

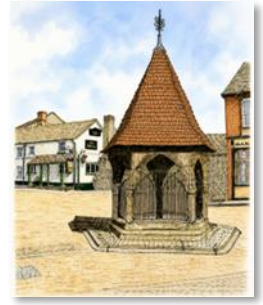
Bovingdon Parish Council

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Minutes of the Planning Committee Meeting held in The Memorial Hall, Bovingdon on Monday 24th August starting at 6.30 p.m.

Present:

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

Also present: Parish Clerk, Borough Councillor Stewart Riddick

Press: 1

Residents: 256

1.	Apologies for absence
	Councillor Graham Barrett (Chairman)
2.	Declaration of Interests linked to any of the items
	None
3.	Minutes of the Planning Committee meeting held on 3rd August 2026
	Approved and signed by Councillor Walker
4.	Matters arising from the Minutes of the Planning Committee meeting held on 3rd August 2026
	None
5.	To consider the Parish Council's response to the following Planning Applications:
5.1	26/01678/FHA - 8 Green View Close - Part single, part two storey side and rear extension, changes to external cladding, alterations to garage and dormer roofs.
	No Objection
5.2	26/01691/DRC - End Oak, Water Lane - Details as required by Condition 2 (Materials), 3 (Hard and soft landscaping) ,4 (Contamination 1),7 (Tree Protection) attached to planning permission to 25/02739/FUL
	No Comment
5.3	26/01725/FHA - 11 Green View Close - Proposed single storey rear extension
	No Objection
5.4	26/01660/FHA - 16 Old Dean - Demolish existing porch and rebuild new porch entrance
	No Objection
5.5	26/01784/TPO - The White Cottage 58 Chipperfield Road - Works to tree

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	No Comment
5.6	26/01767/FHA - Capua, Flaunden Lane - Single storey front and rear extension
	No Comment
5.7	26/01762/MOA - Land Southeast Of Bovingdon - Outline planning application for development (including demolition of existing structures) and construction of a residential development comprising: residential dwellinghouses (Class C3); open spaces, recreational play, ecological areas, and public realm; new and improved pedestrian, cycle and vehicular accesses and network within the site; associated drainage, utilities, energy and waste facilities and infrastructure. With all matters reserved apart from access. Bovingdon Parish Council objects to planning application 26/01762/MOA. The Parish Council's objection is based principally on the suitability of the site for residential development, the impact of the proposal on the local highway network and road safety, the ability to achieve genuinely sustainable transport, pressure on community infrastructure, and the cumulative impact of further development on Bovingdon. 1. The site was not selected for residential allocation in Dacorum Borough Council's Draft Local Plan The Parish Council considers it important that this application is considered in the context of Dacorum Borough Council's emerging Local Plan and the site-selection process undertaken in preparing that plan. The site which is the subject of application 26/01762/MOA was promoted by the developers for residential development but was not included as a residential allocation in Dacorum Borough Council's Draft Local Plan. The Parish Council considers this to be a significant consideration in assessing the current application. The site was available to be considered through the Borough Council's plan-making process and was promoted for development, yet it was not selected for allocation in the emerging plan. This does not, in itself, determine the planning application. However, it is highly relevant evidence of the Borough Council's emerging spatial strategy and its assessment of the relative suitability of sites promoted for development. The Parish Council therefore considers that the applicant should clearly explain why this site, having been promoted for residential development but not selected for allocation in the Draft Local Plan, should now be regarded as an appropriate location for up to 125 dwellings through the development management process. In particular, the Council should be satisfied that circumstances have materially changed, or that there are other compelling planning considerations, sufficient to justify granting permission for a substantial residential development on a site which was not selected for allocation through the emerging plan-making process. The Parish Council considers this issue especially important because the application is not for a small-scale development but for up to 125 dwellings together with associated infrastructure, open space, recreational facilities and new vehicular, pedestrian and cycle connections. 2. The exceptional cumulative scale of development already permitted and proposed in Bovingdon The current application must not be considered in isolation from the very substantial amount of residential development already permitted and further development now proposed in Bovingdon. The Parish Council understands that approximately 351 new dwellings, including elderly care residences at ground floor level, have already been permitted at Grove Farm (GF), Manor Avenue (MA) and the Bobsleigh, together with a number of smaller infill developments. In addition, a further 270 dwellings are being proposed at Duck Hall Farm. Taken together, the major developments already permitted and currently proposed therefore represent approximately 621 additional dwellings, before the further contribution of smaller infill developments is taken into account. This represents an exceptionally significant increase in the size of Bovingdon. The Parish Council considers that, when measured against the existing housing stock, the resulting percentage increase is substantially greater than that associated with

	any other large village within the Dacorum Borough Council area. The Parish Council considers that this level of cumulative growth is a material consideration in determining application 26/01762/MOA. The impact of a further 125 dwellings cannot properly be assessed without considering the combined effect of these developments on highways, traffic, parking, schools, healthcare, recreation, community facilities, public transport and other infrastructure. The Parish Council is concerned that considering individual developments separately risks significantly understating the actual cumulative effect on Bovingdon. 3. Highway capacity and traffic impact The Parish Council considers that the proposed development would generate a significant additional volume of traffic on an already constrained highway network and would add to existing congestion within Bovingdon. This is not simply a general concern about increased traffic. The adopted Bovingdon Neighbourhood Plan 2022–2038 expressly identifies existing highway capacity as a significant issue. Section 8.3.1 – Village Centre Issues states: <i>“The High Street does not have the capacity for current levels of traffic let alone any further expansion of the village.”</i> The Neighbourhood Plan therefore provides clear locally specific evidence that the existing highway network is already under pressure and that further expansion of the village has the potential to exacerbate that problem. The Parish Council considers that the additional traffic associated with up to 125 dwellings must be assessed against this identified existing constraint and against the cumulative traffic effects of the substantial development already permitted and proposed elsewhere in Bovingdon. The proposed access arrangements should therefore be assessed not simply on whether vehicles can physically enter and leave the application site, but on whether the surrounding highway network can safely and satisfactorily accommodate the additional movements generated by the development. 4. Failure to demonstrate compliance with Policy BOV T1 – Safer Roads The proposal should be assessed against Policy BOV T1 – Safer Roads of the adopted Bovingdon Neighbourhood Plan. The policy requires development proposals to demonstrate how they will encourage sustainable travel and how they can be safely accommodated within the local highway network. The Parish Council considers that the application has not adequately demonstrated that the additional traffic generated by the development can be safely accommodated without worsening existing congestion and highway safety problems within Bovingdon. This concern is heightened by the Neighbourhood Plan’s specific finding that the High Street already lacks capacity for further expansion of the village. The Parish Council considers that the cumulative impact of the development proposed under this application, together with the approximately 351 dwellings already permitted and the further 270 dwellings proposed at Duck Hall Farm, requires a comprehensive assessment of the resulting highway impacts. 5. Development on the edge of Bovingdon – Section 8.2.12 The application site is located on the edge of Bovingdon and is therefore directly relevant to Section 8.2.12 of the adopted Neighbourhood Plan. Section 8.2.12 states that proposals for development on the edge of the village should ensure safe vehicular access and should encourage access to village amenities by non-motorised modes using safe and accessible routes. The Parish Council considers this provision particularly important when assessing whether a site on the edge of Bovingdon is an appropriate location for a development of up to 125 dwellings. The application proposes a new vehicular access from Homefield together with pedestrian and cycle connections to Yew Tree Drive, Green Lane and the Chiltern
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	Way. The Parish Council considers that the applicant must demonstrate, with robust evidence, that these routes will provide genuinely safe, convenient and accessible connections to the village centre, schools, shops, services and public transport. The provision of a connection on a plan does not in itself demonstrate that the route will provide a realistic alternative to the private car. The routes must be safe, attractive, direct, accessible and usable throughout the year. The Parish Council is particularly concerned that the location of the site on the edge of the village may encourage a significant proportion of journeys to be undertaken by car, particularly where destinations lie beyond convenient walking distance. 6. Parking and pressure on the village centre Section 8.3.1 of the Neighbourhood Plan also identifies insufficient parking provision within and around the High Street as an existing problem. The introduction of up to 125 additional households would inevitably generate additional journeys into the village and additional demand for parking, shops, services and other facilities. That additional demand must be considered alongside the demand arising from the substantial number of dwellings already permitted and proposed elsewhere in Bovingdon. The Parish Council considers that the cumulative effect of this additional demand has not been adequately addressed. 7. Impact on schools and community infrastructure The Parish Council is concerned that the development would place significant additional pressure on existing community infrastructure. This includes: • primary and secondary school provision; • healthcare services; • recreational and community facilities; • village parking; • local shops and services; and • transport infrastructure. Of particular concern is the capacity of secondary education provision serving Bovingdon. The information accompanying the application indicates that the two secondary schools serving the village are currently collectively at capacity. The Parish Council therefore considers that the applicant must demonstrate that adequate education infrastructure will be available to meet the needs generated by the proposed development. The Parish Council also notes an apparent inconsistency within the applicant's education information, whereby the application is for up to 125 dwellings but a child-yield calculation has reportedly been undertaken using 146 dwellings. This discrepancy should be clarified before the application can be properly assessed and should not result in the infrastructure requirements of the development being underestimated. More broadly, the Borough Council must consider whether existing and planned community infrastructure is capable of accommodating the cumulative population increase resulting from the developments already permitted, the developments currently proposed and application 26/01762/MOA. 8. Sustainable transport The Parish Council supports the principle of encouraging walking and cycling where safe and practical. However, the provision of pedestrian and cycle routes should not be treated simply as a matter of providing links on a plan. The routes must be safe, accessible, attractive and genuinely useful in enabling residents to reach the village centre, schools, shops, services and public transport without reliance on the private car. This is particularly important given the Neighbourhood Plan's specific requirement for development on the edge of Bovingdon to encourage access to village amenities by non-motorised modes using safe and accessible routes. The Parish Council considers that the application has not sufficiently demonstrated
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	that this objective can be achieved for a development of up to 125 dwellings. The Council also considers that the likely travel behaviour of future residents must be assessed in the context of the location of the site, the existing pattern of development and the availability and quality of routes to local facilities. 9. Cumulative impact – the effect on Bovingdon as a whole The Parish Council considers cumulative impact to be a fundamental consideration in determining this application. The impact of up to 125 additional dwellings cannot reasonably be considered in isolation from: • approximately 351 dwellings already permitted at Grove Farm, Manor Avenue and the Bobsleigh, including elderly care residences; • the further 270 dwellings proposed at Duck Hall Farm; • smaller infill developments within Bovingdon; • existing traffic congestion; • existing parking pressures; • the capacity of local schools and healthcare services; • the availability of community and recreational facilities; and • the limited capacity of the village highway network identified in the adopted Neighbourhood Plan. Approximately 621 additional dwellings are therefore represented by the major permitted and proposed developments identified above, before smaller infill development is taken into account. The Parish Council considers that this level of development represents a major expansion of Bovingdon and that the combined impacts should be assessed accordingly. The question is not simply whether this individual development can theoretically be accommodated. The relevant question is whether Bovingdon, as an existing village with identified infrastructure and highway constraints, can satisfactorily accommodate this additional level of growth when all committed and proposed development is taken into account. The Parish Council considers that the evidence demonstrates that there are serious concerns in this respect. 10. Relationship with the adopted Bovingdon Neighbourhood Plan The Bovingdon Neighbourhood Plan 2022–2038 was made/adopted in July 2024 and forms part of the statutory Development Plan. The Parish Council therefore considers that its policies and locally specific evidence should be given appropriate weight in determining this application. In particular, the Parish Council asks the Borough Council to give significant consideration to: • Section 8.2.12 – Outside the Village; • Section 8.3.1 – Village Centre Issues; • Policy BOV T1 – Safer Roads; and • the Plan's objectives concerning sustainable transport, infrastructure, community facilities and the protection of the village's character. The evidence contained within the Neighbourhood Plan is particularly important because it records locally specific concerns about the capacity of Bovingdon's highway network and the ability of the village to accommodate further expansion. 11. Overall conclusion Bovingdon Parish Council considers that application 26/01762/MOA represents an inappropriate scale of further development for Bovingdon and that the applicant has not demonstrated that the site is capable of accommodating up to 125 dwellings without unacceptable cumulative impacts. The fact that the site was promoted by the developers but was not selected for residential allocation in Dacorum Borough Council's Draft Local Plan is an important consideration. It indicates that, through the emerging plan-making process, the site was not selected as one of the locations for residential allocation. The applicant should therefore demonstrate why development of this site should now proceed outside that emerging allocation strategy.
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	This consideration is reinforced by the exceptional level of other development affecting Bovingdon. Approximately 351 dwellings have already been permitted at Grove Farm, Manor Avenue and the Bobsleigh, together with smaller infill developments, while a further 270 dwellings are proposed at Duck Hall Farm. This represents approximately 621 additional dwellings from these major developments alone. The Parish Council considers that this level of growth would place substantial additional pressure on a village whose adopted Neighbourhood Plan already identifies significant constraints, including the explicit finding that the High Street does not have capacity for current levels of traffic, let alone further expansion of the village. The applicant has not adequately demonstrated that the additional traffic, parking demand, pressure on schools and other community infrastructure, and sustainable transport requirements generated by this proposal can be satisfactorily accommodated when the cumulative development pressures on Bovingdon are taken into account. For these reasons, and having regard to the adopted Bovingdon Neighbourhood Plan, the emerging Dacorum Local Plan, the cumulative scale of development already permitted and proposed, and the identified constraints affecting the village, Bovingdon Parish Council respectfully asks Dacorum Borough Council to REFUSE planning application
6	To note the outcome of planning applications considered by Dacorum Borough Council:
6.1	26/01399/TPO - Headmasters Flat, Westbrook Hay School, London Road - Works to trees - DBC - Granted - (BPC No Comment)
6.2	26/01308/DRA - Land At Grange Farm, Green Lane - Details required by Legal Agreement- Schedule 1 Paragraph 2.2 (Phase 2 Affordable Housing Scheme) of the S106 attached to Planning Permission 23/02034/MFA- DBC - Granted - (BPC No Comment)
6.3	26/01435/DRC - Highfield , 47 Chesham Road - Details as required by Condition 7 (Biodiversity Gain Plan) attached to planning permission 25/02131/FUL DBC - Granted - (BPC No Comment)
6.4	26/01217/DRC - Highfield , 47 Chesham Road,- Conditions 3 (Highways 1), 4 (Highways 2), 8 (Landscape Works), 11 (EV Charging), 12 (Sustainability), 13 (Materials) attached to planning permission 25/02131/FUL DBC - Granted - (BPC No Comment)
6.5	26/00747/DRC - Land At Leyhill Road, Leyhill Road, - Details required by Condition 6 (Archaeology) attached to planning permission 25/01535/MFA DBC - Granted - (BPC No Comment)
6.6	26/01416/FHA - Rent Street Barns , 62 Chipperfield Road - Single storey side and rear extension, and internal alterations DBC Application Withdrawn – (BPC Support)
6.7	26/01417/LBC - Rent Street Barns , 62 Chipperfield Road - Single storey side and rear extension, and internal alterations DBC Application Withdrawn – (BPC Support)
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:

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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, 14 th September 2026 starting at 6.30pm. To be held in the Memorial Hall, High Street, Bovingdon.

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