



NORTHCHURCH PARISH COUNCIL
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MINUTES OF THE PLANNING COMMITTEE OF NORTHCHURCH PARISH COUNCIL **9th March 2026 at 7.00 pm, Social Centre, Bell Lane, Northchurch, HP4 3 RD**

Cllr's present: Cllr Capozzi, Cllr Somervail, Cllr Syers, Cllr Hughes, Cllr Pocock, Cllr Dix and L Pringle.

Also present: Five members of the public.

100/25 APOLOGIES FOR ABSENCE

To approve and accept apologies for absence.

Resolved, proposed by Cllr Capozzi, seconded by Cllr Pocock to approve the apologies for absence received from the Parish Clerk. Unanimously agreed.

101/25 DECLARATIONS OF INTEREST

To declare an interest linked to any item on the agenda

Nothing to record.

102/25 Public Participation

One MoP spoke on behalf of the attendees to object to the proposal. This resident was one of only a few residents who received a letter from DBC informing them of the proposal, despite many more properties being affected. There is also a lack of notices posted in the area to alert residents. The resident raised concerns about the appropriateness of this location for the children who would be housed there citing the isolated location in the middle of residential properties and lack of outdoor space for the children; security risk to neighbouring properties which back-on to the site; the demographic mix of residents including the very elderly and young families who live around the proposed site.

103/25 MINUTES

To approve the minutes of the meeting of 16th February 2026 and matters arising from the previous meeting that are not included as an agenda item below.

Resolved, proposed by Cllr Hughes, seconded by Cllr Somervail to approve the Minutes from 16th February 2026. Unanimously agreed.

104/25 CHAIRMAN'S REPORT

105/25 PLANNING APPLICATIONS TO CONSIDER.

Reference: 26/00261/FUL

Proposal: Construction of a swing studio.

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

NPC: No comment

Reference: 26/00245/FUL

Proposal: Demolition of existing dwelling, construction of replacement dwelling (Self build).

Address: Norcott Court Farm Norcott Hill Northchurch Berkhamsted Hertfordshire HP4 1LA

NPC: We note that bats have been identified in the roof space in the bat report

Reference: 25/03077/FUL

Proposal: Conversion of Commercial Building (F1) into children home (C2)

Address: Hall Bell Lane Northchurch Berkhamsted Hertfordshire HP4 3 RD

Northchurch Parish Council objects to this proposal on the grounds that the location is unsuitable for both the prospective residents and the surrounding community.

The site is situated within a predominantly residential area and is accessed via a narrow lane, which primarily serves as rear access to neighbouring properties. While the premises may have been appropriate for its former use by St John's Ambulance, operating between 9:00am and 5:00pm, it is not considered suitable for the level and frequency of vehicular movements associated with the proposed use. The anticipated increase in traffic—arising from staff, visitors, and the daily transportation of children to and from the site—would likely result in significant disturbance to local residents, particularly in terms of noise and congestion.

Furthermore, the proposed development appears to represent an over-intensive use of the building. The plans indicate accommodation for six children; however, there is limited communal living space and no meaningful outdoor amenity area beyond a car park. This raises concerns about whether the environment can adequately meet the social, recreational, and developmental needs of the children.

Taken together, these factors suggest that the proposal does not provide a suitable or sustainable setting for the intended use. The Parish Council is concerned that, in such circumstances, the needs of the children may not be fully met, which could in turn have implications for their overall wellbeing and safeguarding.

For these reasons, Northchurch Parish Council recommends refusal of the application.

Reference: 26/00401/FHA

Proposal: Insertion of a new rear facing door set, and access steps down to the existing patio

Address: 34 St Marys Avenue Northchurch Berkhamsted Hertfordshire HP4 3RW

NPC: No comment

Reference: 26/00400/LDP

Proposal: Loft conversion rear facing dormer roof, two fronts facing velux roof light, two side facing velux roof lights and one rear facing roof light

Address: 34 St Marys Avenue Northchurch Berkhamsted Hertfordshire HP4 3RW

NPC: No comment

Reference: 26/00425/DRC

Proposal: Details as required by Conditions :7 (Tree protection existing site) and 8 (Written Scheme of Investigation) attached to planning permission 22/00105/FUL
Address: Land At Two Ponds Lane, Shootersway, Berkhamsted, Herts, HP4 3TX

NPC: No comment

106/25 PLANNING APPEAL TOWN & COUNTRY PLANNING ACT1990

Reference: 24/00062/ENFORC

Proposal: *Clearing land/excavations inc just off the public ROW*
Address: Land Adjacent to the Old Brickworks Spring Garden Lane Northchurch

Appeal Status: In progress

Reference: 25/00042/REFU

Proposal: Two-storey side extension
Address: St Michaels Croft Durrants Lane Northchurch Barkhamsted HP4 3TR

Appeal Status: In progress

Reference: 26/00003/REFU

Proposal: Construction of a nursing home (Use Class c2) of up to 67 bedrooms of dementia care with separate bin/cycle store buildings, electricity substation and associated works and landscaping with all matters reserved except for the construction of access junction and road on Land of Bulbourne Wood, Northchurch Barkhamsted.
Address: Bulbourne Wood New Road Northchurch Barkhamsted Hertfordshire

Appeal Status: In progress

107/25 PLANNING DECISION

Reference: 26/00059/LDP

Proposal: Construction of a flat roof garden room
Address: 27 St Marys Avenue, Northchurch, Berkhamsted, HP4 3RW

DBC: Granted (NPC: No comment)

Reference: 25/03155/FHA

Proposal: Two storey rear extension, single storey rear shed extension and garage conversion.
Address: 19 Brakynbery Northchurch Berkhamsted Hertfordshire HP4 3XN

DBC:Granted (NPC: No comment)

Reference: 25/02986/FUL

Proposal: Erection of a 'garden room' ancillary to the main dwelling house.
Address: 1 Bridgewater Hill Northchurch Berkhamsted Hertfordshire HP4 1LW

DBC: Granted (NPC: No comment)

**108/25 DATE OF NEXT MEETING: The next planning meeting will be held on
30th March 2026 at 7.30pm at Social Centre Bell Lane Northchurch HP4 3RD**

The meeting concluded at 19.40