



LITTLE GADDES DEN *parish council*

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

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

The meeting commenced at 8.10 pm.

Present: Cllrs. Heaphy, Hyde, Irving, Kelly and Magson (8.45pm); Alastair Greene (Clerk), County and Borough (C&B) Councillor Terry Douris, and eight members of the public.

Apologies: Cllr. Archer and Cllr. Saner.

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.

There were no requests to speak at that point but residents contributed during the items on the agenda

3. REPORTS AND MATTERS ARISING

(a) To receive a report from Hertfordshire Constabulary

There was no report provided by the Police.

(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. Irving advised that a meeting had been held prior to the Parish Meeting that evening for volunteers to feedback progress and discuss issues on the survey work and to seek guidance on next steps from James Moir representing Dacorum Borough Council's Conservation team. 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 commenced work on the web site and that a draft should be ready shortly.

Teenagers' project to develop fitness equipment on the playing field. Cllr. Magson confirmed that the gym equipment and basketball stand had been installed. There was a short discussion about the proposed basketball surfacing and how large it should be and how it should be funded. It was agreed that the marked out area of 8m x 8m was the right size and quotes for surfacing should be

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

based on that. Cllr. Magson confirmed that a very generous donation of £5,000 had been made by the Lawton Trust to support the outdoor gym initiative. The Parish Council expressed their thanks to the Trust and Cllr. Heaphy offered to deliver a letter personally to the Trustees thanking them for their financial support on the project.

Traffic monitoring capability.

Cllr. Hyde confirmed that she and Anthony Archer and Jim Townsend were receiving training from Hertfordshire Constabulary in order to get the Drivesafe scheme underway again.

(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. At the election, current Councillors could put their name forward again for the new four year term and new volunteers were encouraged to stand for the Parish Council. Forms for seeking election, he said, were available from Dacorum Borough Council who were responsible for running the election and were also available from the Parish Clerk. Useful background information to the role of Councillor has been set out in an article written by the Chairman Cllr. Irving in the latest edition of the Gaddesden Society Magazine and adverts advising of the election had been placed on all the Parish noticeboards.

It was suggested that the Clerk should ask Mandy Haynes to circulate the Gaddesden Society article through her Village email network so that as many people as possible were aware of the election on 2nd May.

(d) Parking at Cromer Close

Cllr. Terry Douris advised that he was still discussing 'verge hardening' with officers at Dacorum Borough Council as a way of providing additional off-road parking at Cromer Close. He said that it was on a list of potential projects in Dacorum for the next financial year.

Cllr. Douris said that he was also investigating the opportunity of improving the partially used garages and parking area to the rear of Cromer Close.

(e) Flooding on Nettleden Road

Cllr. Douris advised that there was nothing to report this month.

(f) Planters at the gateways to Little Gaddesden.

Cllr. Irving advised that the Village produce Association (VPA) had donated four planters to the Village in celebration of its 70th anniversary and they had now been planted up with lavender and other plants by Janet Stinton. The fourth one had just been installed at the junction of Hudnall Lane and Nettleden Road, there being insufficient space or light at the Hudnall Lane gate to the village. A small plaque would be attached to each planter to note the VPA's name.

(g) Grounds Maintenance Tender

The Clerk confirmed that the tenders had been reviewed and the best two contractors in terms of a combination of price and knowledge and experience had been interviewed by a panel comprising Councillors Irving, Kelly and Magson together with the Clerk. The interviewees were Malcolm Weaver of MW Agri Ltd and Mark Russell of Village Garden Services. The panel agreed after working through a scoring mechanism that Malcom Weaver, the incumbent should be selected and this was duly endorsed by the Council. As part of the process of appointment of MW Agri for a further three year term, an additional clause was added to the contract requiring the contractor to provide to the Parish Council full staff training records and an annual training plan.

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

The Football Club and the Cricket Club who had both helped in building the updated specification also agreed to contribute towards the cost of the contract which at £8800pa meant a small increase on the previous contract, though will remain fixed for the next three years.

(h) Widening of the footpath to the rear of Bede Court

It was noted that the proposed footpath widening and hedge replacement works had been completed by Hertfordshire County Council. Although this initiative did not meet with everybody's approval Cllr. Hyde said the scheme will eventually provide a wildlife corridor between Bede Court and the Nettleden Road due to the planting of a new hedge all the way along the field side of the path. It was expected that the HCC would do some final resurfacing works to the rear of Bede Court to finish the scheme of improvement.

(i) Documents to be approved

The Clerk advised that he had circulated the Annual Risk Assessment for approval but that at the last meeting there had been a discussion about the play area and tree inspection regimes and so the document was held pending agreement.

After some discussion, it was agreed that the Council would continue with the Annual ROSPA Playsafety inspections and keep to the quarterly additional inspections set out in the Standing Orders. However, it was suggested by the Clerk that rather than the Councillors being responsible for those interim inspections, the Clerk could receive training and then manage those 'in-house'. The breakeven on the training cost of c. £450 would be after the first year's inspections, thereafter there would be a saving against using external contractors. This proposal was agreed.

In relation to the tree inspections, it was agreed that the process should be that the Parish Council would seek an independent survey of the condition of trees on Parish Council land by a tree expert and then seek competitive bids from tree contractors against an agreed schedule of works.

The two proposals having been endorsed, the Annual Risk Assessment was signed off with a note to check at the time of insurance renewal whether there was any need for further change in relation to inspections.

(j) Safe Route to School along Hudnall Lane

The Clerk confirmed that the Parish Council were awaiting details of the final sign improvement scheme proposed by HCC.

The Clerk advised that the Parish Council had made an application under the Police and Crime Commissioner's Safety Fund for additional work to re-establish the Hudnall Lane road boundary, rebuild a damaged area of the road opposite Field End and make the buried highway signs visible again. He was waiting to hear whether the application had been successful. In the meantime it had been noted that some of the hedging along Hudnall lane had been cut back.

4. ADMINISTRATION

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

None

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

Finance

a. The Council approved the following payments:-

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

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

MWAgri – £630 ex vat (**March** invoice plus repair to chain link fence)

Petty Cash Clerk £131.81 inc vat, includes dog waste bags and ink and tel (**March**)

J Whitford Ltd £230 ex vat Village Hall toilets

b. Cheques/payments received

LGVH Management Committee - Village Hall Manager salary

Gaddesden Society £1,000 donation for the Gym Equipment

Gaddesden Society £121.63 reimbursement of the cost of storage boxes for Christmas decorations

Lawton Trust - £5,000 towards the Gym and Basketball project

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

VALLEY VIEW. Temporary permission granted at appeal, request now to make it permanent use.
 CB/18/03451/VOC Objection by LGPC, **Central Bedfordshire decision - Approved.**

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.
- 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

HITHER COPPICE, COPPICE CLOSE. PROPOSED REPLACEMENT OUTBUILDING. 4/03015/18/FHA
 Supported by LGPC, **Granted by DBC**

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,
 DBC decision awaited

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

GREENFIELDS, HUDNALL LANE. SINGLE STOREY REAR EXTENSION. 4/00106/19/FHA
LGPC has no objection. DBC decision awaited

STREET RECORD, NETTLEDEN ROAD. WORK TO TREES. 4/00121/19/TCA
LGPC has no objection. **DBC decision - Raise no objection.**

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

THE TRACTION ENGINE SHED, NETTLEDEN ROAD NORTH. WORK TO TREES. 4/00256/19/TCA
LGPC has no objection. **DBC decision – Raise no objection**

THE OLD RECTORY. WORK TO TREES. 4/00278/19/TCA
LGPC has no objection. DBC decision – Raise no objection

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

WHITE MEADOWS. WORK TO TREES. 4/00297/19/TCA
LGPC has no objection. DBC decision awaited

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/OUT.

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 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.

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

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.

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

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

Applications received since the last meeting.

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, awaiting DBC decision

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, awaiting DBC decision

43 NETTLEDEN ROAD NORTH, CONSTRUCTION OF SUMMER HOUSE. 4/00489/19/FHA
Under review by 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

Information to share / Items for the next meeting

Sue Pritchard mentioned that she was aware that the Mead Trust were thinking about whether to divide their land into smaller paddocks.

Cllr Hyde wished to thank the Brownies for the additional planting of the daffodils that were looking lovely in flower now adjacent to the Adelaide Cross mound on the Green.

Cllr. Hyde noted that some of the fencing panels had not been replaced at Brownlow Gate on the Northchurch Road and wondered whether that was just a temporary issue or whether something different was planned there.

Cllr Hyde said that there had been a very successful archiving day held at the Village Hall by the Rural Heritage Association, collecting/copying information from residents to avoid loss of the historical records of Little Gaddesden.

Cllr Hyde confirmed that Cllr Kelly and the Clerk had attended the Community Grants evening which all last year's successful recipients of awards had attended in order to give publicity to the Borough Council for this activity. The Leader of the Borough Council acknowledged that Town and Parish Councils can often be very effective at targeting the grant monies on useful local projects and do get good value for money from the funds allocated by DBC.

The meeting closed at **9.45pm.**

The next meeting is on **Monday 15th April, 2019.**

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