



NORTHCHURCH PARISH COUNCIL

Clerk to the Council: Usha Kilich

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**MINUTES OF THE PLANNING COMMITTEE OF NORTHCHURCH PARISH COUNCIL
17th JUNE 2024, 8.00 PM, SOCIAL CENTRE, BELL LANE, NORTHCHURCH, HP4 3 RD**

Cllrs present: Cllr Somervail, Cllr Capozzi, Cllr Abercromby, Cllr Dix, and Cllr Syers.

Also present: Mrs Usha Kilich Proper Officer and four members of the public present.

10/24 APOLOGIES FOR ABSENCE

To approve and accept apologies for absence.

Resolved, proposed by Cllr Somervail, seconded by Cllr Dix to accept apologies of absence from Cllr Pocock. Unanimously agreed.

11/24 DECLARATIONS OF INTEREST

To declare an interest linked to any item on the agenda

There were no declarations of interest to record.

12/24 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.

Nothing to report.

13/24 MINUTES

To approve the minutes of the meeting of 3rd June 2024 and matters arising from the previous meeting that are not included as an agenda item below.

Resolved, proposed by Cllr Capozzi, seconded by Cllr Pocock that these Minutes be agreed as a true and accurate record of the proceedings and be duly signed by the Chair, unanimously agreed

14/24 CHAIRMAN'S REPORT

Nothing to report.

15/24 PLANNING APPLICATIONS TO CONSIDER.

Reference: 24/00922/RET

Proposal: Retrospective permission for the installation of 135 storage containers (use class B8) for commercial purposes on brownfield land and conversion of 13 former grain silos to trade and light industrial workshops (use class E), with associated vehicular access and landscaping.

Address: The Rossway Estate Rossway Berkhamsted Hertfordshire

Northchurch Parish Council objects on the following grounds:

1. The application is in Green Belt and the Chilterns AONB.
The NPPF only allows for small scale developments in these sensitive areas.
The scale of this application is inappropriate for Green Belt & AONB.
2. The proposal is not entirely brownfield as claimed in the application.
The proposed site appears to be using some land that was previously agricultural on one side of the site and also for the new access road.
3. It would be unacceptable to have night-time security lighting in this sensitive natural area.
4. More planting would be required for this development to blend into the surroundings.
5. In section 2.3 of the Design and access statement it states that "Application 4/0614/92 granted planning permission for the change of use of land within the Estate from agricultural to a commercial horse-riding course. While this former horse-riding course no longer exists, the consent demonstrates that the land at the Estate has previously been considered suitable for commercial uses".
Usage of the land for a horse riding course is semi-agricultural which is a very different from the semi-industrial use of land for so many containers.

16/24 PLANNING APPEAL TOWN & COUNTRY PLANNING ACT1990

Reference: 23/02816/FHA

Proposal: Demolition of existing side extension and detached garden room, construction of new side and rear extensions, with associated internal alterations

Address: Little Oaks Darrs Lane Northchurch Berkhamsted Hertfordshire HP4 3TT

17/24 PLANNING DECISION

Reference: 22/03037/FUL

Proposal: Demolition of existing building and the development of the site to provide 1 additional dwelling (Use Class C3)

Address: The Croft Northchurch Common Berkhamsted Hertfordshire HP4 1LR

DBC: Granted (NPC: No comment)

Reference: 24/01137/TCA

Proposal: Works to tree.

Address: 1 Northchurch Place 49 High Street Northchurch Berkhamsted Hertfordshire HP4 3QH

DBC: Granted (NPC: Refer to Tree Officer)

Reference: 24/00835/LBC

Proposal: Erection of illuminated and non-illuminated signs to the exterior of the building and re-decoration of the exterior

Address: The George and Dragon 87 High Street Northchurch Berkhamsted Hertfordshire HP4 3QL

DBC: Refused (NPC: No comment)

Reference: 24/00834/ADV

Proposal: Erection of illuminated and non-illuminated signs to the exterior of the building and re-decoration of the exterior

Address: The George and Dragon 87 High Street Northchurch Berkhamsted Hertfordshire HP4 3QL

DBC: Refused (NPC: No comment)

18/24 DATE OF NEXT MEETING: The next planning meeting will be held on 8th July 2024 at 7 pm at Social Centre Bell Lane Northchurch HP4 3 RD

The meeting concluded at 20.10.