



LITTLE GADDES DEN *parish council*

MINUTES OF THE PARISH COUNCIL MEETING HELD BY VIDEO CONFERENCE ON 21st December, 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. Also in attendance, Alastair Greene (Clerk), County and District Councillor Terry Douris (from start), and four members of the public.

APOLOGIES: Cllr. Townsend.

1. FORMALITIES

The Chairman welcomed everyone to the meeting and explained how the meeting would be run with an 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.

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.

2. OPEN SESSION FOR MEMBERS OF THE PUBLIC

Cllr. Kelly asked if anyone wished to raise any matters not already covered in the agenda. No issues were raised.

3. REPORTS AND MATTERS ARISING

(a) Report from Hertfordshire Constabulary.

The Clerk advised that the latest report listed the following crimes in November:-

One theft from premises

One theft from a vehicle

(b) To confirm the current use of the Hudnall Field Centre

Cllr Saner explained that there had been concern expressed about the current use of the Hudnall Field Centre because recently a number of police cars had all arrived together to deal with an incident there. It was understood that the old caretakers house within the centre had changed its use to being now a home for troubled children. Residents were asking when that change had taken place and who was aware of the change and was it a permitted change of use.

Cllr Terry Douris was able to read out a prepared statement to clarify the matter.

'Greenway lodge is a 2 bed children's home. The children who are placed there will have experienced significant trauma in their childhood and need a period of time in a small home to prepare them for move on. The home is staffed 24 hours with a minimum of 2 staff at all times so children are very closely supervised. Due to the children's needs they struggle in making new

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

relationships and this is sometimes shown in their behaviour where they can pose a risk to themselves in terms of self-harm and /or distress. In situations where there is a real concern of harm to the child staff may feel the need to call the police to help make things safe. This might be in case a child needs to be taken to hospital. We always risk assess placements made in the home and incidents where police have been called have been purely to keep things safe in the home and there has been no risk to the community.'

Also, regarding planning permission, officers thought that it had needed it but having looked this up they did not require it-see Planning officer response below.

'I can confirm that planning permission is not required to use The Lodge as a residential care home. The existing building has most recently been used as a training centre which, like a residential care home falls under Use Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended). To reiterate, the use of The Lodge as a residential care home will not result in a material change of use and does not therefore require formal planning consent.'

In response to a request, Cllr Douris agreed to facilitate a meeting on site with 3 representatives of the locality with relevant officers from Hertfordshire County Council. (post meeting note: Cllr Douris has put this meeting in train)

(c) To discuss the process of appointing a new Councillor

The Clerk advised that he had followed the statutory procedure of advertising the vacancy and giving residents the chance, if they so wished, to call for a formal election. He advised that no such request had been made, so the Council was now free to use the co-option method to appoint a new Councillor. It was agreed that adverts would be placed on the Council's web site and all notice boards plus the Gaddesden Society circulation list with a closing date of 18th January. It was also agreed that speaking directly to possible candidates was often more successful than advertising and that Councillors may wish to encourage people to apply.

(d) Village Hall toilet refurbishment

Cllr Kelly advised that apart from a urinal flushing problem and some final fitting of loo roll holders and soap dispensers the work was complete. The Clerk advised that the cost to date was £24,400 ex vat with a few small fittings still to pay for and therefore the total cost should be less than the threshold set by the Council of £25,000.

(e) Projects to be funded

Cllr Kelly asked that if anyone had projects that they felt should be supported by the Parish Council to bring those forward for future consideration.

(f) DriveSafe

There will be no Drivesafe until further notice due to restrictions on association.

(g) Conservation Area Character Appraisal (CACA)

Cllr Hyde confirmed that the draft CACA documents were now being prepared by Dacorum Borough Council for a Public Consultation in the Spring.

(h) Confirmation of the timing of the Ringshall works

Still programmed for April 2021, Cllr Kelly asked if there was anything the Parish Council could do to ensure the start date was met, Cllr Douris requested that all preparation should remain with HCC.

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

(i) Land for sale in Church Road

Plots continue to be auctioned or sold prior to auction though no registration has yet taken place.

(J) Hudnall Lane Ford - Gulley clearance

Cllr Douris confirmed that gulleys in the dip near Kilclooney Farm were last cleared March 2020 and were planned for clearing Jan-Mar 2021. The Clerk confirmed the flooding had been reported several times.

(k) Process for managing road closures

The Clerk expressed his concern at the management of the signing of planned and unplanned highway works.

He said HCC were good at giving an advanced notice of planned works by email, though due to the length of the window given for the works of 18 months, by the time the work is about to start, folk have forgotten about the original notice. The notice does not give the reason for the works or precise timing but does give a useful map of the affected roads.

The next stage is to look out for contractor signs that warn of impending works, these are usually in the week or so before the works start. By that time the web site should also contain information. See <https://one.network/> which is a map-based information system.

(Emergency works won't always be on the web site nor will there be advanced notice but because of the nature of the works that is understood and accepted.)

On occasions decisions are made either by the contractor or their signs sub-contractor which may lead to unnecessary disruption and that has happened twice recently. Once for Affinity Water on the Green where the works were within the grassed area (not near the road) but road closure signs were erected throughout the village. The second time was on the Nettleden Road where some minor works were carried out and the closed signs remained despite the road being fully open to motorists and the works safely coned off. This just causes confusion to people not knowing if they can trust the signs or not.

Unnecessary closures can potentially impact First Responders, Wendy Molloy having complained to Affinity about the threatened road closure recently. We are advised that contractors will do their best to ensure Emergency Vehicles will get through. Indeed, Sarah Gall said that she spoke to a contractor recently re the Hudnall Lane planned closure and explained she was a First Responder. She was also told they would ensure clear passage in an emergency.

Finally, once all the works have been completed, we seem to be left with a variety of signs and cones for several weeks until the signware company takes them away. Affinity had to be chased twice to come and collect their signs and cones.

The Clerk advised that whilst residents accepted that in order to maintain statutory undertakers' equipment under the road and the keep the surface of the road in good condition, that there would sometimes be disruption for villagers, however, he would be happy to act as a liaison person so that the Parish can give help to contractors and also obtain the best possible outcome for residents.

Cllr Douris explained that there would be some occasions when works appeared completed but would need to be coned off e.g. whilst the new surface hardened and also advised that it was imperative that contractors were protected appropriately whilst works were ongoing, a recent incident had reminded everyone of the need for H&S procedures.

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

Cllr Douris pointed out that in advance of the works frequently the contractor will display or deliver (outside Covid-19) an information sheet which includes a contact number for the contractor or the Traffic Management company who would have operational information regarding the works. This information also provides advice for vehicles to be removed from the highway as necessary.

(I) Consultation on Dacorum BC's Emerging Local Plan

The Clerk advised that the period of consultation had begun and was open until 7th February, 2021. Online access to documents is at <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan>

Hard copies are also available to view at the Clerk's office in 1 Pond Lane. A further hard copy is held by Cllr. Lyn Hyde. Cllr Pritchard said that she would review the consultation documents and feed back at the next meeting.

4. ADMINISTRATION

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

The Clerk advised he had received an email from Joana Greenshaw from HCC re the Greening Campaign. This fits well with Cllr Hyde's Greener Gaddesden and she had responded to Joana.

(ii) Finance

- (a) The schedule of payments was approved together with the report on expenditure for the previous month.
- (b) The Clerk confirmed that the budget meeting for Councillors would be held on zoom on Monday 11th Jan at 8pm, one week ahead of the Parish Meeting on 18th Jan.

(iii) Health and Safety

- (a) The Clerk confirmed that the monthly H&S inspection had been carried out Wednesday 16th December. The Clerk advised he would enquire about bin inserts to hold the waste bag in place properly on the litter bins in the Church Road play area.
- (b) The Clerk thanked David Brattle for refurbishing the two ramps to the Church Road play area at a substantial discount on the manufacturers quote, a great job and a great saving to the Parish Council. Cllr Kelly was also thanked for helping with the re-installation.

Finance Schedule

a. The Council approved the following payments:-

Clerk & Village Hall Manager – Salary & PAYE for Dec

SRT Trading Limited – £220 ex vat– Warden Services for Dec

MWAgri – £692 ex vat for Dec

Petty Cash payment to Clerk for Dec £25.20 Tel rental/calls

Rod Wilson – Final invoice for tree work - £360 ex vat

Gates Plumbers final invoice for Village Hall - £85 ex vat

D. Brattle £207.09 inc vat for refurbishment of ramps to climbing frames

National Trust £1 rent for land adjacent to Cromer Close Play area

b. Cheques/payments received

LGVH Management Committee - Village Hall Manager salary

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

PLANNING SCHEDULE - CURRENT APPLICATIONS (status at 21st December, 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.

Meadow Farm, The Grovells, Hudnall Common. Relocation of existing 5 bar gate on Hudnall Lane to create wider vehicle entrance bay. 20/03249/FUL

Little Gaddesden Parish Council supports the principle of the relocation of the gate, however would like to request that a restriction is imposed to allow only agricultural and/or equestrian access. LGPC are concerned an application for improved access may in the future allow for access for the purpose of housing.

The Paddock, Hudnall Lane, Works to trees. 20/03662/TCA **Supported by LGPC**

Plot 17, Land South East of Church Road. Replacement fencing 20/03636/FUL

Little Gaddesden Parish Council (LGPC) would like to object as follows:

There are a number of inaccuracies in the application which need addressing, as follows:

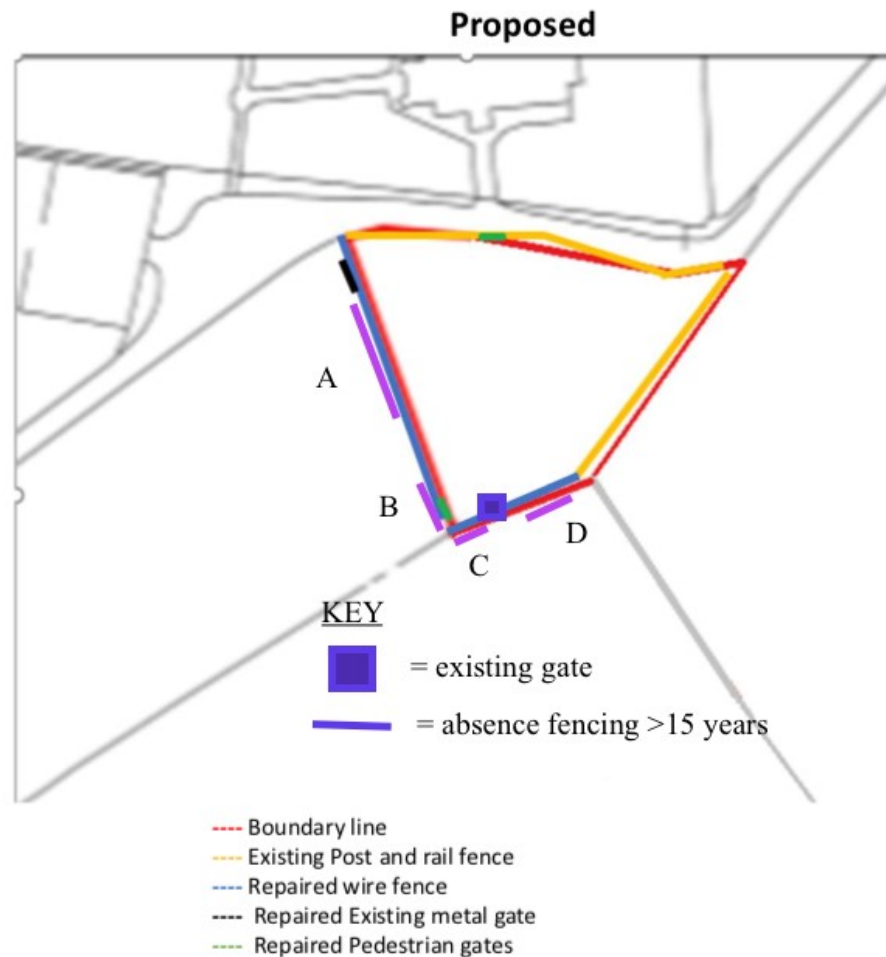
- a) The existing gate (shown by a green line near to point B) is drawn in the incorrect position – please see modified diagram of the fence layout below. This mistake was pointed out on the previous application 20/01927/FUL but has been repeated in this application. This is not acceptable as it is a blatant attempt to move the position of the footpath by stealth, whereas a proper application to change a footpath route is required if that is the intention. The existing gate is still in position on the ground, as shown by the purple block on the diagram (not to scale).
- b) The Land Registry shows that legal title to the land is vested in the Mead Trust. This needs to be clarified.

LGPC response

1. LGPC does not object to the repair of the existing fence section shown by yellow lines on the diagram, in the same style as the existing fence. However, we note that the existing fence is a mixture of post/wire and fence/rail. LGPC objects to the replacement of the fence/rail fencing with the inferior post/barbed wired fencing and for consistency all replacement fencing should be post and rail. This is to maintain the character of the setting adjacent to the Grade 1 listed Church.
2. LGPC objects to the new pieces of fencing indicated by letters A, B, C and D on the diagram. LGPC accepts that there was previously fencing along this old boundary, but this was significantly more than 15 years ago and has been abandoned. The fields have subsequently been used primarily as sheep grazing across the whole area defined in the Article 4 direction.
3. LGPC also objects to the new pieces of fencing in section A, B, C and D, because the fencing is detrimental to the Conservation Area and ANOB, and in close proximity to the Church of St Peter's and St Paul's, which is a Grade I listed building. Plot 17 is located directly opposite the church. The new fencing would also harm the setting and open views of the church across the land by further enclosing the area.
4. LGPC would like to draw attention to the previous grounds for refusal.

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

Fence Layout



Witches Hollow, Ringshall Drive. Single storey side extension to replace link and alterations. 20/03526/LBC and 20/03525/FHA **Supported by LGPC**

Woodlands, Hudnall Common. Replacement of vehicular gates. 20/03651/FHA

LGPC strongly objects to this application to replace the existing traditional farm style five bar gates with a solid 1.8 m high wooden design that is out of keeping with the rural nature of the property within the AONB. The Council feel the gates are inappropriate to a rural setting and against the Chiltern Design Guide recommendations.

Tudor Lodge, Ringshall Drive. Retention of hard standing for new car parking area off the existing gravel drive away from the front of the building. The surface will be the same as the existing drive with 20mm gravel. 20/03678/RET **Supported by LGPC**

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

Treetops, Hudnall Lane. Works to tree. 20/03760/TCA **Supported by LGPC**

31 Ringshall Road, Ringshall. Works to trees. 20/03777/TCA **Supported by LGPC**

The Traction Engine Shed, Nettleden Road North. Works to apple tree. 20/03895/TCA
Supported by LGPC

For applications below LGPC has already submitted its consultation response.
(Red text show changes since previous meeting)

2 Church Road, Replacement of existing conservatory with single storey rear extension, new front porch and internal alterations. 20/03214/FHA Supported by LGPC, **Granted by DBC**

Bridgewater Mews Cottage Nettleden Road. Front garden planting, repairs and access improvements. 20/03139/FHA

LGPC responded to the consultation as follows:-

Little Gaddesden Parish Council is concerned that there is no drawing of the proposed 1.8 m high gates. LGPC have spoken to the applicant and the applicant would be amenable to gates similar in design to those currently in situ albeit higher, but permeable/see through at the top. On that proviso, the Parish Council supports the application. **Granted by DBC with a condition relating to subsequently submitted gate visual details.**

Laurel Bank Nettleden Road. Single storey front extension and replacement porch canopy. 20/03313/FHA Little Gaddesden Parish Council objects to this application. The demolition of the wall fronting the road is strongly opposed.

LGPC objects as follows:- Laurel Bank, No.1 Home Farm Cottages is in the Little Gaddesden Conservation Area and part of the original Home Farm Complex. The wall is well over a hundred and fifty years old, its demolition will detract from the distinctive character, appearance and historic environment of Little Gaddesden. **Awaiting decision by DBC**

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.

Amended plans now received. Supported by LGPC, decision awaited from DBC

Robin Hood Farm Nettleden Road North. Demolition of existing building. Construction of new agricultural office building. 20/03316/FUL **Supported by LGPC, decision awaited from DBC**

18-19 Nettleden Road North. Works to trees. 20/03443/TCA
Supported by LGPC, Granted by DBC

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

1 Hudnall Lane, Little Gaddesden. Two-storey rear extension. 20/03023/FHA

Supported by LGPC, **Granted by DBC**

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

Supported by LGPC, **Granted by DBC.**

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, **Refused by DBC**

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

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

Information to share / Items for the next meeting

Cllr Hyde thanked Cllr. Townsend & George Godar for their community spirited work in cleaning the highway signs in the village and thanked County and District Cllr Terry Douris for Dacorum's leaf clearance work on the Nettleden road.

Cllr Hyde asked Cllr Terry Douris if it would be possible for Hertfordshire CC to improve the footpath at the entrance to 42, The Green. This being the path that runs the length of the Green. Cllr Hyde said that it had become very difficult to cross this section at number 42 with a mobility scooter and was worried that an elderly resident could overturn his vehicle here. Cllr Douris undertook to raise the matter with the Highways team.

Cllr Hyde said that residents had asked her for greater availability of information about the bus timetable. County and District Cllr Terry Douris advised he would provide the details and did so immediately at the end of the meeting. <https://www.intalink.org.uk/services/9b6df669-d79c-4e39-a370-e20d31a59cf8>

The Clerk undertook to add the link to the Parish Council web site and add the timetable to the shop noticeboard.

The Clerk thanked County and District Cllr Terry Douris for the work on the additional car parking spaces that had been provided at Cromer Close.

Cllr Kelly thanked Cllr Pritchard for arranging for the Christmas Tree on the Green, all agreed it was a very cheery and welcome site when passing through the village.

The meeting closed at **10.20pm.**

The next meeting is on **Monday 18th January, 2021.**

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