



LITTLE GADDES DEN *parish council*

MINUTES OF THE PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL on
15th April, 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. Archer, Hyde, Irving, Kelly, Magson and Saner, Alastair Greene (Clerk), and nine members of the public.

Apologies: Cllr. Heaphy & County and Borough (C&B) Councillor Terry Douris,

1. FORMALITIES

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. Irving asked if anyone wished to raise any matters not already covered in the Agenda.

Jim Townsend asked when the surfacing works would be concluded at the Bede Court end of the footpath, where the new hedge had been planted, the Clerk undertook to speak to Clayton Rae at DBC to find out.

3. REPORTS AND MATTERS ARISING

(a) To receive a report from Hertfordshire Constabulary

PCSO Lee Clements attended the meeting and advised that there had been two thefts reported and two reports of damage, one associated with Ashridge/Hult Estate.

(b) Progress against the Parish Council's objectives

Village Hall facilities. No change from the previous month: plans were still awaited from the Chair of the Village Hall Management Committee, David Brattle so that fund-raising by the Parish Council could commence. Cllr Kelly advised he was supporting David Brattle in outlining a specification.

Conservation Area Character Appraisal (CACA). Cllr. Hyde explained that the initial survey work was almost completed and that work needed to be collated. Target for completion of the CACA was end of 2019.

Develop a Parish Council web site. The Clerk advised that Town and Country web sites had completed the first draft of the web site and that he would provide the link to enable Councillors to review it prior to launch.

Play area improvements. The Clerk provided details of the quotes received for the basketball surfacing at the Church Road play area. It was agreed that the specification from Chris Rolph of Sports Courts UK Ltd was what was needed (cost quoted £7,503 plus vat) and the Clerk was

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

requested to ensure that quotes from the other two contractors, Wicksteed and Chiltern Sports Contractors Ltd were adjusted to the same specification for ease of comparison. The Clerk was given the authority to place an order based on the revised quotes.

Penny Holland said she would like to know how much of the Parish Council's funds were being spent at the Church Road play area and how much at the Cromer Close play area. Cllr Kelly said that would be interesting to know but also asked whether the Ringshall and Hudnall parts of the village were receiving investment too.

Cllr. Hyde advised that she would be chasing Dacorum Borough Council team to carry out the painting of the slide and goalpost as agreed.

Traffic monitoring capability.

Cllr. Hyde confirmed a speed monitoring session had taken place in the village and details of speeding vehicles had been recorded. Cllr. Hyde thanked Anthony Archer and Jim Townsend for their support in getting this initiative underway again. It was agreed that the session would be repeated in due course.

(c) Parish Council election

Cllr. Irving advised that all Councillors were obliged to stand down at the end of their term of office and elections would be held for new Parish Councillors on May 2nd. It was noted that Cllrs, Irving, Archer and Heaphy would not be seeking re-election and all Councillors were thanked for their hard work and devoted service to the community. Penny Holland said that this Council had been noted for its consultative approach, which she felt was at the heart of good governance.

(d) Parking at Cromer Close

Cllr. Terry Douris was not present at the meeting so discussion on this item was postponed until the next meeting

(e) National Trust Car Park at Bridgewater Monument

The Clerk read out the following update from the National Trust.

Ashridge Car Parking Project, Parish Council Update, April 2019

Over the past year we have continued work on exploring options to solve car parking issues at Ashridge. This has proven to be very challenging due to the high levels of designation and covenants on our land.

Our proposal for pocket car parks within the woodland either side of Monument Drive would not pass the Habitat Regulations Assessment and therefore would be objected to by Natural England at the planning application stage. As a conservation organisation with great ambitions for land, outdoors and nature, the Trust felt it would be inappropriate to pursue a proposal that would not be supported by Natural England.

Since then the project team has undertaken a review of the whole of the Ashridge Estate to try and identify alternative sites. Unfortunately, all other undesignated land is severely constrained either by restrictive covenants or poor road access. We are now looking into what can be done to improve existing parking arrangements along Monument Drive as well as continuing to consider some overflow parking in the top part of the Meadow. We want to improve parking conditions for visitors, possibly by reinforcing surfaces, whilst also preventing further damage to tree roots and archaeological features.

We have commissioned a Conservation Management Plan for the central part of the Estate which will help inform our plans.

From Spring 2019 we intend to operate an information service on Monument Drive to raise awareness of our conservation work and better engage with our members and other supporters.

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

(f) Flooding at Ringshall

It was suggested that Cllr. Heaphy be asked to help make contact with the owners of Deer Leap Manor regarding the flooding in Beacon Road, Ringshall in case they could help with the issue. It was suggested that County Cllr. Douris be asked to obtain the details of frequency of gulley clearance by HCC at Beacon Road to help reduce the impact of flooding.

4. ADMINISTRATION**(i) Correspondence not already covered above and that requires action by the Council**

None

(ii) Finance

The Council approved the schedule of payments, noted the change in the working hours for the Village Hall Manager and noted the payments received from Dacorum Borough Council. The Council approved the appointment of the Internal Auditor Andrew Farrow for £250 and asked that the Clerk seek references on the Clerk from Albury who also offered to carry out Internal audit work for Parish Councils at a very competitive rate. The Council felt that this might be an interesting option for next year.

The NALC recommended increase to the Clerk's salary of 2% was approved, however, Cllr. Irving, having noted the advertisement for a Clerk for Nettleden with Potten End Parish Council, said that the Parish Council should review the Clerk's salary spinal point to ensure that this was still appropriate/competitive.

Finance Schedule**a. The Council approved the following payments:-**

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

SRT Trading Limited – £220 plus vat – Warden Services (**April** invoice)

MWAgri – £757 ex vat (**April** invoice)

Petty Cash Clerk £128.84, Stationery & Phone (**April**)

HAPTC subscription £642.41 no vat

Janet Stinton £159 no vat For plants for new Village Planters

b. Cheques/payments received

LGVH Management Committee - Village Hall Manager salary

Football Club, Contribution towards Grounds Maintenance £520

DBC £38,503.20 Precept/Grant £5,663.76 Community Infrastructure Levy (CIL)

PLANNING SCHEDULE - CURRENT APPLICATIONS (status at 15th April, 2019)

(**Red text** show changes since previous meeting)

THE SUMMER HOUSE, NETTLEDEN ROAD NORTH, DEMOLITION OF EXISTING DWELLING AND CAR PORT. CONSTRUCTION OF REPLACEMENT DETACHED DWELLING AND CAR PORT. 4/02963/18/FUL
No objection from LGPC, DBC decision awaited

KILBRACKEN, HUDNALL COMMON, PROPOSED CAR PORT. 4/03077/18/FHA

Little Gaddesden Parish Council objects to this application on the grounds that it is contrary to Policy CS7 of the Dacorum Core Strategy for the following reasons:-

1 The proposal significantly increases the built development between the house and the property boundary.

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

2 The proposed building is (at above 4m) too high for a building within 2m of the property boundary.

3 The roof line at the sides and rear of the building comes down to 0.9m from the ground and has a significant visual impact.

The Parish Council believes that the development has a significant impact on the openness and rural appearance of the countryside in breach of Policy CS7.

DBC Decision awaited

MANOR COTTAGE, WORK TO TREES. 4/00023/19/TCA

Supported by LGPC, DBC decision awaited

KENT HOUSE, HUDNALL LANE, TWO STOREY AND SINGLE STOREY REAR EXTENSIONS, NEW ROOF-LIGHTS AND ASSOCIATED ALTERATIONS. 4/03241/18/FHA Supported by LGPC,

Granted by DBC

GREENFIELDS, HUDNALL LANE. SINGLE STOREY REAR EXTENSION. 4/00106/19/FHA

LGPC has no objection. **Granted by DBC**

THE TRACTION ENGINE SHED, NETTLEDEN ROAD NORTH. CONSTRUCTION OF NEW DETACHED GARAGE AND LOG STORE. 4/00169/19/FHA LGPC has no objection. **Granted by DBC**

BEGGARS ROOST, ALDERTON DRIVE, DEMOLITION OF EXISTING HOUSE. CONSTRUCTION OF NEW DETACHED HOUSE. 4/00304/19/FUL. No objection by LGPC, **Granted by DBC**

WHITE MEADOWS. WORK TO TREES. 4/00297/19/TCA

LGPC has no objection. DBC decision awaited, **DBC decision Raise no objection**

FOURWAYS GARAGE, HUDNALL CORNER. DEMOLITION AND REMOVAL OF EXISTING BUILDINGS. CONSTRUCTION OF 8 DWELLINGS WITH DETACHED CARPORT, GARAGES, CAR PARKING AND ALTERED VEHICULAR ACCESSES 4/00266/19/MOA.

Josh Matterson, a farmer who owns the land and access track adjacent to the proposed development, attended the meeting and asked to speak on this application. He explained how difficult it was with large vehicles to exit his farm track at the bottom of Hudnall lane to get down to the Hemel/Leighton Buzzard road. He felt that the proposed development lacked sufficient parking spaces and as a result residents and visitors may well park at the bottom of Hudnall Lane making it impossible to exit safely. County Cllr. Terry Douris said he would take this matter up with HCC and in the meantime the Parish Council noting Mr Matterson's concerns have responded to the application consultation as set out below.

LGPC submission below

Little Gaddesden Parish Council OBJECTS to planning application 4/00266/19/MOA for the provision of 8 houses at Fourways on the grounds of vehicular access and highway safety. The highways and traffic evaluation of the development has not taken in to account material issues of farm vehicle access, particularly as the traffic survey relied upon took place in November, a month when traffic is unlikely to be at its busiest in a rural community. The Parish Council believes that the development is too concentrated for the site, given the on-site parking facilities available, and the likelihood of off-site parking by dwelling owners on Hudnall Lane, in close proximity to a

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farmer's access to the public highway and to the junction with the B440, Hemel Hempstead to Leighton Buzzard Road.

It should be noted that the only bus service serving the development site is Red Eagle No 30 which has 2 services per weekday, the 1138 to Berkhamsted and the 1450 to Great Gaddesden. Neither service is likely to be used by commuters, so the majority of dwellings will rely on cars to get to and from work. There are no bus services on Saturday and Sunday.

However, the Parish Council is minded to approve the application if the relevant planning concern is address by the Developer.

The problem

The issue was highlighted by the local farmer Josh Matterson of Beals Farm. Beals Farm owns the track running into Hudnall Lane just west of the development site and is one of the access points into the development. This track is used extensively in the summer for access onto and off Hudnall Lane by large harvesting equipment to enable the farmer to access his fields (off the B440) and then to return to his farm. When exiting the farm track, the equipment only turns right, past the development site and towards the main B440.

There has sometimes been some conflict between the harvesting equipment exiting the track and cars parked on Hudnall Lane between the track and the B440 junction, but these have in the past been relatively simple to resolve immediately because everyone knows each other (the current local residents and the car sales business) and worked together. This is unlikely to continue to be the case if cars owned by the development site dwelling owners and or their visitors are parked on this stretch of Hudnall Lane. Any such parking close to the farm track exit is likely to adversely affect the farmer's harvesting activities.

The Farmer has informed Dacorum Planning directly of the issue on 11th December 2017 (4/02402/17/MOA) and on the 16th April 2018 (4/02402/17/MOA). Also, on the 4th March 2019 (4/00266/19/OUT).

A potential solution

The Parish Council would potentially like to have some parking restriction at the bottom of Hudnall Lane – possibly double yellow line on both sides of the road from the B440 to the track exit, to be provided at the expense of the Developer.

The Parish Council would also like consideration to be given to the provision of two parking spaces by the Developer to the residents of Oak Tree Cottage. Oak Tree Cottage will lose their street parking provision once double yellow lines are down. The Parish Council would be happy to participate in discussions with all parties to seek practical solutions to these issues.

Both of these matters, parking restrictions and additional parking could be made conditions of any planning permission which might be granted, to be fulfilled before any of the new dwellings are occupied.

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

We are prepared to consider withdrawing our objection if a satisfactory solution to the problem is devised.

58-59 NETTLEDEN ROAD NORTH, THE CONSTRUCTION OF AN OPEN SIDED CAR PORT.
4/00378/19/FHA **No objection from LGPC, awaiting DBC decision**

THE COACH HOUSE, NETTLEDEN ROAD NORTH FELL TREES. 4/00374/19/TCA
No objection from LGPC, DBC decision – Raise no objection

FARTHINGS, NETTLEDEN ROAD NORTH FELL OAK TREE. 4/00381/19/TPO
No objection from LGPC, awaiting DBC decision

ROBIN HOOD FARM, NETTLEDEN ROAD NORTH, WORK TO TREES. 4/00490/19/TCA
No objection from LGPC, Granted by DBC

43 NETTLEDEN ROAD NORTH, CONSTRUCTION OF SUMMER HOUSE. 4/00489/19/FHA
No objection from LGPC, awaiting DBC decision

TOWER COTTAGE, ASHRIDGE HOUSE, ASHRIDGE PARK WORKS TO CHIMNEY. 4/00497/19/LBC
No objection from LGPC, awaiting DBC decision

GABLE END COTTAGE. PROPOSED DORMER ROOF EXTENSION TO REAR ELEVATION.
4/00482/19/FHA
No objection from LGPC, awaiting DBC decision

Applications received since the last meeting.

ASHRIDGE HOUSE, RECONSTRUCTION OF GATE PIER AND HONEY SUCKLE WALL. 4/00573/19/LBC
No objection from LGPC, awaiting DBC decision

WAVENEY COTTAGE, HUDNALL LANE, EXTENSION TO EXISTING DETACHED GARAGE.
4/00656/19/FHA **No objection from LGPC, awaiting DBC decision**

Information to share / Items for the next meeting

Virginia Westmacott sought and was granted permission to put up the standard poster boards for the Art Club on the Green from 25th May for one week.

Cllr. Archer asked that as she was stepping down as Parish Council representative on the Little Gaddesden Charities, a replacement nomination could be made at the next Parish Council Meeting

The meeting closed at **9.45pm.**

The next meeting is on **Monday 20th May, 2019.**

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