached four-bedroom dwellings constitutes inappropriate development within the Green Belt. The Parish Council is concerned that the scale, form and domestic character of the proposed dwellings, together with the associated access, parking and landscaping, would result in a harmful erosion of the rural and open character of the area. The proposal represents an urbanising form of development in a location that has previously remained undeveloped, contrary to the fundamental purpose of the Green Belt of maintaining openness and preventing urban sprawl. In addition, the Parish Council is concerned that the proposed dwellings, by virtue of their size, siting and relationship with neighbouring properties, would result in overlooking and a loss of privacy to adjoining residential properties. This would have an unacceptable impact on the residential amenity of existing occupants and would introduce an intrusive form of development into what is currently a non-urban area. The Parish Council could be supportive of a more modest proposal that follows a linear form of development fronting Long Lane, with the land to the rear retained as agricultural or ancillary land. Such an approach would better reflect the existing pattern of development, preserve the openness of the Green Belt, and minimise harm to the rural character of the locality.
5.5	26/01546/APA - Marchants Farm , Pudds Cross - Conversion of an agricultural barn to 5 dwellings, under Class Q.
	No Comment
5.6	26/01634/TPO - 9 Farnham Close - Works to a tree
	No Comment
5.7	26/01590/LDP - Norton Cottage , Stoney Lane - Single-storey timber garden room for ancillary use to the main dwelling with associated WC and storage area, located a minimum of 2m from adjacent boundaries.
	No Comment
5.8	26/01584/UPA - Holly Tree Cottage , Long Lane - Construction of additional floor above existing dwelling. Proposed height: 8.49m
	Object the proposed development would result in a disproportionate increase in the size and scale of the existing dwelling, which would be out of keeping with the character of the surrounding area. Furthermore, as the site lies within the Green Belt, the Parish Council considers that the proposal represents inappropriate development. The scale and massing of the extension would have a greater impact on the openness of the Green Belt
6	To note the outcome of planning applications considered by Dacorum Borough Council:
6.1	26/01102/SCE - Land South Of, Homefield - Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) – DBC EIA Not Required
6.2	26/01262/DRC - St Lawrence Hall, Vicarage Lane - Details as required by Condition 2 (BNG) attached to planning permission 25/02014/FUL – DBC Granted – (BPC No Comment)
6.3	26/00950/TPO - 9 Farnham Close - Removal of one Silver Birch tree Replace with Magnolia or Crab apple (Malus) as close as practically possible to the site of the existing tree. These are smaller varieties of trees which shouldn't cause similar problems in the future. - DBC Refused (BPC No Comment)
6.4	22/03782/FUL - Evergreen Farm, Chipperfield Road, - Buildings for 3 stables, tack room and food store, manege, vehicular access, parking and turning area. DBC Application withdrawn - (BPC Object)
6.5	26/01228/FHA - 6 Chipperfield Road - Single storey side extension. 2 storey front extension – DBC Granted - (BPC No objection)
6.6	26/01207/DRC - End Oak, Water Lane - Details as required by Conditions 2 (Materials), 3 (Landscaping), 4 (Contamination 1), and 7 (Tree Protection) attached to planning permission 25/02739/FUL – DBC Refused – (BPC No Comment)

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6.7	26/00989/MFA - Berry Farm, Whelpley Hill - Temporary use of land for film making purposes with associated access, storage and parking of supporting facilities vehicles. – DBC Application Withdrawn – (BPC Object)
6.8	25/02307/FUL - The Barn, Kenwood Farm, Flaunden Lane - Construction of agricultural barn – DBC Refused – (BPC – Object)
6.9	26/01208/DRC - End Oak, Water Lane - Details as required by Conditions 3b (Contamination 1) attached to planning permission 25/00618/FUL – DBC Granted - (BPC No Comment)
7	To note dates for Appeals / Forthcoming Inquiries / Forthcoming Hearings – all previously reported to the Planning Committee:
7.1.1	26/00720/ROC - Greymantle Hempstead Road - Variation of Condition 3 (Approved Plans) attached to planning permission: 22/00882/FHA
7.1.2	26/00635/FUL - Lot B2A, Upper Bourne End Lane - Change of use of land from agricultural pasture to an outdoor wellbeing / therapeutic recreation use (daytime, appointment-only), including the siting of one moveable ancillary consultation/office unit (Canopy "Aspen Office"), with no overnight accommodation, no hardstanding, no permanent service connections, and a sealed off grid welfare/toilet arrangement with off-site disposal (no discharge to ground), and no client parking on the land (maximum one operator/volunteer vehicle on site at any time)
7.1.3	26/00723/ROC - Greymantle Hempstead Road - Variation of conditions 2 (approved plans) and 5 (cycle storage) attached to planning permission 23/02934/FUL
7.2	Appeals Dismissed:
7.2.1	25/02165/OUT - Greymantle Hempstead Road - Outline application for 2 dwellings – Dismissed on 2/7/2026
7.2.2	25/01190/RPA - Bovingdon Kebab And Pizza 8 High Street - Creation of 3 x Studio apartments Alterations to elevation takeaway frontage, to a facade in-keeping with Residential use. New windows, Velux type roof-lights are proposed for the 2nd floor Studio. Parking at rear with 3 parking bays and one at the front, Internal alterations – Dismissed on 27/3/26
7.3.	Appeals Allowed:
	None
8.	Forthcoming Inquiries
	None
9.	Licensing
	None
10.	Date of next meeting:
	Monday, 26 th August 2026 starting at 6.30 pm. To be held in the Memorial Hall, High Street, Bovingdon

Planning Committee Meeting 13th July 2026

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