



NORTHCHURCH PARISH COUNCIL
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MINUTES OF THE PLANNING COMMITTEE OF NORTHCHURCH PARISH COUNCIL 17th AUGUST 2026 at 7.00 pm, Social Centre, Bell Lane, Northchurch, HP4 3 RD

Cllr's present: Cllr Somervail, Cllr Syers (Chair), Cllr Hughes, and Cllr Pocock

Also present: Two members of the public and the Parish Clerk Mrs U Kilich

28/26 APOLOGIES FOR ABSENCE

To approve and accept apologies for absence.

Resolved, proposed by Cllr Syers, seconded by Cllr Pocock to approve the apologies for absence from Cllr Capozzi and Cllr Dix. Unanimously agreed.

29/26 DECLARATIONS OF INTEREST

To declare an interest linked to any item on the agenda

Cllr Hughes declared interest in the application number 26/01676/FUL The Barn. Cllr Hughes did not take part in decision making.

30/26 Public Participation

Raise awareness to NPC that it could be the application will be granted neighbours who have space and scope to also build in the gardens with 29 properties, 26 have space and scope to build on. Going forward this could be domino effect have impact on the amenities and character.

31/26 MINUTES

To approve the minutes of the meeting of 27th July 2026 and matters arising from the previous meeting that are not included as an agenda item below.

Resolved, proposed by Cllr Syers, seconded by Cllr Pocock to approve the minutes of 27th July as a true and accurate representation of the meeting. Unanimously agreed.

32/26 CHAIRMAN'S REPORT

Nothing to report.

33/26 PLANNING APPLICATIONS TO CONSIDER.

Reference: 26/01676/FUL

Proposal: Demolition of existing outbuilding and plant room and replacement with a detached dwelling with basement

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

NPC: **OBJECTION**, Permission was originally granted for the rebuilding of an "ancillary building" within Green Belt. To then allow independent occupancy in this new application would appear to provide a means of circumventing Green Belt/NPPF regulations that apply to new builds/homes, and we therefore have concerns in this regard. This would create a precedent for up to 26 other households on Northchurch Common which also have large gardens and could potentially undertake similar

projects.

We do not believe that an independent dwelling would have been approved in this location if this had been requested in the first instance so we do not believe that it should be approved now.

We understand a condition was attached to the original planning application to prevent the intensification of the residential accommodation within the site. The traffic generated by two separate dwellings will result in additional noise, disturbance and general loss of amenity for neighbouring properties which again was recognised in the previous permission and a condition imposed.

The proposed development also has the potential to have a harmful effect on the Chilterns Beechwoods Special Area of Conservation and so we believe further information is required to assess any impact.

34/26 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: 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

35/26 PLANNING DECISION

Nothing to report.

**36/26 DATE OF NEXT MEETING: The next planning meeting will be held on
7th September 2026 at 7.30pm at Social Centre Bell Lane Northchurch HP4 3RD**

The meeting concluded at:19.15