



NORTHCHURCH PARISH COUNCIL

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**MINUTES OF THE PLANNING COMMITTEE OF NORTHCHURCH PARISH COUNCIL
19th August 2024 7 pm at Social Centre, Bell Lane, Northchurch, HP4 3 RD**

Cllrs present: Cllr Somervail, Cllr Neil Pocock, and Cllr Syers.

Also, present Mrs U Kilich Proper Officer: Five members of the public.

28/24 APOLOGIES FOR ABSENCE

To approve and accept apologies for absence.

Resolved, proposed by Cllr Somervail, seconded by Cllr Pocock to approve the apologies of absence from Cllr Capozzi, Cllr Pringle, Cllr Abercromby, and Cllr Dix for the reasons stated in the email. Unanimously agreed.

29/24 DECLARATIONS OF INTEREST

To declare an interest linked to any item on the agenda

There was no declaration of interest to record.

30/24 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.

Five members of the public attended the meeting.

Two members of the public made statements about the applications for 24 Merling Croft. They noted that there are a considerable number of errors in the documents for these applications (These have been included with NPC's comments below). They also noted that the letter notifying them about these applications only arrived on Friday 16th August and they were unable to reach the contact named on the form or the alternative contact provided by DBC. They ask for these applications to be deferred to allow proper consultation.

31/24 MINUTES

To approve the minutes of the meeting of 29th July 2024 and matters arising from the previous meeting that are not included as an agenda item below.

Resolved, proposed by Cllr Somervail, 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

32/24 CHAIRMAN'S REPORT

Nothing to report

33/24 PLANNING APPLICATIONS TO CONSIDER.

Reference: 24/01789/FHA

Proposal: Proposed single storey extension to the house to form a living area

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

NPC: No comment

Reference: 24/01760/FHA

Proposal: Rear single storey extension

Address: 83 High Street Northchurch Berkhamsted Hertfordshire HP4 3QL

NPC: No comment. Refer to the Conservation Team

Reference: 24/01797/FHA

Proposal: A rear extension and removal of the conservatory.

Address: 24 Merling Croft Northchurch Berkhamsted Hertfordshire HP4 3XB

Northchurch Parish Council was unable to give this application proper consideration due to errors and omissions in the application:

1. The Application Form mentions a “dormer to rear” but this is not shown in any of the drawings.
2. The drawing entitled “Existing & proposed elevations” contains a number of errors:
 - a. The proposed first floor plan and proposed roof plan show a cutout in the roof of the rear extension which does not match the skylights & roofline shown in the proposed rear elevation.
 - b. The proposed front elevation shows a window in the roof but it does not appear in the proposed roof plan.
 - c. The side elevations do not indicate which side they are showing although this can be inferred.
 - d. The existing side elevation from the west shows a conservatory which has already been removed according to a member of the public. Please confirm.
 - e. A member of the public claims that the side elevation from the west has a uPVC fully glazed door which was fitted last year but is not shown in the drawings and asks if this will be removed and replaced with the window shown in proposed side elevation? (We were unable to confirm).
 - f. The existing first floor plan does not show the above-mentioned side doorway.
 - g. A member of the public claimed that the rear boundary of the properties is shown incorrectly but we were unable to confirm.

A neighbour of this property spoke at the meeting to complain that the letter notifying him about this application only arrived on Friday 16th August leaving little time to comment. He immediately noticed the many errors noted above but he was unable to get through to the contact named in the letter. He was given an alternative contact but that person was on holiday. He feels that he has not been given enough time to respond to this application.

We request that this application is deferred until correct & complete documentation has been submitted.

Reference: 24/01796/LDP

Proposal: Roof extension

Address: 24 Merling Croft Northchurch Berkhamsted Hertfordshire HP4 3XB

Northchurch Parish Council was unable to give this application proper consideration due to errors and omissions in the application:

1. The Application Form mentions a “dormer to rear” but this is not shown in any of the drawings.
2. The drawing entitled “Existing & proposed elevations” does not show the proposed design and contains a number of errors:
 - a. All the floorplans are incorrectly labelled “Existing Front Elevation”.
 - b. The existing side elevations do not indicate which side although this can be inferred.
 - c. The existing side elevation from the west shows a conservatory which has already been removed according to a member of the public. Please confirm.
 - d. A member of the public claims that the side elevation from the west has a uPVC fully glazed door which was fitted last year but is not shown in the drawings and asks if this will be removed?
 - e. The ground floor plan (labelled existing side elevation) does not show the above-mentioned existing doorway.

A neighbour of this property spoke at the meeting to complain that the letter notifying him about this application only arrived on Friday 16th August leaving little time to comment. He immediately noticed the many errors noted above but he was unable to get through to the contact named in the letter. He was given an alternative contact but that person was on holiday. He feels that he has not been given enough time to respond to this application.

We request that this application is deferred until correct & complete documentation has been submitted.

34/24 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

DBC: In progress

35/24 PLANNING DECISIONS

Reference: 24/01342/LDE

Proposal: An existing outbuilding that was completed in March 2020 and is used as a Games Room / Entertainment Space ancillary to The Barn, Northchurch Common

Address: The Barn Chiltern Northchurch Common Berkhamsted Herts HP4 1LR

DBC: Granted (NPC: No comment)

Reference: 24/01315/FHA

Proposal: Two storey side extension, front & rear dormer extensions, front & rear roof windows, altered access, landscaping & associated internal alterations.

Address: 2 Home Farm Road Northchurch Berkhamsted Hertfordshire HP4 3SL

DBC: Refused (NPC: No comment)

Reference: 24/01573/TCA

Proposal: Works to trees and fell tree

Address: Boswick House Dudswell Lane Dudswell Berkhamsted Herts HP4 3TF

DBC: Granted (NPC: No comment)

36/24 DATE OF NEXT MEETING: The next planning meeting will be held on 9th September 2024 at 7 pm at Social Centre Bell Lane Northchurch HP4 3 RD

The meeting concluded at 19.15.