



## LITTLE GADDES DEN *parish council*

MINUTES OF THE PARISH COUNCIL MEETING HELD BY VIDEO CONFERENCE ON  
21<sup>st</sup> September, 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, Lawson, Kelly, Magson, Pritchard, Saner, Townsend. Also in attendance, Alastair Greene (Clerk), County and District Councillor Terry Douris, and six members of the public.  
**APOLOGIES:** None

### 1. FORMALITIES

The Chairman welcomed everyone to the meeting and explained how the meeting would be run with open microphone for Councillors and muted microphones for members of the public until the public open question session.

The Clerk noted the attendance and recorded it in the register.

Cllr Kelly declared an interest on a planning application to be considered later in the meeting.

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

Councillor Lyn Hyde kindly presented a eulogy following Enid Foxall passing away.

'I would like to spend a couple of minutes remembering Enid Foxall who died earlier this month at the grand old age of 96. Enid was a member of this Parish Council for a number of years.

The Hawley family moved to Little Gaddesden after the war in the late 1940's and when Enid married Peter Foxall they too moved into the village. I'm not sure when Enid first became a Councillor, but she was Chairman from 1973 – 75 and always held a keen interest in village affairs. During the 1960's she was Little Gaddesden's Rural District Councillor and Chairman of the Berkhamsted Rural District Council. I believe it was during that time she was instrumental in the redevelopment of the old Bede Houses into the present Bede Court.

Enid took part in all manner of village activities, Chairman of the Drama Club & Village Hall Committee; at some time she edited the Gaddesden Diary; she was a member of the Bowls Club to name but a few. She was a governor of the village school as well as Lockers Park and Berkhamsted School and President of Wycombe Abbey old girls. Somewhere amongst that portfolio she was also a JP. Enid was one of the first residents to move into Castle Village and took an active role in that community, organising drama and entertainment and up until lockdown she was still taking her turn behind the bar.

Always interested, full of practical advice and wisdom she will be remembered with great affection and respect by her many friends'.

### 2. OPEN SESSION FOR MEMBERS OF THE PUBLIC

Cllr. Kelly asked if anyone wished to raise any matters not already covered in the agenda.

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

Penny Holland raised a query about the speed of traffic in Cromer Close, particularly delivery vehicles. It was agreed that a meeting would be convened to have a look at the parking proposal and the speeding issue. District Cllr Douris volunteered to attend the meeting.

### 3. REPORTS AND MATTERS ARISING

#### (a) Community Support Activity in relation to Coronavirus

With the government threat of some further curtailment of permitted activity it was suggested that people may wish to reconnect with neighbours and vulnerable folk through the groups set up earlier in the year to ensure all are covered for any future restrictions or lockdown.

#### (b) Report from Hertfordshire Constabulary.

The Clerk advised that no report had been received. It was agreed that the Clerk would speak to the Police as their reports were becoming infrequent.

#### (c) Land for sale in Church Road

Cllr Kelly confirmed that the application on the land opposite the Church (known as plot 17) had been refused.

#### (d) Local Green Space Designation (LGSD)

Cllr Kelly advised he had not had an opportunity to progress this matter yet.

#### (e) Village Hall toilet refurbishment

Cllr Kelly confirmed work had commenced and good progress was being made. Cllr Pritchard had visited the hall and said it was looking good. The Clerk asked for and was given approval to pay first invoices from the Plumber and Builder. David Brattle thanked Cllr Kelly for all his hard work in managing this work.

#### (f) DriveSafe

A session was held on 22<sup>nd</sup> Aug between 10am and 1pm at Deer Leap Horticulture. Of the 158 cars passing towards the village 23% were driving at a speed of 36mph or over, the average speed of all vehicles being 39mph. The 23% percentage was noted as fairly typical of recordings of excess speed made over the last few years.

#### (g) Projects to be funded

Held over until the next meeting.

#### (h) Conservation Area Character Appraisal

Cllr Hyde confirmed that a meeting of the CACA Working Group on drafting the Appraisal and looking at local listing opportunities was planned for 11am on 28<sup>th</sup> September.

### 4. ADMINISTRATION

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

The Clerk advised that he had received correspondence regarding a tree fronting Gatesdene Close and had on investigation subsequently received advice from DBC/HCC that the land containing the tree was not highways owned. The Clerk agreed to revert to the owner with this information.

An email had been received from a potential purchaser of land at Church Road enquiring about allotments/community orchard use. The Clerk took views of Councillors before replying that the view of the Parish Council was that the land should be used for agricultural use only.

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

**(ii) Finance**

(a) 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 monthly H&S inspection had been carried out on 4<sup>th</sup> July date of reopening of the play areas and also on August 1<sup>st</sup>. Having noted a protruding screw at the recent inspection he advised that he had removed it and provided additional support to a ramp on the climbing frame ahead of ramp repair by DBC. Councillor Hyde agreed to chase the DBC team again.

**Finance Schedule**

a. The Council approved the following payments:-

Clerk & Village Hall Manager – Salary & PAYE for Sept

SRT Trading Limited – £220 ex vat– Warden Services for Sept+ £371 ex vat for additional works around the village

MWAgri – £692 ex vat for Sept £941 ex vat for fencing, £30 ex vat for kerb stone replacement and £300 ex vat for grass collection (to be recovered by LGPC from the Cricket Club)

Petty Cash payment to Clerk August/Sept £73.61 ex vat for laminating pouches, ink and tel calls

Gates plumbing and heating £600 ex vat First fix works at Village Hall

b. Cheques/payments received

LGVH Management Committee - Village Hall Manager salary

**PLANNING SCHEDULE - CURRENT APPLICATIONS (status at 21<sup>st</sup> September, 2020)****Applications received since the last meeting.**

After the public had had an opportunity to comment on the applications below, the Planning Working Group made their recommendations to the full Parish Council. Decisions recorded below in **red**

35 Ringshall Road, Ringshall. Two-storey and single-storey rear extension. 20/02164/FHA

**Await further site meeting**

3 Little Gaddesden House, Nettleden Road. Construction of a single storey oak cart shed style car port with log store. 20/02272/FHA **Supported by LGPC**

Orchard End Nettleden Road North. Works to trees. 20/02327/TCA **Supported by LGPC**

Affinity Water Pumping Station. Off Nettleden Road. Works to Oak Tree. 20/02429/TCA **Supported by LGPC**

The Traction Engine Shed Nettleden Road North. Works to Oak Tree. 20/02490/TPO **Supported by LGPC**

3 The Lye Little Gaddesden. Works to trees. 20/02603/TCA **Supported by LGPC**

The Coach House Nettleden Road North. Works to tree. 20/02642/TCA **Supported by LGPC**

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

**1 The Red House Nettleden Road North. Works to tree. 20/02703/TCA Supported by LGPC**

For applications below LGPC has already submitted its consultation response.

(Red text show changes since previous meeting)

Mosshall Farm, Nettleden Road North. Construction of stables for personal use. 20/00453/FUL. Objection by LGPC as follows:- Little Gaddesden Parish Council (LGPC) objects to the application, but is prepared to withdraw the objection if the applicant will confirm that the track shown on the location map is not part of the development for which permission is sought. Further LGPC asks that 'Permitted Development Rights' be withdrawn on this property owing to the development that has taken place there from the original 4/02699/15/ful and following 4/00614/17/roc applications.

We would also like to draw your attention to the high bank (approx. 2 metres) that has appeared for the entire length on the inside of the roadside hedge of the property since work started in 2017 – is this perhaps a matter for Enforcement? LGPC would request that as soon as is possible under the current circumstances, a site visit takes place to resolve these matters.

Awaiting DBC decision

Birchwood, Golf Club Road. Demolition of existing single storey extension and timber balcony to facilitate the construction of a replacement 2-storey extension and re-cladding of the external walls. Replacement of all windows and doors, construction of new rooflight, alterations to the existing driveway and new vehicular access. 20/00796/FHA

Supported by LGPC, **Granted by DBC**

45 Nettleden Road. Little Gaddesden. Installation of rooflights & a roof lantern. Installation of new electric gates & fence to the front boundary and the removal of chimney stack. 20/01251/FHA

**The Parish Council consultation response reads:-**

The Parish Council has not received enough information on 45 Little Gaddesden to make a decision. However, to be helpful we would like to state the following:-

**Roof Lights** - In principle, Parish Council does not object to the five new conservation roof lights facing into the garden of No.45 it does however object to the two roof lights on the side of the neighbouring property at No. 44

**Extractor Fan** - As shown on Plan 3029/3/ID Revised May, venting of the wet room and lavatory extractor fan into the neighbouring property is not acceptable and should be arranged to vent into the garden of No.45 on a wall not facing No.44 using a wall vent, or vent into the roof using a vent tile (not using a pipe through the roof.)".

**Roof Lantern** - In principle, the Parish Council does not object to the roof lantern proposed.

**Chimney** - In principle, the Parish Council does not object to the removal of the small chimney at the rear of the property, as this is not visible from the highway and is difficult to see from other angles. However, we do consider Chimneys to be a major characteristic of the houses within the Conservation Area.

**Fence and Gate** - In principle, the Parish Council objects to the proposed closed panel fence and gate from the information provided, for the following reasons. The proposed fence at 1.6m is too high and the height of the gate is not specified (we have to assume 1.6m). The current gate has a height of 1.05m, curved upward at the edges to 1.2m. As viewed from the road: The houses to the right (46, 47 & 48) have a frontage to The Green of a picket fence of average height of 1.1 metres; The houses to the left (44 & 43) have a frontage of a brick wall (0.9 metres) backed with a tall hedge. There are nine driveway accesses across The Green. Five of these accesses are open (i.e. no gates), three have five-bar gates and then there is 45 Little Gaddesden. Now considering the broader context, the village has a very open visual aspect with clusters of properties separated by

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

open fields, woodland and paddocks. Looking at property entrances; Along the route of the Nettleden road from Ringshall, past Ashridge Cottages, to the end of the village there are approximately 80 entrance driveways to properties. Of these, 40 are open access with no gates, 28 have five bar wooden gates, 7 are field access gates and 4 are metal. There is one example of a solid wooden gate. The Parish Council's policy aligns with the Chiltern Design Guide, that within the Conservation Areas the entrances and boundaries should be simple and permeable; Preferably with an open entrance or a 5 bar wooden gates, with a hedgerow boundary. Brick pillars and solid gates are not characteristic, give a suburban feel and should be avoided.

Summary. To give a considered opinion the Parish Council would like to see design details of the fence and gate and drawing of the street scene with dimensions.

**Additional info supplied to LGPC allowing LGPC to comment further:-**

**'Having seen the revised plans and further detail Little Gaddesden Parish Council supports this application'. Subsequently Granted by DBC.**

**32 Ringshall Road Ringshall.** Alterations to breakfast room roof, construction of orangery to rear and green house in rear garden. 20/01391/FHA

**LGPC Comment below**

Members of the planning team made a socially distanced site visit. We concluded that there was little scope for material planning objection to the application since the advent of 4 metre single storey permissive development came into being. We do wish to register this comment. We feel that the proposed orangery is overly large in scale for the character and appearance of the Ringshall Conservation Area. Whilst almost all of the cottages in this row have rear extensions and conservatories of some sort they are all smaller than 4 metres in extent. Although the cottages at the upper end of this row are not listed (3 to 13 Ringshall Cottages are) they are of considerable age c.1860's and amenity value and when the Conservation Area Character Appraisal (CACA) for the Ringshall conservation area is assembled we will apply for Local Listing on all the cottages. LGPC and James Moir DBC are currently nearing completion on the Little Gaddesden Appraisal.

**Granted by DBC**

**Windyridge, Hudnall Lane.** A double garage and single storey extension. 20/01407/FHA

**Supported by LGPC, then amended plans showed a revised location to which LGPC objected but after discussion with the Planning Officer removed the objection. Subsequently Granted by DBC**

**Small Meadow, Beacon Road, Ringshall.** Works to trees. 20/01497/TCA

**Supported by LGPC, Granted by DBC**

**10 Ringshall Road Ringshall.** Construction of Wooden Summer House in Rear Garden.

**20/01404/FHA Supported by LGPC, DBC decision awaited**

**The Bungalow Home Farm Works Nettleden Road.** Use of The Bungalow as a single dwelling house (class C3). 20/01591/LDE **Supported by LGPC, Granted by DBC**

**The Extension Home Farm Works Nettleden Road.** Use of The Extension as a single dwelling house (class C3). 20/01592/LDE **Supported by LGPC, Granted by DBC**

**5 Little Gaddesden House.** Rear Single Storey Extension. 20/01628/LBC. **Supported by LGPC, Granted by DBC**

**National Trust Land opposite the Green, Little Gaddesden.** Works to trees. 20/01848/TCA

**Assuming the application related to Ash dieback (this was subsequently confirmed), Supported by**

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

### **LGPC, Granted by DBC**

Plot 17. Field Opposite Church in Church Road Replace existing damaged fencing/hedge with new wood/barbed wire fence. Relocate existing access gate to the field. Alter starting point of public right of way. 20/01927/FUL **Objection by LGPC, Refused by DBC**

The Spinney. Nettleden Road North, Demolition of Existing Detached Garage /Flat and Construction of Detached Oak Framed Garage with Home Office/Storage Area Above. 20/02030/FHA **Supported by LGPC, Granted by DBC**

Denison House, Nettleden Road North. Construction of a small greenhouse. 20/02084/FHA **Supported by LGPC, Granted by DBC**

Bailiffs, Nettleden Road. Detached Granny Annexe to Replace Detached Garage. 20/02131/FHA **Originally supported by LGPC, Amended plans received for further consultation.**

Plot 17, Field Opposite Church, Land South East of Church Road. Works to tree. 20/02132/TPO **Supported by LGPC, Granted by DBC**

9 Nettleden Road North. Two storey rear extension. 20/02100/FHA **Supported by LGPC, DBC decision awaited**

Torwood Nettleden Road. Proposed entrance gates and associated fencing. 20/02145/FHA **Supported by LGPC, DBC decision awaited**

### **Information to share / Items for the next meeting**

There was a discussion about an appropriate memorial for Patsy Blackmore and Enid Foxall. David Brattle and Cllr Lyn Hyde kindly agreed to meet to review various alternatives.

The meeting closed at **9.45pm.**

The next meeting is on **Monday 19<sup>th</sup> October, 2020.**

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