



LITTLE GADDES DEN *parish council*

**MINUTES OF THE PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL on
17th February, 2020**

PLEASE NOTE THAT MINUTES ARE ALSO PUBLISHED ON THE VILLAGE WEB SITE
<https://littlegaddesdenpc.org.uk>

The meeting commenced at 8.00 pm.

PRESENT: Cllrs. Hyde, Kelly, Magson, Pritchard, Saner, Townsend. Also in attendance, Alastair Greene (Clerk), County and District Councillor Terry Douris, (9.00pm) and twenty eight members of the public.

APOLOGIES: Cllr. Lawson

1. FORMALITIES

The Chairman welcomed everyone to the meeting

The attendance register was signed. Cllr Kelly declared an interest in the Manor Orchard Planning application and declined to speak on it.

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.

Virginia Westmacott asked if she could display notices on the Green from 18th April for a WI event and 24th May for an Art Club event, the Council agreed to the request.

3. REPORTS AND MATTERS ARISING

(a) To receive a report from Hertfordshire Constabulary.

There were no crimes reported for Little Gaddesden between 17 January and 31 January.

(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.

A number of residents spoke and one resident said he wondered whether a group might be formed to purchase the land to protect it from development. Councillors said that the Parish Council would not be the right body to do so, though residents could of course if they wished form a group.

Councillors gave the latest information that was available to them. It appeared from the Land Registry search that ownership was still with the Mead Trust though a contract has been entered into with another party. Several plots fronting Church Road appear to have been sold though not registered yet.

An application for the development of a house on Plot 7 (opposite Field House Church Road) had been submitted to Dacorum Borough Council who had then sent details to consultees including the Parish Council.

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

The Chairman advised that he had drafted a consultation response for the Parish Council and that the draft response would be made available on the Parish Council web site. Residents were asked to write in to DBC with their concerns about the application or submit comments online.

It was also noted that a Tree Preservation Order had been made to cover the land owned by the Mead Trust. Again, residents were asked to write in support of the creation of the Order. Details of the TPO would also be available on the web site.

(c) Greener Gaddesden Sustainability Plan

Cllr. Hyde advised that the first meeting of people who had expressed an interest in the project would take place on 25th Feb at 8pm in the Village Hall.

(d) To receive an update to the Conservation Area Character Appraisal (CACA)

Cllr. Hyde confirmed that the review with Dacorum Borough Council had been positive and they would move onto further editing including adding photographs.

(e) To seek approval for the revised Equality Policy

The Clerk confirmed that the policy wording had been substantially updated by Cllr. Pritchard and that an appendix was to be added that will enable the Council to measure its performance under the policy going forward. The Clerk advised that the revised document would be presented for approval at the next meeting.

(f) To note the re-issue of the Financial Regulations

The Clerk advised that the National Association of Local Councils had updated its standard template for the Financial Regulations and so he had used that template with minor amendments to form the new document. Councillors were asked to review the new version of the Financial Regulations in readiness for sign off at the March meeting.

(g) To seek approval for the use of the Playing Field for the School Summer Fete on 5th July

Friends of the Village School had asked whether they could use the playing fields, having already cleared this with the Cricket and Football Club's commitments. The Council agreed.

(h) To agree who would attend the Dacorum briefing on the South West Herts Joint Planning initiative.

It was agreed that Cllrs Townsend and Saner would attend along with the Clerk.

(i) To confirm that the work had been concluded in Hudnall Lane

Not confirmed.

(j) To discuss whether the current Speed Indicator Device (SID) meets the needs of the Village.

The cost estimate for an additional SID was in the order of £4,500 ex vat and Councillors decided the current one would be sufficient and that it should be moved to Hudnall Lane soon.

Statistics for Drive safe session - 5 Feb 2020

Nettleden Rd opposite The Spinney – vehicles coming into village from Ringshall

Total vehicles 364 Number exceeding 35 mph 86 = 23%

Average speed 41 mph

Range 35 – 64 mph

More than 40 mph – 45

More than 45 mph – 10

More than 50 mph – 4

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

(k) To provide an update on the timing of the Ringshall Phase 2 flood protection – Cllr Douris
 Cllr Douris confirmed that works were still in the programme for 4th quarter. There was some discussion also about the ford further up the Beacon Road where over the last few months flooding had been deep and continuous. It was agreed that Bucks County Council needed to be contacted.

4. ADMINISTRATION

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

The Clerk advised he had received no additional items.

(ii) Finance

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

(iii) Health and Safety

The Clerk confirmed that the Safety inspections of the play areas had taken place on 4th and 12th February. Dacorum Borough Council had replaced the standard swing seats at Church Road, other work on the climbing frames still awaited.

Finance Schedule

a. The Council approved the following payments:-

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

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

MWAgri – £692 ex vat (**Feb** invoice) plus fencing work to car park £265 ex vat

Petty Cash payment to Clerk £39.07 ex vat Phone rental and calls

Rod Wilson £1,290 ex vat for approved tree work

Village Hall Management Committee, £162 – Village Hall hire

Banks Pottery £1,605.06 ex vat. Replacement crockery for Village Hall kitchen

J. Whitford Ltd £230 ex vat Plumbing work for Hall toilets

b. Cheques/payments received

LGVH Management Committee - Village Hall Manager salary

PLANNING SCHEDULE - CURRENT APPLICATIONS (status at 17th February 2020)

(Red text show changes since previous meeting)

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

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

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.

Awaiting DBC decision

The Bridgewater Arms Nettleden Road North. Installation of replacement illuminated and non - illuminated signs to the exterior of the building. Apps 4/02054/19/ADV and 4/02106/19/LBC replaced by latest apps 19/02978/ADV & 19/02982/LBC

LGPC Objected see below. **Latest Applications withdrawn**

Item 1: Lighting for the new gibbet and pictorial sign in the car park - LGPC would prefer down lighters on the sign to avoid unnecessary light spill into our dark skies.

Item 2: LGPC does not consider the addition of illuminated lettering to the main building to be appropriate for a listed building in the Conservation Area.

Item 8: The large advertising board in the car park is inappropriate clutter and unsympathetic to the building and its surroundings within the Conservation Area

If item 2 and 8 were omitted and downlighters proposed for item 1 the Parish Council would happily remove its objection.

The Bothy Nettleden Road. The demolition of a garage block and conservatory and the extension and re-cladding of the existing dwelling. 19/03008/FHA

'Little Gaddesden Parish Council (LGPC) at its meeting of the 9th December 2019 made a decision that it should oppose this application for the following reasons.

1) The Bothy is located in the Little Gaddesden Conservation Area (LGCA). If developed as proposed in this planning application, it would be the sole residential dwelling within the Little Gaddesden Conservation Area (LGCA) that has weather boarded elevations and would therefore not conform to the architectural styles found within the LGCA.

2) Due to its elevated position the subject site and buildings will be highly visible from Nettleden Road

3) The Chiltern Society Design Guide is regarded as a major influencing factor on development within the Chilterns and it does make reference to weather board as being a potentially suitable cladding.

However, as the Chilterns cover an extensive area, the Guide can only be looked upon in general terms and cannot dictate the appropriate architecture in individual locations within the Chilterns. Little Gaddesden is a case in point as is highlighted in "1" above.

4) LGPC is currently working, in conjunction with Dacorum Borough Council, on its Conservation Area Character Assessment (CACA) which should be completed in mid-2020.

One of the outcomes of the said document will be to identify the various architectural styles currently existing within the CACA and to inform the planning process so that new developments within the CACA harmonise with these existing architectural styles. The weather board proposals for The Bothy will certainly not harmonise with existing styles within the CACA and furthermore could well set a precedent for the future extensive use of weather board cladding within the CACA, resulting in an adverse change in the CACA's existing architectural ambience.

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

5) It is appreciated that a planning consent for The Bothy to use weather board cladding was granted some little time ago (now expired). LGPC however consider that at the time of its grant the need to conserve the architectural integrity of the village (and particularly the LGCA) and the consequences of the grant were not as fully appreciated then as they are now. However circumstances have changed and the LGPC consider that it is a fundamental requirement for the protection of the LGCA that the weather board proposal be rejected to preserve the LGCA's architectural integrity, both on the grounds that this isolated application is inappropriate in itself and also that to grant the application could well set a precedent for similar applications which, if granted, would be out of keeping with and have a detrimental impact on the LGCA. Given the foregoing LGPC object to Planning Application reference 19/03008/FHA.

Following representations by the applicant and a discussion with planning officer the LGPC consultation response has been amended as follows:-

We note that historically the Bothy has been in receipt of a planning permission based open a similar scheme to that being proposed. We understand that the Planning Authority would be minded to give approval to this application. In the light of the forgoing Little Gaddesden Parish Council wishes to withdraw its objection.

Little Gaddesden Parish Council in conjunction with Dacorum Borough Council is in the process of preparing its Conservation Area Character Appraisal and although the document is yet to be completed, the Parish Council will wish to reserve its position on the style of architecture considered to be appropriate for the Conservation Area and will not be looking at the Bothy as setting a precedent for future applications.

Cromer Wood Cottage Nettleden Road T1 - Sycamore - Fell. T2 - Shorten mixed species to hedge height T3 - Holly - Lift crown of Holly and remove smaller trunks to reduce width. T4 - Apple tree - Shape. T5 - Cedar and Pine trees - Fell and grind. Reason - To create more light and removing poorly formed trees to allow space for better formed trees to establish. 19/03101/TCA

Supported by LGPC. DBC decision Raise no objection

John O Gaddesden House. Internal Alteration. Replacing an existing window into double doors. 19/03061/LBC Supported by LGPC. **Granted by DBC**

House in The Woods Golf Club Road. Proposed side extension with rooms in the roof and single storey rear extension. 19/03148/FHA **Supported by LGPC, DBC decision awaited**

49 Nettleden Road North. Works to Trees. 19/03157/TCA **Supported by LGPC, DBC decision Raise no objection**

Highfield, The Grovells, Hudnall Common. Two storey rear and single storey side extensions 20/00064/FHA **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 their recommendations to the full Parish Council.

Manor Orchard Nettleden Road. Single Storey Front Extension and Single Storey Pavilion Garden Room Annexe to the Rear Garden Enclosure. 20/00111/FHA **LGPC Objection to the additional**

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

annex/garden room but no objection to the extension of the dwelling

Birchwood End, Hudnall Common. Enclosure of existing terrace with glazing and small side canopy, dormer roof extension to rear. 20/00120/FHA No objection from LGPC

**Woodyard Cottage, Ashridge Park. Creation of 2 parking bays. 20/00134/LDP
No objection from LGPC**

39-40 Nettleden Road North. Works to Tree. 20/00139/TCA No objection from LGPC

3 Little Gaddesden House Nettleden Road. Loft conversion and associated internal and external alterations. 20/00190/FHA & 20/00191/LBC No objection from LGPC

**Plot 7, Land at Church Road. Construction of Detached Dwelling and Garage. 20/00176/FUL
LGPC objects to the above application on the following grounds:**

1. There is insufficient information on the application form to be a validated application and upon which to base a valid planning assessment by Little Gaddesden Parish Council. Specifically:
 - (a) There is no Heritage Statement, required because the proposal is within the setting of Grade I listed Church;
 - (b) There is no mention of the Chiltern Way foot path, running through the land;
 - (c) There are no details of how the sewage will be accommodated in the absence of a mains sewage drain to the plot;
 - (d) There is no Bat Survey, required on all applications in that area;
 - (e) The land is incorrectly listed as paddock, but is agricultural;
 - (f) There is no "full tree survey", a requirement of the application;
 - (g) We understand that the Mead Trust is still the current owners of the land, and not as stated on the application form.
2. The proposal is in the setting of the Church, a Grade I listed Heritage Asset and would be detrimental to this asset and the setting. In particular it would interrupt the views of the Church from numerous perspectives.
3. The proposal is in the setting of John O'Gaddesden's House, a Grade II listed Heritage Asset and would be detrimental to the setting. There has always been a clear line of site between John O'Gaddesden's House and the Church.
4. The proposal is in the Chiltern AONB and would be detrimental to numerous local and national strategies.
5. The Core Strategy of Dacorum, adopted in September 2013, permits no new housing development in Little Gaddesden. This proposal contravenes this policy.
6. The proposed plans interrupt the Chiltern Way, a nationally important footpath. This proposal would be detrimental to the characteristic open aspect of the footpath on this section of the Chiltern AONB as outlined in numerous strategy and planning frameworks.

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

7. This plot is in the Conservation Area of Little Gaddesden. The Conservation Area designation was placed on this land to protect the open aspect of land in the AONB in the setting of Heritage Assets.
8. The land in this proposal is agricultural land and numerous policies protect this land from development.
9. We would like to object to the safety of highways access (a) from the volume of traffic and (b) from the poor visual splay line directly on to the narrow Church Road. We appreciate that in principal, each application has to be treated separately. However, this plot has been sold and marketed with approximately 30 other residential plots by the agents representing the applicant, making it a material planning consideration. We believe the highways access should be considered for the potential 30 unit housing estate.
10. The plot being proposed encroaches on to archeological sensitive land which containing the old village of Little Gaddesden from the time of the Black Death. This is evidenced from AONB LIDAR scans of the area. We believe that an archeological assessment needs to be made as part of the planning process.
11. We believe that the proposed building, fencing and landscaping is not in keeping with the Conservation Area and will further obstruct the views of the Church from various perspectives.

Lutece, Nettleden Road. Works to trees, Remove T1 - Dawn Redwood and T2 Cypress trees. 20/00225/TCA No objection from LGPC

Denison House, Nettleden Road North. Works to Trees 20/00286/TCA No objection from LGPC

Woodland at top Of Hudnall Lane / Nettleden Road. Fell Trees. 20/00297/TCA No objection from LGPC

Information to share / Items for the next meeting

No further comments from Councillors or the public

The meeting closed at 9.30pm. The next meeting is on Monday 16th March, 2020.

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