



LITTLE GADDES DEN *parish council*

MINUTES OF THE PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL on
18th November, 2019

PLEASE NOTE THAT MINUTES ARE ALSO PUBLISHED ON THE VILLAGE WEB SITE
<http://www.littlegaddesden.org.uk>

The meeting commenced at 8.00 pm.

PRESENT: Cllrs. Hyde, Kelly, Lawson, Magson, Pritchard, Saner, Townsend. Also in attendance, Alastair Greene (Clerk), County and District Councillor Terry Douris and ten members of the public.

APOLOGIES: None

1. FORMALITIES

The Chairman welcomed everyone to the meeting

The attendance register was signed. There were no declarations of interest.

The minutes of the previous meeting were agreed as a correct record of the meeting and were signed at the end of the meeting.

2. OPEN SESSION FOR MEMBERS OF THE PUBLIC

Cllr. Kelly asked if anyone wished to raise any matters not already covered in the agenda, however there were no comments.

3. REPORTS AND MATTERS ARISING

(a) To receive a report from Hertfordshire Constabulary.

The Clerk confirmed that he had received a report for the period 22nd Oct – 7th November which had listed just one crime, a 'Burglary dwelling'.

(b) To discuss the land for sale in Church Road.

Members of the public attending the meeting were all there to express their concern about any potential development on the protected land in Church Road. One resident said she had purchased her house precisely because of the setting and the expectation that the land would never be developed. Another resident said that if the land was sold in individual parcels there would be no consistent treatment of the boundary fence along Church Road, leading to an unsightly mishmash of fencing. Another resident said that facilities in the village were already at capacity and felt that development would only make the situation worse. Water pressure, road capacity and school capacity were all cited as problems now that would worsen with development.

Another resident said that the thought of development and interruption of the view of the Church from the village was appalling. The setting of the Grade I listed Church was a significant part of the character of the listing and should be protected.

Signed by the Chairman..... Dated.....

Another resident asked how residents would be kept aware of this matter and it was agreed that the Gaddesden Society newsletter would be one such method of communication together with notice boards and the web site.

A resident commended the Parish Council in raising this matter with Dacorum Borough Council who had as a result made an Article 4 direction, removing certain permitted development rights set out below.

The permitted development rights affected are:

1. **the erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure** referred to in paragraph A.2 being development comprised within Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.
2. **The formation, laying out and construction of a means of access to a highway** which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part) being development comprised within Class B of Part 2 of Schedule 2 to the Order and not being development within any other Class.
3. **Temporary use of land** comprised within Class B of Part 4 of Schedule 2 to the Order and not being development within any other Class.

A resident suggested that information should be made readily available to potential purchasers so that they are aware of the planning restrictions that the land in Church Road is subject to. Residents expressed their concern that some people without knowledge of the planning background might purchase land and then abandon it leaving it uncared for. At the moment the sheep grazing meant that it was managed well.

It was suggested that the Conservation Area Character Assessment should be progressed asap so that it would in due course be a material consideration in considering any planning applications on this land.

In response to question from a resident about what villagers could do to prevent development, the Chairman said that it would be helpful to write to Dacorum Borough Council in support of the Article 4 direction, see below.

How can representations be made to the local planning authority

Representations concerning this Article 4(1) Direction can be made to the local planning authority by e-mail: planning@dacorum.gov.uk

or by writing to: Planning Department, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, HP1 1DN.

These representations can be made to Dacorum Borough Council between **14 November 2019 and 15 December 2019**.

Residents undertook to speak to their friends and neighbours in the village to alert them to this threat of development.

Signed by the Chairman..... Dated.....

The Chairman presented a draft letter to Councillors, to be sent in response to a letter received by the Clerk from the owner of the land. It was agreed that that letter should be sent in the name of the Chairman. It was also agreed that Planning Information notices be posted up on Parish Council land and on land where residents had given their consent, setting out clearly the restrictions on the land being offered for sale.

(c) To provide feedback on the DriveSafe actions Oct/Nov.

Cllr. Hyde advised that a Drivesafe session had been carried out on 13 Nov, 8.30 – 11.15 am at Nettleden Road opposite The Spinney: The results showed that of 331 vehicles passing into the village; 56 exceeded 35 mph and were within the speed range 35 – 49 mph. Full results to be published in December.

(d) Luton Airport expansion/flightpath issues.

Cllr. Pritchard advised that the long-term aim of the airport operators was to increase passenger numbers from 18 million to 32 million. She said that the consultation responses were required by December 16th and Cllr. Pritchard agreed to draft a response on behalf of the Parish Council. Individuals were also encouraged to respond and George Godar suggested for simplicity to focus on CO2 emissions, noise and traffic. Councillors advised people to complain if they were upset by aircraft noise, failure to report noise nuisance could be interpreted as residents being happy with the current noise levels.

(e) To obtain an update on the Thames Water sewer issue on the Green.

Cllr. Hyde advised that there were no historical records of failures that residents had kept, so the Parish Council would need to make direct enquiries with Thames Water about failure frequency and what could be done to manage upgrade the system.

(f) To confirm the ordering of the Christmas Tree

Cllr. Pritchard confirmed that Neil Rogers had agreed to supply a seventeen foot tree for £375 plus vat. The same price as last year. Price included delivery and installation and eventual removal. Malcolm Weaver was ready to help with the installation of the lights. This was approved. It was agreed that the baubles would not be used this year after complaints previously.

(g) Response to the HCC budget survey

It was agreed that the Clerk and Chairman would draft a response to the survey and circulate to Councillors for approval. It was suggested that in particular the Parish Council should comment on matters that were of particular concern to a rural village, such as the bus service.

(h) Budget approval for the Tree work

The Parish Council had commissioned an independent survey of trees on Parish Council land. The survey report had been shared with three contractors who had been met by Cllr. Hyde and the Clerk who had conducted site visits with each contractor.

The prices received had been similar, the least expensive being from Tim Wilson who had in addition confirmed availability to do the work in December, provided sufficient notice was given. It was agreed that the work would be awarded to Tim Wilson for £2,270 plus vat, subject to receipt of planning approval.

Items brought forward from previous meetings

None

Signed by the Chairman..... Dated.....

4. ADMINISTRATION

(i) Correspondence not already covered above and that requires action by the Council

The Clerk advised that he had received a Road Closure notice affecting Hudnall Lane. Residents should look out for the detailed timings on the contractor's yellow notice boards.

The Parish Council had been copied in to a letter addressed to Cllr. Douris regarding the Ringshall drainage problem. Cllr Terry Douris advised that the gullies in Beacon road had been cleared out and in future those gullies will remain on a more frequent clearance programme than normal. Terry advised that the Phase 2 works were still on the Works Programme for Q4.

The Clerk advised that the National Trust had removed a Gazebo structure that had been placed on their land near the Lady Marian Memorial. It had been apparently placed there by someone wishing to sell such structures!

It was agreed that Scott Cochrane's use of the Sports pavilion car park could be amended from 20/21 Nov to 25/26 Nov.

(ii) Finance

The schedule of payments was approved together with the report on expenditure for the previous month.

Finance Schedule

a. The Council approved the following payments:-

Clerk & Village Hall Manager – Salary & PAYE for **Nov**

SRT Trading Limited – £220 ex vat– Warden Services (**Nov** invoice)

MWAgri – £692 ex vat (**Nov** invoice)

Petty Cash payment £97.79 inc vat to Clerk. Printing ink

Royal British Legion £25 no vat for wreath

David Brattle £92.07 no vat Picnic bench refurbishment

b. Cheques/payments received

LGVH Management Committee - Village Hall Manager salary

Groundwork payment to LGPC of £1,000 grant for footpath work

(iii) Health and Safety

The Clerk confirmed that the Safety inspections of the play areas had taken place on Monday 11th November, 2019. No new faults found.

Signed by the Chairman..... Dated.....

PLANNING SCHEDULE - CURRENT APPLICATIONS (status at 18th November 2019)
(Red text show changes since previous meeting)

5 LITTLE GADDESSEN HOUSE REAR SINGLE STOREY EXTENSION, 4/01810/19/FHA and 4/01811/19/LBC. No objection from LGPC, Granted by DBC

MEADOW FARM, THE GROVELLS, ALTERATIONS TO BARN. 4/01754/19/FUL
Change of use from Agriculture to residential. Supported by LGPC. Granted by DBC

9 NETTLEDEN ROAD NORTH. SINGLE AND 2 STOREY EXTENSION TO REAR. 4/02014/19/FHA
Objection by LGPC. Refused consent by DBC

THE BRIDGEWATER ARMS, NETTLEDEN ROAD NORTH. INSTALLATION OF REPLACEMENT ILLUMINATED AND NON-ILLUMINATED SIGN TO THE EXTERIOR OF THE BUILDING. 4/02054/19/ADV and 4/02106/19/LBC
Objection by LGPC. DBC decision awaited

10 RINGSHALL ROAD, RINGSHALL. CONSTRUCTION OF WOODEN SUMMER HOUSE IN REAR GARDEN. 4/02087/19/FHA Supported by LGPC, no decision by DBC

SILVER BIRCHES, NETTLEDEN ROAD NORTH. RETENTION OF CHANGE OF USE OF A BARN INTO A RESIDENTIAL DWELLING, ROOF EXTENSION WITH DORMER EXTENSION. MODIFICATIONS TO OPENINGS. 4/02148/19/RET Objection by LGPC (please see wording below), no decision by DBC

This is an application for retrospective permission for the conversion of a barn/shed into a three bedroomed dwelling. The work was started without planning permission in July 2017 and completed in January 2019.

Dacorum's core strategy for its countryside area is that there should be a limited number of new dwellings in identified small villages in Dacorum between 2006 and 2026. Little Gaddesden is not one of the identified villages. It follows therefore that permission for this new dwelling is unlikely to have been granted if permission had been applied for prior to the commencement of works and planning permission should not be granted retrospectively.

Little Gaddesden Parish Council therefore objects to this application

ST PETER AND ST PAUL, CHURCH ROAD. VARIATION OF CONDITION 6 (APPROVED PLANS) ATTACHED TO PLANNING PERMISSION 4/02049/17/LBC (EXTENSION OF EXISTING SINGLE STOREY VESTRY BUILDING ADJACENT TO THE CHURCH. EXTENSION OF LINK BETWEEN VESTRY AND CHURCH BUILDINGS. CONSTRUCTION OF GLAZED ROOF AND WEST END WALL. PARTIAL GLAZING TO EAST END WALL OF LINK AREA). 4/02353/19/LBC
Supported by LGPC, Granted by DBC

Signed by the Chairman..... Dated.....

ST PETER AND ST PAUL, CHURCH ROAD. VARIATION OF CONDITION 9 (APPROVED PLANS)
 ATTACHED TO PLANNING PERMISSION 4/02048/17/FUL 4/02352/19/ROC
Supported by LGPC, Granted by DBC

NORWOOD HOUSE, THE GREEN. Remove branches from large Eucalyptus tree on border of
 neighbouring property. 19/02540/TCA **Supported by LGPC, DBC decision awaited**

Applications received since the last meeting.

**After the public attending this meeting had had an opportunity to comment
 on the applications below, the Planning Working Group made
 recommendations to the full Parish Council.**

45, Nettleden Road. Demolition of existing attached rear outbuilding & construction of a
 new single storey extension. Provision of small single storey side extension, replace single
 glazed windows with double glazed units and provision of small canopy to the side
 elevation door. 19/02525/FHA **Supported by LGPC, DBC decision awaited**

Bridgewater Mews Cottage Nettleden Road. T1 and T2 coppice two Hazel trees and G1
 reduce height of five Prunus trees. 19/02573/TCA **Supported by LGPC, DBC decision
 awaited**

Little Gaddesden Village Green, Church Road. Remove dead wood T14 Sweet Chestnut,
 work to branch limb on T15 English Oak and Crown Clean T30 English Oak 19/02655/TCA
Supported by LGPC, DBC decision awaited

Little Gaddesden Playing Field Church Road Little Gaddesden Berkhamsted Hertfordshire
 HP4 1NX. Works to trees. 19/02654/TCA **Supported by LGPC, DBC decision awaited**

John O Gaddesden House, 29 Nettleden Road. Works to Ash Tree. 19/02739/TPO
Supported by LGPC, DBC decision awaited

6 Bridgewater Court. Fell a Christmas Tree. 19/02747/TCA
Supported by LGPC, DBC decision awaited

Information to share / Items for the next meeting

David Brattle had kindly repaired the damaged picnic bench. It was agreed that the bench would
 be relocated from Church Road play area to the Cromer Close play area.

The meeting closed at **9.30pm.**

The next meeting is on **Monday 9th December 2019.**

Signed by the Chairman..... Dated.....