



NORTHCHURCH PARISH COUNCIL
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**MINUTES OF THE PLANNING COMMITTEE OF NORTHCHURCH PARISH COUNCIL
12th January 2026 at 7.30 pm, Social Centre, Bell Lane, Northchurch, HP4 3 RD
The meeting commenced at 20.12**

Cllr's present: Cllr Somervail (Chair), Cllr M Capozzi, Cllr Syers, Cllr Hughes, Cllr L Pringle, Cllr P Dix and Cllr N Pocock.

Also present: Mrs U Kilich, Parish Clerk and three members of the public.

82/25 APOLOGIES FOR ABSENCE

To approve and accept apologies for absence.
There were no apologies of absence to record.

83/25 DECLARATIONS OF INTEREST

To declare an interest linked to any item on the agenda
There were no declarations of interest.

84/25 Public Participation

85/25 MINUTES

To approve the minutes of the meeting of 15 December 2025 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 approve the minutes of 15th December 2025 with an amendment to the minutes circulated on 7th January 2026. Unanimously agreed.

86/25 CHAIRMAN'S REPORT

Nothing to report.

87/25 PLANNING APPLICATIONS TO CONSIDER

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

NPC: No comment

Reference: 25/03092/MOA

Proposal: Construction of up to 200 residential dwellings (Use Class C3) with a new access from Shootersway, public open space, biodiversity enhancements, landscaping, surface water drainage and other associated infrastructure.

Address: Land South Of Shootersway Berkhamsted HP4 3FB Hertfordshire

Northchurch Parish Council (NPC) objects to this application on the following grounds:

1. **Premature Development:** The proposal constitutes a speculative application submitted prior to the adoption of the emerging Dacorum Local Plan to 2041. The development seeks approval ahead of an agreed strategic framework, undermining the proper planning process.
2. **Conflict with Local Planning Strategy:** The site lies in an area which has not been allocated for development in either the emerging Dacorum Local Plan to 2041 or in the current local Plan. Approval of this application would set a precedent for development in locations not identified for growth, contrary to the spatial strategy set out in the emerging Local Plan.
3. **NPPF Compliance:** The application conflicts with key principles in the National Planning Policy Framework (NPPF, 2021/2024):
 - **Paragraph 11:** Decisions should apply a presumption in favour of sustainable development only where development accords with the development plan; this proposal does not.
 - **Paragraph 14 / 15:** Development that undermines the plan-making process or pre-empts the Local Plan is inappropriate.
 - **Paragraph 174 (b & d):** The proposal fails to take account of the environmental assets of the area, including local landscape character and biodiversity considerations.
 - **Paragraph 180:** Development resulting in harm to local environmental quality or landscape character should be refused.
 - **Paragraph 13:** The proposal does not establish exceptional circumstances for development on land within the Green Belt.

Local infrastructure capacity constraints remain unresolved, notably regarding secondary school provision, as highlighted by DBC's recommendation that the site be omitted from the Local Plan.

Conclusion: NPC considers this application premature, speculative, and contrary to both the Local Plan strategy and NPPF principles. The Council urges Dacorum Borough Council to refuse the application.

Reference: 25/03093/FHA

Proposal: Ground floor side infill extension, internal alterations, floor plan redesign and all associated works

Address: 15 Granville Road Northchurch Berkhamsted Hertfordshire HP4 3RL

NPC: No comment

Reference: 25/03056/FHA

Proposal: Ground floor rear extension, floor plan redesign and all associated works.

Address: 22 Lyme Avenue Northchurch Berkhamsted Hertfordshire HP4 3SG

NPC: No comment

88/25 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 Berkhamsted HP4 3TR

Appeal Status: In progress

89/25 PLANNING DECISION

Nothing to report

**90/25 DATE OF NEXT MEETING: The next planning meeting will be held on
16th February 2026 at 7.30 pm at Social Centre Bell Lane Northchurch HP4 3RD**

The meeting concluded at 20.23