



NORTHCHURCH PARISH COUNCIL

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**MINUTES OF THE PLANNING COMMITTEE OF NORTHCHURCH PARISH COUNCIL
29th APRIL 2024, 7.00 PM, SOCIAL CENTRE, BELL LANE, NORTHCHURCH, HP4 3 RD**

Cllrs present: Cllr Mark Somervail, Cllr Michela Capozzi, Cllr Neil Pocock, Cllr Lara Pringle and Cllr Dix.

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

138/24 APOLOGIES FOR ABSENCE

To approve and accept apologies for absence.

Resolved, proposed by Cllr Somervail seconded by Cllr Capozzi to accept the apologies of absence from Cllr Abercromby. Unanimously agreed.

139/24 DECLARATIONS OF INTEREST

To declare an interest linked to any item on the agenda

There were no declarations of interest to record.

140/24 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.

141/24 MINUTES

To approve the minutes of the meeting of 8th April 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 Capozzi to accept the Minutes of the 8th April 2024 as a true and accurate record. Unanimously agreed.

142/24 CHAIRMAN'S REPORT

Concern raised from Berkhamsted Citizens Association Townscape Group
24/00698/FHA Construction of a residential garage at Acushia, 17 Tring Road
Dudswell.

NPC has previously approved the application.

143/24 PLANNING APPLICATIONS TO CONSIDER

Reference: 24/00842/FHA

Proposal: Single-storey rear extension

Address: 14 Peters Place Northchurch Berkhamsted Hertfordshire HP4 3RU

NPC: No comment

Reference: 24/00087/FUL

Proposal: Development of a terrace of three houses with associated access arrangements, following demolition of existing sheds

Address: Rosemary Cottage 126 High Street Northchurch Berkhamsted Hertfordshire HP4 3QS

NPC: Objects on the following grounds:

- a. Loss of parking spaces (allowing for turn-in) on a street that is heavily used for parking by existing residents of Chapel Croft and High Street. These users will be pushed into other parts of the estate which already have significant parking issues.
- b. Shading of the gardens of 18 Kite Field & 19 Merling Croft will have a detrimental effect on those residents even though the figures are technically within BRE guidelines.
- c. Overdevelopment of an area which is adjacent to the conservation area. The additional occupants & visitors will cause additional congestion & impact on Chapel Crofts and the surrounding roads which will be unable to handle it.
- d. Access is already very tight for cars and it will be very difficult for delivery trucks during construction. If this application is approved, a Construction Management Plan will be essential to impose strict delivery & construction times given the housing for the elderly & infirm surrounding the proposed development.
- e. Whilst the construction phase is not a planning issue, we feel strongly that this development will be stressful & disruptive to the lives of the vulnerable people on the estate and should be considered.

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

NPC: No comment

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

NPC: No comment

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 HP4 3TZ

NPC: Unable to comment due to the absence of information on the Planning portal.

Reference: 24/00922/MFA

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 HP4 3TZ

NPC: Unable to comment due to absence of information on Planning portal.

144/24 PLANNING APPEAL TOWN & COUNTRY PLANNING ACT1990

Nothing to report

145/24 PLANNING DECISION

Reference: 24/00394/ADV

Proposal: Installation of free-standing safety signs

Address: Berkhamsted Golf Club The Common Berkhamsted Hertfordshire HP4 2QB

DBC: Refused (NPC: No comment)

Reference: 24/00315/FHA

Proposal: Proposed rear single storey extension to create a new family kitchen space.

Address: 83 High Street Northchurch Berkhamsted Hertfordshire HP4 3QL

DBC: Granted (NPC: No comment)

Reference:24/00540/TCA

Proposal: Fell and works to trees.

Address: Rosemary Cottage, 126 High Street, Northchurch, Berkhamsted, Hertfordshire,

DBC: Granted (NPC: Refer to Tree Officer)

146/24 DATE OF NEXT MEETING: The next planning meeting will be held on 13th May 2024 at 8 pm at Social Centre Bell Lane Northchurch HP4 3 RD

The meeting concluded at: 19.46