**Minutes of the Planning Committee held on Monday 7th January 2019, at 7.30 pm held at the Social Centre Bell Lane Northchurch HP4 3 RD.**

Those Present:

Councillors Mr. Shepherd Chairman

 Mrs. Edwards

 Mr Godfrey

 Mrs. Hooper

 Clerk Mrs U Kilich, Councillors Clarke, Rees and Pringle. Four members of public.

1. **Apologies for absence**

No apologies to record.

# Declarations of interest

There were no declaration of interest.

# Public Participation – to consider requests by members of the public to speak at this meeting, in accordance with the Parish Council’s Public speaking arrangements.

# Minutes

It was proposed by Councillor Edwards seconded by Councillor Godfrey and **RESOLVED** that the minutes of the meeting held on 26th November 2018 copies of which had been sent to Members prior to the meeting, be approved and were signed by the Chairman as a true record.

# Planning applications

Members considered the following planning applications and **RESOLVED** to submit

Comments or objections to the Planning Authority as follows:

**Taylor Wimpey Phase two of Berarroc Park**

Attached presentation by Mr Butler and Mr Holloway.

**Ref: 4/02922/18/FUL Hamberlins Farms HP4 3TD** part demolition and part conversion of buildings to form five residential units.

**NPC**: No comment

**Ref: 4/02946/18/FUL Shooter Yard Shooters Way HP4 3TY** the demolition of the existing buildings removal of hardstanding and storage containers followed by the construction of 5 detached houses together with parking entrance gate and re-landscaping of the land.

**NPC**: No comment

**Ref: 4/03026/18/MFA Land at Junction of Durrants Lane & Shootersway**

Development of site to provide 84 dwellings with access from Shootersway (via phase 1) and provision of amenity space, landscaping and other associated works including drainage infrastructure.

**NPC**: **OBJECTION** Objection on the grounds that the exit from Phase 2 through Phase 1 on to Shootersway is unsuitable as it will probably double the number of traffic movements through that junction, especially at rush hours and school times.  Parents whose children attend Northchurch schools, Westfield and St Mary’s, will have unnecessary difficulty turning right on to Shootersway. The NPC would prefer an exit on to Durrants Lane.  There is also a lack of street lighting at the top of Durrants Lane from the school up to Shootersway.

**Ref: 4/03099/18/TCA Lockside Wharf Lane HP4 3TG** work to trees.

**NPC**: No comment

**Ref; 4/03059/18/FHA Lythyrus Pea Lane HP4 3SX** loft conversion and internal alterations demolition of existing conservatory roof alterations and creation of new open front porch.

**NPC**: No comment

**Ref: 4/03081/18/FUL Plot 5 Rivington Gardens HP4 3ER** construction of 4 bed detached dwelling (amended scheme).

**NPC**: **OBJECTION** although an amended scheme Northchurch PC would like to reiterate original objection, loss of the cul-de sac used by council vehicles and emergency vehicles for turning around. Overdevelopment on a small site with a large oak tree in the middle which is probably still growing. House itself is so near the road boundary that it necessitates staggered building line. Elevation nearest the road may foul the existing water main/drainage, finally loss of privacy as well as loss of light.

We also believe that the land this application is based on was designated as amenity space and feel that it should remain so.

**Ref: 4/01963/18/FHA 25 Mandelyns HP4 3XH** two storey side and single storey front side and rear extensions and garage conversion to create granny annexe.

**NPC: No comment**

**Ref: 4/03192/18/MFA Cow Roast Marina Wharf Lane HP23 5RE** change of use of 10 existing moorings from leisure to residential use and associated works.

**NPC**: No comment

**To discuss any applications received post issue**

**Ref: 4/03265/18/TCA Boswick House Dudswell Lane HP4 3TF** fell tree

**NPC:** No comment

1. **Planning Appeals/Update on recent planning applications DMC**

Nothing to report.

1. **Planning Decision**

**Ref: 4/02180/18/TPO 145 High Street HP4 3QT** works to trees.

**NPC:** No comment

**DBC**: Grant

**Ref: 4/02079/18/FUL 145 High Street HP4 3QT** conversion and extension of existing 5 bed dwelling into two 4 bed dwelling with loft conversion and rear dormers.

**NPC:** No comment

**DBC**: Grant

1. **Local Plans/Chairman’s report**

Nothing to report.

The meeting closed at 8.30. pm

Signed \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_