



NORTHCHURCH PARISH COUNCIL
Clerk to the Council: Usha Kilich
Northchurch Parish Council
PO Box 2603
Kings Langley
WD4 4EJ
Tel.07543493002
email: clerk@northchurchparishcouncil.gov.uk
www.northchurchparishcouncil.gov.uk

**MINUTES OF THE PLANNING COMMITTEE OF NORTHCHURCH PARISH
COUNCIL
8TH JANUARY 2024 AT 8.00 PM AT ST MARYS PARISH ROOMS NORTHCHURCH HP4
3QW**

Cllrs present: Cllr Mark Somervail, Cllr Michela Capozzi, Cllr Neil Pocock and Cllr Lara Pringle. The meeting commenced at 8.51 pm (soon after Full Council).

Also present: Mrs Usha Kilich Proper Officer.

101/24 APOLOGIES FOR ABSENCE

To approve and accept apologies for absence.

There were no apologies of absence to record.

Resolved, proposed by Cllr Capozzi, seconded by Cllr Somervail to accept apologies of absence from Cllr Godfrey and Cllr Dix for the reasons stated in the email.

Unanimously agreed

102/24 DECLARATIONS OF INTEREST

To declare an interest linked to any item on the agenda

There were no declarations of interest to record.

103/24 Public Participation

The Chair may at their discretion and at a convenient time in the transaction of business, invite members of the public to speak in relation to the business to be transacted at the meeting. Speeches may not exceed three minutes. If several residents wish to make a statement on the same matter, it is suggested that they agree by prior arrangement to a spokesperson to speak on their behalf.

Anyone wishing to speak is invited to contact the Clerk prior to the start of the meeting and advise on which subject they wish to talk about. Alternatively, a short statement may be read out on the participant's behalf and in accordance with the above stipulations. Statements must be submitted to the Clerk before 12 noon on the day of the meeting.

There were no members of the public present.

104/24 MINUTES

To approve the minutes of the meeting of 18th December 2023 and matters arising from the previous meeting that is not included as an agenda item below.

RESOLVED, proposed by Cllr Somervail, seconded by Cllr Pocock to approve the Planning Minutes of 18th December 2023, as a correct record and, as such, be duly signed by the Chair.

Unanimously agreed.

105/24 CHAIRMAN'S REPORT

Cllr Somervail to address road safety issues in regards to planning application on 49/53 High Street Northchurch. Please see the comments below for application reference number 23/03051/ROC Land rear of 49/53 High Street.

106/24 PLANNING APPLICATIONS TO CONSIDER.

Reference: 23/02924/FHA

Proposal: Extension to a mobile home.

Address: Limit Home Park 1 Meadow Croft Northchurch Berkhamsted Hertfordshire HP4 3YT

NPC: No comment

Reference: 23/03023/FHA

Proposal: Single storey front porch, single storey rear and two storey side extension.

Address: 9 Darrs Lane Northchurch Berkhamsted Hertfordshire HP4 3RH

NPC: No comment

Reference: 23/03011/FHA

Proposal: Proposed single storey extension to dwelling to form new living area.

Address: Lock House Wharf Lane Northchurch Berkhamsted Hertfordshire HP4 3TG

NPC: No comment

Reference: 23/03055/TCA

Proposal: Works to tree.

Address: Applecroft Dudswell Lane Dudswell Berkhamsted Hertfordshire HP4 3TQ

NPC: Refer to Tree Officer

Reference: 23/03057/TCA

Proposal: Works to tree.

Address: Melrose Cottage Dudswell Lane Dudswell Berkhamsted Hertfordshire HP4 3TQ

NPC: Refer to Tree Officer

Reference: 23/03051/ROC

Proposal: Removal/Variation of Conditions 1 (Implementation period), 2 (Approved plans), 11 (Construction Management Plan), 15 (Off-site Highway Improvements) and 16 (Implementation of Off-site Highway Improvements) attached to planning permission 20/02653/ROC - Variation of condition 2 (approved plans) attached to planning permission 4/03109/17/MFA - Proposed demolition of all existing buildings, improvements to existing access, construction of four 3-bed and six 2-bed cottages with associated car parking and access road with waste and cycle storage

Address: Land Rear Of 49-53 High Street Northchurch Berkhamsted Hertfordshire HP4 3QH

NPC: Northchurch Parish Council objects due to the pedestrian safety issues which were identified in the Road Safety Audit Stage-1-3869 by M&S Traffic Ltd which was attached to the original planning application in 2017:

- Inadequate visibility splays on either side of the shared pedestrian and vehicle access;
- Insufficient swept path information showing how large vehicles turning into the entrance will avoid striking pedestrians using the same entrance;
- Lack of footway connectivity may compromise pedestrian safety.

The report concluded that “A footway link should be provided to the footway on the NE side of the High St carriageway”.

If a footway link cannot be provided, an alternative solution must be proposed which ensures safe and satisfactory means of access for pedestrians in accordance with Policy CS12 of the Dacorum Core Strategy (2013). The current implementation does not.

We also note that hedges have been planted in the front gardens next to the boundary with the High St. These will grow towards the carriageway and further reduce the visibility of pedestrians leaving the development. How will these hedges be maintained safely when there is no footway between the boundary and the High St carriageway?

107/24 PLANNING APPEAL TOWN & COUNTRY PLANNING ACT1990

Nothing to report

108/24 PLANNING DECISION

Reference: 21/04008/MFA

Proposal: Demolition of the existing building associated with the Golf Driving Range, and redevelopment of the site to provide a 52-bedroom care home catering for the elderly, infirm, and those suffering with dementia, including associated access and landscaping works.

Address: Berkhamsted Golf Driving Range Spring Garden Lane Northchurch Berkhamsted Hertfordshire HP4 3GY

DBC: Refused (NPC: No comment)

Reference: 23/02855/TCA

Proposal: Fell Tree

Address: 123 High Street Northchurch Berkhamsted Hertfordshire HP4 3QL

DBC: Granted (NPC: Refer to Tree Officer)

109/24 DATE OF NEXT MEETING: The next planning meeting will be held on 29th January 2024 at 7 pm at St Mary’s Parish Rooms Northchurch HP4 3QW

The meeting concluded at 21.05