

# Bovingdon Parish Council

Parish Council Office  
Memorial Hall  
High Street  
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Minutes of the Planning Committee Meeting  
held in The Memorial Hall, Bovingdon  
on Monday 12<sup>th</sup> 2026 starting at 6.00 p.m.

## **Present:**

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

## **Also present:**

Parish Clerk

## **Press: 1**

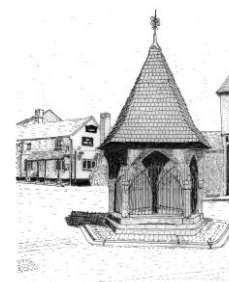
## **Residents: 2**

1.	<b>Apologies for absence</b>	
	Apologies for absence were received from Borough Councillor Stewart Riddick	
2.	<b>Declaration of Interests linked to any of the items</b>	
	None	
3.	<b>Minutes of the Planning Committee meeting held on 15<sup>th</sup> December 2025</b>	
	It was agreed by those present, that the minutes of the meeting held on 15 <sup>th</sup> December 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 15<sup>th</sup> December 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>25/02980/FUL</b> - Kenwood Farm Flaunden Lane - Construction of 2 bedroom detached dwelling with associated landscaping and access, following demolition of the stables	
	<b>No Objection</b>	
5.2	<b>25/03026/LDP</b> - Holly Tree Cottage Long Lane - Demolition of existing front dormer and side extension, construction of roof extension, one and two storey rear extensions and side extensions	

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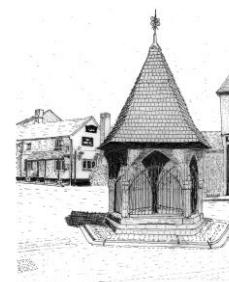


	<b>Object - disproportionately large in relation to the size of the existing dwelling and the overall plot. Members consider that the scale and massing of the extension would result in an over-development of the site and appear visually intrusive within its setting.</b>	
5.3	<b>25/02994/TPO</b> - Westbrook Hay School ,London Road - Works to trees	
	<b>No Comment</b>	
5.4	<b>25/03028/NMA</b> - Two Bays , Long Lane - Non-material amendment to planning permission 25/00800/FUL	
	<b>No Objection</b>	
5.5	<b>25/03049/FUL</b> - Little Hay Golf Complex, Box Lane - Construction of a replacement building for the existing Repair Garage and Machinery Storage structure, which was compromised by fire damage.	
	<b>Support</b>	
5.6	<b>25/03005/DRC</b> - Two Bays , Long Lane - Details required by Conditions 3 (Materials), 4 (Hard and Soft Landscaping) and 7 (BNG) attached to planning permission 25/00800/FUL	
	<b>No Comment</b>	
5.7	<b>25/03101/NMA</b> - Grange Farm Phase 2, Green Lane - Non material amendment to Planning permission 24/02942/RES	
	<b>No Comment</b>	
5.8	<b>25/03137/RPA</b> - Bovingdon Kebab And Pizza 8 High Street - Creation of 3x Studio apartments alterations to the front elevation takeaway frontage, to a facade in-keeping with Residential use. New windows, Velux type roof-lights are proposed for the 2nd floor Studio. Internally insulated.	
	<p><b>Object - The proposed change of use from a commercial premises (Class E/sui generis takeaway use) to residential accommodation is contrary to the objectives and policies of the Bovingdon Neighbourhood Plan, which seeks to:</b></p> <ul style="list-style-type: none"> <li>• Protect the vitality and viability of Bovingdon High Street</li> <li>• Retain ground-floor commercial uses within the village centre</li> <li>• Avoid the erosion of services and amenities that support a sustainable rural community</li> </ul> <p><b>The proposal fails to demonstrate that adequate parking provision. The site is located in an area already subject to on-street parking pressure. The design and layout are of poor quality, the proposed locations and access for food takeaway would be highly detrimental to the proposed residential use.</b></p>	
5.9	<b>25/03087/RET</b> - Greinan Farm Tower Hill - Change of use (Equestrian to Light Engineering Class E) – Retrospective	
	<b>No Objection</b>	
5.10	<b>25/03129/DRC</b> - The Forge, Maple Farm, Shantock Lane - Details as required by Condition 4 (Hard/Soft Landscaping) attached to planning permission 25/02109/ROC	

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	<b>No Comment</b>	
5.11	<b>26/00011/TPO - 8 Little Park - Works to tree</b>	
	<b>No Comment</b>	
5.12	<b>25/01599/FUL - Bovingdon Football Club Clubhouse Green Lane - Construction of 6no columns and 8 luminaires to floodlight football pitch</b>	
	<b>In light of the applicant's willingness to compromise by substituting the two columns located nearest to Green View Close with retractable columns the Parish Council resolved to withdraw its earlier objection to the planning application. It is further noted that Councillor Ian Field did not vote on this resolution.</b>	
6.	<b>To note the outcome of planning applications considered by Dacorum Borough Council:</b>	
6.1	<b>25/02849/DRC - LA6, Molyneaux Avenue - Details required by Conditions 3c (Contamination 1) and 4 (Contamination 2) attached to planning permission 23/02178/MFA (plots 3, 4, 5, 35, 36, 40,41, 42, 43) – DBC GRANT – (BPC No Comment)</b>	
6.2	<b>25/02643/DRC - LA6, Molyneaux Avenue - Details required by Conditions 3c(Contamination 1) and 4 (Contamination 2) attached to planning permission 23/02178/MFA (Plots 1 and 2 only) – DBC GRANT – (BPC No Comment)</b>	
6.3	<b>25/02613/HRN - Heronsgate To Bovingdon Pipeline - Removal of hedgerows DBC GRANT – (BPC No Comment)</b>	
6.4	<b>25/02611/HRN - Heronsgate To Bovingdon Pipeline - Removal of hedgerows- DBC GRANT – (BPC No Comment)</b>	
6.5	<b>25/02655/LBC - Rent Street Barns , 62 Chipperfield Road - DBC GRANT- (BPC Support)</b>	
6.6	<b>25/02612/HRN - Heronsgate To Bovingdon Pipeline - DBC GRANT – (BPC No Comment)</b>	
6.7	<b>25/02935/TPO - 7 Little Park - Works to tree - DBC GRANT - (BPC No Objection)</b>	
6.8	<b>25/02614/HRN - Heronsgate To Bovingdon Pipeline- Removal of hedgerows DBC GRANT – (BPC No Comment)</b>	
6.9	<b>25/00482/DRC - Westbrook Hay School, London Road - Submission of Biodiversity Gain Plan to discharge the statutory biodiversity gain condition relating to planning permission 24/02476/FUL – DBC REFUSED – (BPC No Comment)</b>	
6.10	<b>25/00459/DRC - Westbrook Hay School - Details as required by condition 2 (BNG) attached to planning permission 24/02476/FUL - DBC REFUSED – (BPC No Comment)</b>	
6.11	<b>25/02166/ROC - Greymantle, Hempstead Road - Variation of Conditions 2 (Approved Plans) and 4 (Permitted Development) attached to planning permission 23/02934/FUL – DBC GRANT- BPC withdraw their earlier objection to this application</b>	

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