



## LITTLE GADDES DEN *parish council*

### MINUTES OF THE PARISH COUNCIL MEETING HELD BY VIDEO CONFERENCE ON 18<sup>th</sup> January, 2021

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 (from 9pm), and nine members of the public.

**APOLOGIES:** None

#### 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 crime figures for Little Gaddesden between 1/12/20 and 17/01/21 were as follows:

- Theft x 1 (11/12/20)
- Criminal damage x 1 (24/12/30)
- Burglary x 1 (27/12/20)
- Criminal damage x 1 (11/01/21)
- Vehicle interference x 1 (11/01/21)
- Theft from a motor vehicle x 1 (13/01/21)
- Criminal damage x 1 (16/01/21)

It was noted that the information whilst factual was short of detail. It was agreed that the Clerk would speak to HCC to see whether further information could be made available.

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

Cllr Saner confirmed that he had spoken to one of the residents in Hudnall Common regarding the planning aspects of the current use of the Hudnall Field Centre and there remained a concern that

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

there had been a change of use that required planning consent. Another resident on the call confirmed that the current use did amount to a change of use requiring permission.

It was noted that Cllr Douris had facilitated a meeting for three residents at the Field Centre as soon as virus restrictions were lifted. It was agreed that such a meeting would be helpful in dispelling fears over the Centre's new use.

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

The Chairman advised that following the advertising of the vacancy three candidates had put their names forward and that there would be a selection process that week. He also advised that Councillor Susan Pritchard had decided to step down due to the difficulty of combining a demanding full-time job and doing the role of Councillor to her satisfaction. The Clerk advised that he had spoken to the Election Officer at Dacorum who confirmed that it would be ok procedurally to select two candidates from the three rather than advertise again.

The Chairman thanked Councillor Sue Pritchard for her service to the community at this, her last meeting and reminded her that she would be very welcome to attend as non-Councillor whenever she was able to.

The Chairman advised he would review Councillor areas of responsibility once new Councillors were on board.

**(d) Village Hall toilet refurbishment**

Cllr Kelly advised that apart from a urinal flushing problem and a door adjustment the work was complete.

**(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. It was noted that the VPA were looking for support for roof replacement and Cllr Kelly agreed to give some advice about roof replacement.

Penny Holland said that she felt that the residents of Cromer Close would welcome additional play equipment in the Play Area, she said there were more small children in the Close now and they were enjoying the facilities provided. She recalled also the discussion about one or two pieces of outdoor fitness equipment at the time that they were being installed at Church Road. The Chairman thanked Penny for those suggestions and said that he would also talk to Patrick Isherwood of the Bowls Club as there was work of improvement needed to the facilities there.

**(f) Confirmation of the timing of the Ringshall works**

Cllr Douris confirmed that the work was still programmed for the first week in April 2021 and that finally a meeting between HCC and NT re the Ling drainage had been arranged.

Councillors very much appreciated that Cllr Douris had contacted the Fire Brigade to assist with the flooding and noted that Ringway who also attended removed a huge quantity of material from the soakaways. It was also noted how quickly following that that the water built up again confirming the need for Phase 2 in April.

**(g) Land for sale in Church Road**

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

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

**(h) Consultation on Dacorum BC's Emerging Local Plan**

Cllr Saner volunteered to draft a response on behalf of the Parish Council and circulate it for Councillors to review. It was suggested that as many residents as possible should also make submissions and that they may be guided by the Parish submission. It was noted that the deadline for submissions was now 28<sup>th</sup> Feb.

**(I) To confirm action taken to make footpaths more useable**

The Chairman advised that Dacorum BC had funded 10 tons of Type 1 stone material and that through a group of volunteers from the village the material had, on a very snowy Sunday morning been distributed from Church Road car park to ten kissing gates throughout the village. He wanted to thank those involved:- David Brattle, Alastair Greene, Nick Murray, Arwel Owen, Martin Pratt, Himanshu Raj-Brown, John Saner, Paul Kelly and Scott Stevenson. There will be further work undertaken later in the year but making the kissing gates safe and useable was the priority.

**(j) To approve updated documents**

The Council approved and adopted amended the following documents:-  
Local Government Association - Code of Conduct, Complaints Procedure, Publication Scheme, Advertising and the Annual Risk Assessment.

**4. ADMINISTRATION**

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

The Clerk advised he had received an email from Tim Mayes confirming that Dacorum BC would be removing the car that had gone off the road into National Trust land at the bottom of Hudnall Lane and been abandoned.

He also received an email from Debbie McMorran alerting him to empty Nitrous Oxide canisters in the Village Hall car park. The Clerk had passed the info on to the Village Hall Manager.

**(ii) Finance**

- (a) The schedule of payments was approved together with the report on expenditure for the previous month.
- (b) The Council agreed that there should be no increase in the precept for Year 2021-22 and the Clerk was requested to submit budget plans and the precept request to Dacorum BC Finance Team on that basis.
- (c) It was agreed that the Internal Auditor would be re-appointed for the fee of £275.

**(iii) Health and Safety**

- (a) The Clerk confirmed that the monthly H&S inspection had been carried out on 11<sup>th</sup> and 12<sup>th</sup> January. He identified a low priority loose plank to a picnic bench at Cromer Close Play Area that he will repair.

**Finance Schedule**

a. The Council approved the following payments:-

Clerk & Village Hall Manager – Salary & PAYE for Jan

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

MWAgri – £692 ex vat for Jan

Petty Cash to Clerk for Jan £117.47 ex vat Tel rental/calls, Minutes book, laminating paper, ink

MJR Construction Final Builders invoice £6,830 ex vat

G I Rogers Christmas Tree £400 ex vat

b. Cheques/payments received

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

LGVH Management Committee - Village Hall Manager salary

**PLANNING SCHEDULE - CURRENT APPLICATIONS (status at 18<sup>th</sup> January, 2021)**

**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.

**22 Ringshall Road Ringshall**, To insert dormers to existing roof. 20/03961/FHA

**Supported by LGPC**

**Thunderdell, Ringshall Road Ringshall**. Class A Permitted Development of three 4m deep single storey rear extensions to existing house. 20/04033/LDE

**LGPC believes that the application of a lawful development certificate (LDC) for Thunderdell is not valid and formal planning application is required.** That said, the Parish Council in principle is happy with the owners building as single storey extension across the whole of the back of the house. This is because the house is outside the Conservation area, it would improve the rear view of the house and no one can see it. We believe open disclosure produces better results.

The reasons why LGPC believes the application is not valid is that the width of the proposed permitted development (PD) is more than half the width of the original house. This is using the Ministry of Housing - Permitted development technical guide (link below).

Link to PD technical guide. <https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>

Calculation:

We calculate the width of the original house as 18.0m

Assumption of conservatory width estimated from drawing as 3.9m

Width of original house is therefore: 2.95m + 3.9m + 6.12m + 5.14m = 18.0m

We calculate the width of the PD request as 12.77m

Assumption is that the conservatories was built under PD rights (they all were, and there is no planning application). So, we have included the width of the conservatory in the calculation as specified in the technical guidance.

Width of PD request = 2.95m + 3.9m + 6.12m = 12.77m. 12.77m is more than half of 18.0m.

Happy to discuss and help.

**Paddock to the east of The Red House**. Demolition of existing garage and replacement with a new 3 bay oak framed garage. 20/04032/FUL **Supported by LGPC**

**1 Brownlow Gate Little Gaddesden**. Replacement of rear single storey projection to detached dwelling with slightly larger single storey addition. 21/00063/FHA **Supported by LGPC**

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

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

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

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. Awaiting DBC decision.

The Paddock, Hudnall Lane, Works to trees. 20/03662/TCA

Supported by LGPC, DBC decision - Raise no objection.

Witches Hollow, Ringshall Drive. Single storey side extension to replace link and alterations.

20/03526/LBC and 20/03525/FHA Supported by LGPC, awaiting DBC decision

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. Awaiting DBC decision.

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

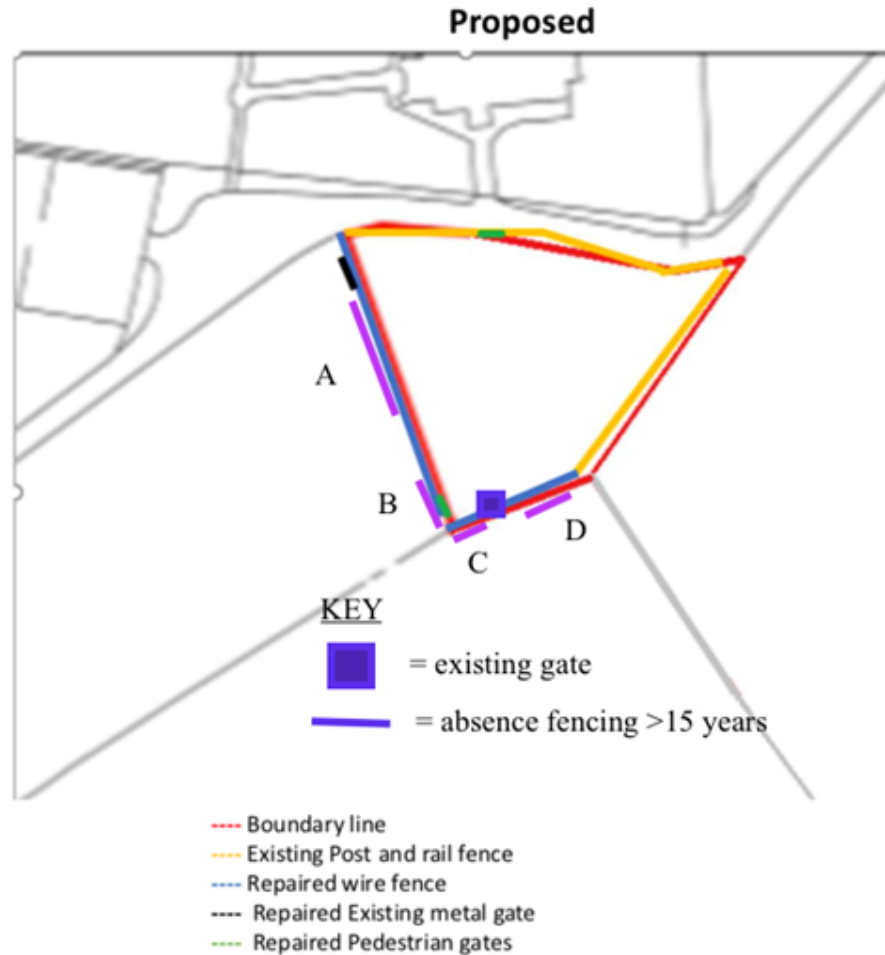
1. LGPC does not object to the repair of the existing fence section shown by yellow lines on the diagram, in the same style as the existing fence. However, we note that the existing fence is a mixture of post/wire and fence/rail. LGPC objects to the replacement of the fence/rail fencing with the inferior 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.

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

4. LGPC would like to draw attention to the previous grounds for refusal.

Awaiting DBC decision

## Fence Layout



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

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, awaiting DBC decision**

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

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

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

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. **Refused 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, **Granted by 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.**

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 wondered whether the holly in the verge opposite the shop should be trimmed to encourage the formation of a hedge along the fence.

Cllr Hyde noted that abiding by the lockdown restrictions over Christmas, Wendy Molloy, Sarah Gall, the Hargreaves family singers and a few other helpers brought cheer to residents at Robin Hood House and Bede Court with carols and goodie bags. When so many felt cut off, unable to meet with family and friends this kindness was much appreciated.

Cllr Magson asked that consideration be given to improving the bus stop area at Ringshall.

Cllr Pritchard asked if the white lines could be re-painted at the Village Hall car park.

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

The meeting closed at **10.20pm.**

The next meeting is on **Monday 15<sup>th</sup> February, 2021.**

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