



LITTLE GADDES DEN *parish council*

MINUTES OF THE PARISH COUNCIL MEETING HELD BY VIDEO CONFERENCE ON
15th February, 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. Fruish, Hyde, Kelly, Magson, Saner & Thompson. Also in attendance, Alastair Greene (Clerk), County and District Councillor Terry Douris (until 8.30pm), and thirteen 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.

Glenda Cooper asked on behalf of the WI if they could hold a Tea Party event on the Green on a date suggested by National WI. There was a lot of support to the principle but it was agreed that the location and timing would need to be considered further. There was a suggestion that this could form part of a larger village celebration although the WI may just be thinking of a standalone event. Those on the call seemed to like the idea of having a village party to get together and celebrate in some way, perhaps rolling it into the Sports day. The Chairman suggested that a small group get together to discuss this further.

3. REPORTS AND MATTERS ARISING

(a) Community support in relation to Coronavirus

Cllr Magson cautioned those on the call that whilst good progress was being made on many fronts full meetings/parties were still not likely to be permitted before late summer.

(b) Report from Hertfordshire Constabulary.

Lee Clements advised by email:-

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

Theft from motor vehicle x 3

(Catalytic convertor, Number plates & Rear wheels)

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

Vehicle interference x 1 (Gained access to vehicle nothing taken)

Suspicious activity/damage (Males seen to get in a van and drive leaving damage to lawn)

Just a note to say we are having a spate of Cat Convertor thefts around the area, can only take a few minutes to do, so people need to be vigilant for any suspicious activity.

We have also had a number of high-end vehicles stolen using an electronic device which captures the signal from the key and enables the criminals to open and start the car without setting of alarms etc. This system relies on people leaving keyless keys near the front door and unprotected. At the very least keys should be kept as far away from the vehicle and in a Faraday pouch/bag or box which blocks the signal being transmitted by the keys.'

(c) To confirm the appointment of two new Councillors

The Council had since the last meeting held a selection process where candidates were able to discuss their co-option application with Councillors. As a result of the process Vicki Fruish and Lesley Thompson were proposed as new Councillors and were duly co-opted and welcomed to the Parish Council. Vicki and Lesley completed the necessary forms of Acceptance of Office and Register of Interests prior to the meeting. Both signed up to the HAPTC Training course for new Councillors and were provided with details of policies, standing orders etc. by the Clerk.

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

(d) Hudnall Common Field Studies Centre

CLr Saner advised that the current use of the Field Centre as described by HCC may not require planning for a change of use, if the Lodge was not a "secure" unit within the legal definition. HCC maintain that it is not. There remained when feasible a planned visit to the Field Studies centre for a small group, hosted by HCC, so that residents could be reassured for themselves about the activity there.

(e) Projects to be funded

No action taken

(f) Confirmation of the timing of the Ringshall works

CLr Douris confirmed that the work was still programmed for the first week in April 2021

(g) Hudnall lane Flooding

The Clerk confirmed that the flooding had been severe recently and further reports had been submitted to HCC.

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

CLr Saner had drafted a response on behalf of the Parish Council and circulated it for Councillors to review. Final amendments were suggested after which it would be submitted to DBC. It was suggested that as many residents as possible should also make submissions and that they may wish to be guided by the Parish submission. The Clerk was asked to make the Parish submission available via the Parish web site and any other local media possible. It was noted that the deadline for submissions was now 28th Feb. The Council, along with many other Town and Parish Councils also agreed to be a joint signatory to an objection letter drawn up by Great Gaddesden Parish Council.

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

(I) To discuss the Speed Indicator Device (SID) strategy

Cllr Hyde noted that the SID was now operating in Hudnall Lane and that several residents felt that the speed of traffic on the road to/from Ringshall (opposite Chastleton) where the SID had been, seemed to be travelling faster with the SID gone. The Chairman said that the Council had five different SID base locations and the idea was to move it around as it was known to be more effective than just leaving it in one place, however, he also said that the Council could look into the cost of alternative speed devices, as to purchase another SID was c. £6,000.

Discussion also took place on the idea of the introduction of a 20mph speed zone within the village. Cllr Douris suggested that if it would be of assistance, he would ask one of the HCC Officers to meet with the Parish Council to review potential 20mph zones.

(j) To review the policies on Planning Consultations and Training and Development

The Councillors agreed to review the revised documents with a view to approving at the March meeting.

(k) To agree dates for the monthly meetings of the Parish Council

It was agreed that the December meeting would be held on December 13th one week earlier than usual and that the summer meeting would be on August 2nd, with no meeting in July.

(l) To consider the footpath maintenance issues

Cllr Hyde mentioned that horse riders were in several locations using footpaths rather than bridleways and damage was being caused. It was agreed that a small working party needed to review this issue working alongside NT/Ashridge-Hult and the Golf Club. It was suggested that perhaps a map could be made available on the web site to indicate which rights of way were for which mode of transport, foot, cycle & horse.

4. ADMINISTRATION

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

The Clerk advised he had received an email from Sue Godar from the WI asking if the WI could plant a tree on the Green to commemorate 100 years of the WI. the anniversary being October 2019. She said that 'the WI have had an uninterrupted presence in the village since 1919, supporting local women, serving our community and raising funds for local charities'. Prior to the meeting various locations had been discussed and it was agreed at this meeting that the tree, a native oak, would be planted at the Hudnall Lane end of the Green, on the Adelaide Cross section, avoiding the mains drain pipe, level with the Yew tree in Manor House garden and equidistant between the two trees to the road side. A tree guard to match the others on the Green will be supplied by the WI.

The Clerk advised that he had received an email from Patrick Faulconer regarding a proposal from a telecommunications company to erect a mobile phone mast on his land, Holly Tree Farm off Hudnall Lane. He advised that he did not want it on his land and asked whether the Parish Council were aware of it and what the Council's stance would be on it. The Clerk confirmed that although the Council was aware of a possible proposal, no proposal had been received to date.

The Clerk advised he had, along with all T&P Councils, received an email from Sara Whelan at DBC offering alternative approaches to improving communications with Parishes on planning matters. Since a zoom meeting had been set up for 24th Feb between the Parish Council's Planning Review Team and Planning Officers at DBC, it was agreed to discuss it then.

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

(ii) Finance

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 that day. No new issues were noted.

5. COUNCILLOR UPDATE

County and District Cllr Terry Douris advised that he had been able to provide some financial support for the project to create a Forest Garden for the school.

It was agreed that the ugly fencing next to Lady Marian could now be removed and an on-site meeting would be convened to determine what replacement fencing was required to protect the trees.

Finance Schedule**a. Cheques for approved.**

Clerk & Village Hall Manager – Salary & PAYE for Feb

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

MWAgri – £692 ex vat for Feb

Petty Cash payment to Clerk for Feb £98.76 inc vat Phone and printer ink

MJR Construction Final Builders invoice £749.62 ex vat

HAPTC £60 no vat. Training for new Councillors

b. Cheques/payments received

LGVH Management Committee - Village Hall Manager salary

PLANNING SCHEDULE - CURRENT APPLICATIONS (status at 15th February, 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.

Mascalls Coppice Close, First floor rear extension and alterations. 21/00204/FHA

Supported by LGPC, DBC decision awaited

50 Nettleden Road. Work to tree. 21/00231/TCA. **DBC decision - Raise no objection**

3 Little Gaddesden House Nettleden Road. Works to trees. 21/00378/TCA

DBC decision - Raise no objection

3 Little Gaddesden House Nettleden Road. Construction of a Victorian style glasshouse house with dwarf wall. 21/00379/FHA **Supported by LGPC, DBC decision awaited**

Peacocks Wood Nettleden Road. Replacement detached house and integral garages.

21/00486/FUL

LGPC supports the application with this proviso. It is noted that whilst gates appear on the

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

application, no design is shown. In line with LGPC responses to 19/02546/FHA & 20/02145/FHA Torwood which is next door but one, for their gates the Chiltern Design Guide states: In rural areas the entrances and boundaries should be simple and permeable; preferably with an open entrance or a 5 bar wooden gates with hedgerow boundary. Brick pillars and solid gates are not characteristic, give a suburban feel and should be avoided.

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

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. **Granted by DBC**

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, Awaiting DBC decision.**

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, Awaiting DBC decision.**

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

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

access. LGPC are concerned an application for improved access may in the future allow for access for the purpose of housing. **Awaiting DBC decision.**

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

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.

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

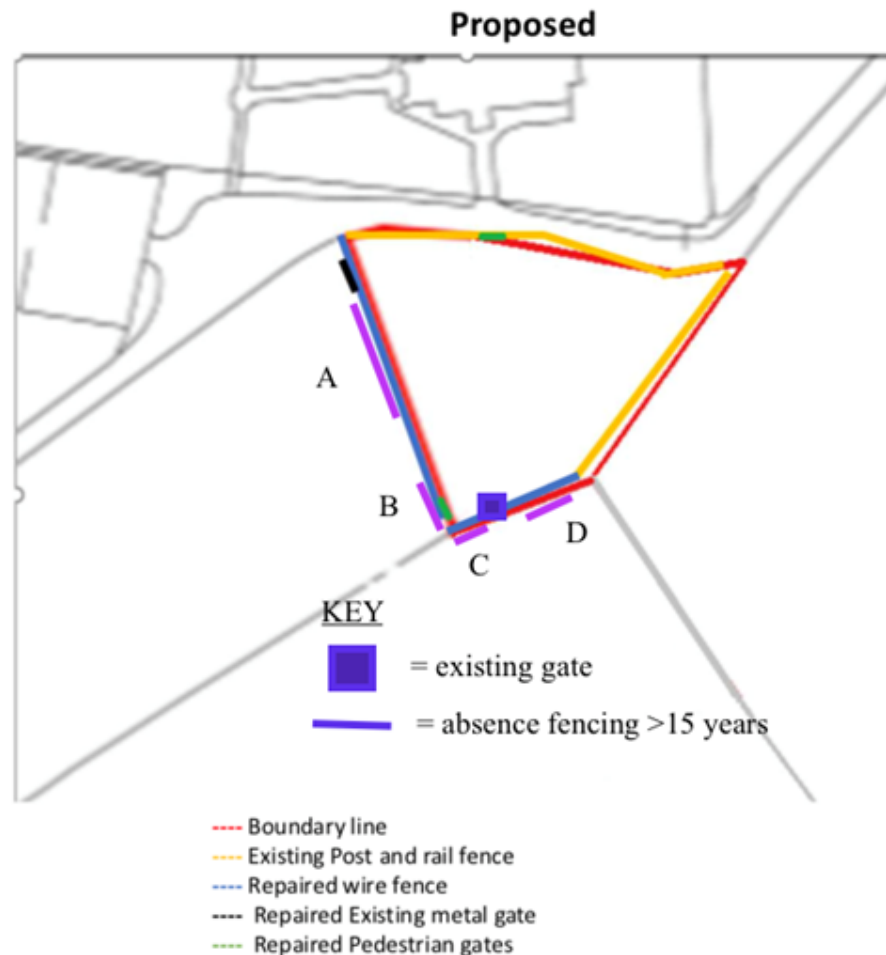
Refused by DBC

Appeal

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 **This application was refused and the applicant has appealed. The Parish Council agreed to review its previous objection and re-submit to the Planning Inspector before the deadline of 10th March.**

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

Fence Layout



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, **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, **Refused by DBC on the grounds of insufficient information.**

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

The meeting closed at **9.50pm.**

The next meeting is on **Monday 15th March, 2021.**

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