



LITTLE GADDES DEN *parish council*

MINUTES OF THE ANNUAL MEETING OF THE PARISH COUNCIL HELD AT THE CHURCH VESTRY AND BY VIDEO CONFERENCE ON

17th May, 2021

PLEASE NOTE THAT MINUTES ARE ALSO PUBLISHED ON THE WEB SITE

<https://littlegaddesdenpc.org.uk>

The meeting commenced at 8.20 pm.

PRESENT: Cllrs. Fruish (by video), Hyde, Kelly, Magson, Saner, Townsend & Thompson. Also in attendance, Alastair Greene (Clerk), County and District Councillor Terry Douris and eight 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.

As it was the Annual Meeting of the Parish Council the first item on the agenda was the election of the Chairman. Paul Kelly was proposed and seconded and Kathryn Magson stood as Vice Chair, again proposed and seconded by those present. They agreed to sign the acceptance of office/adherence to Code of Conduct forms after the meeting.

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 points were raised.

3. REPORTS AND MATTERS ARISING

(a) Report from Hertfordshire Constabulary.

PCSO Lee Clements had advised the Clerk that the only reported crimes were as follows:-

- 2 x damage at Hudnall Park
- 1 x damage to gate by delivery driver
- 1 x burglary at Ashridge House
- 1 x theft of post

(b) Update on Church Road fields

Cllr Kelly confirmed that he had Chaired a special Village Zoom meeting on this matter which had been very well attended. Plots are in the process of registration and we will have more details of

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

owners in the coming months. Residents were asked to be vigilant in relation to any unauthorized activity. It was agreed that an aide memoire would be prepared setting out what can and cannot be done on the land without seeking formal planning approval from Dacorum Borough Council. In short, only agricultural grazing use is permitted and no new accesses can be created onto the land and no new fencing can be erected and no camping can take place or any other temporary activities without written permission by Dacorum Borough Council. The land use is protected and so too are all trees within the fields, so no tree work can be carried out without applying to Dacorum Borough Council for permission.

(c) Renewal of the Insurance Policy on same terms (3rd year of 3-year term)

It was agreed to renew for the final year.

(d) To agree how to manage the consultation response to the Government's Electronic Infrastructure Consultation

Cllr Thompson explained that the Government was planning to relax the planning regulations relating to telecommunications equipment, making it easier for the Telecommunication companies to progress their proposals, allowing both higher masts than currently permitted and allowing some expansion of already existing facilities without the need for planning consent. Cllr Thompson had through her network developed a response that the Parish Council planned to submit to NALC (National Association of Local Councils), who were acting on behalf of Local Authorities. The draft was agreed and the Clerk was asked to submit it ahead of the deadline.

(e) To confirm ownership of the strip of highway verge containing the bus stop (opposite Beacon Road, Ringshall)

It was agreed that a site visit should be carried out to determine what work of improvement needed to be carried out here. The safety of people waiting for the bus being one issue and the general untidiness of the verge being the other.

(f) To discuss whether to make an application for the Bridgewater Arms to be registered as a Community Asset, just in case it were ever to be put up for sale for alternative use - Cllr Saner

Cllr Saner confirmed that he had prepared an application for the pub to be registered as a Community Asset. If the application was approved, it meant that should the pub ever be put up for sale for an alternative use, the Parish Council would be given time to discuss with the owners a possible purchase by the Community. There was no automatic right to buy but registering gave a time period for negotiations to take place. It was agreed that the application should be made to Dacorum Borough Council.

(g) To note current status of the CACA – Cllr Hyde

Cllr Hyde confirmed that the CACA would be out to consultation in the summer.

(h) To consider whether a memorial tree should be permitted on the boundary of the Church Road playing field

At the request of John Rogers, Councillors agreed that a location would be identified for a commemorative tree to be planted by the Rogers family (at their expense) to celebrate the lives of Mrs Margaret (Betty) Rogers and Mr John William Rogers. Cllr Hyde as tree manager for the Parish Council agreed to manage the process.

4. ADMINISTRATION

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

No additional items were noted

(ii) Finance

The schedule of payments was approved together with the report on expenditure for the previous month.

It was agreed that the Clerk should proceed with the renewal of the zoom subscription at £95.92 plus tax

(iii) Health and Safety

The Clerk confirmed that the monthly H&S inspection had been carried out on 5th May. No new issues were noted. The roundabout at Church Road remained the outstanding item and quotes were being sought for replacement surfacing.

5. COUNCILLOR UPDATE

No additional comments were made

FINANCE SCHEDULE

a. Cheques for approval. The Council approved the following:-

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

SRT Trading Limited – £220 ex vat– Warden Services (**for May**)

MWAgri – £692 ex vat (**for May**)

Petty Cash payment to Clerk for May £160.77 ex vat

TalkTalk domain name renewal £37.80 inc vat

Scottish Power Electricity on the Green, £12.27 inc vat standing order every month

Petty Cash to Cllr Hyde £28.40 inc vat for tree ties and stakes for Lady Marian

b. Cheques/payments received

LGVH Management Committee - Village Hall Manager salary

Dacorum Grant and precept £39,110.00

Jackson Films £600 rent of car park

PLANNING SCHEDULE - CURRENT APPLICATIONS (status at 17th May, 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.

5 Church Road, Demolition of existing garage and single storey rear extension. 21/01496/FHA

Little Gaddesden Parish Council objects to the proposed single storey extension on grounds of depth and height. The scheme is not in keeping with its neighbours. A rear extension with a consistent rear building line, and similar height would be more in keeping. The other half of the semi-detached dwelling was extended relatively recently to a depth of 4 metres on pre-planning advice and it would seem sensible and fair to preserve consistency in the rearward building line of this set of three semi-detached homes called Coronation Villas. An extension which is consistent with the rear building line would be more appropriate. The extension to no.6 (other half of the semi) is 2 metres tall. The height of the proposed extension to no.5, including its parapet, is 3.3 metres and will therefore dominate its neighbour, being more than a metre taller (and extending

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for a depth of 1 metre beyond the back of no.6). The effect of the extension will be to overbear the garden and rear of no.6. None of the other 3 pairs of semi-detached houses has a parapet roof design which adds unnecessary height. The excessive height will cause overshadowing and loss of light to its neighbour.

Cromer Wood Cottage, Nettleden Road. Works to boundary hedge and trees. 21/01553/TCA
DBC Decision Raise no objection

Laurel Bank Nettleden Road. Single storey front extension and replacement porch canopy 21/01586/FHA. Little Gaddesden Parish Council objected to the previous application 20/03313/FHA as follows:- The demolition of the wall fronting the road is strongly opposed. 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. The new application still proposes to remove the original wall, arch and gate, the Parish Council objects strongly to the proposal for the same reasons as previously.

Kilbracken Hudnall Common. Proposed carport. 21/01620/FHA

Little Gaddesden Parish Council objected to the previous application 4/03077/18/FHA on the grounds that it was 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.

For these reasons 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. Despite the fact that Dacorum BC granted this application, the Parish Council considers that due to the bulk and appearance and the height being a further 1.4m more than the previous application it should be refused.

Hudnall Park House, Field Study Centre, Hudnall Common. Erection of an electronically operated automatic swing gate and solar power system. HERTS CC
The Parish Council does not object to this application.

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

Cedar House, Nettleden Road. Construction of gate and flanking walls 21/01060/FHA

Little Gaddesden Parish Council objects to this application. The Chiltern Design Guide recommends entrance gates should be simple and visibly permeable the PC would prefer to see a more traditional farm gate style as installed next door at Deer Leap Manor.

The brick flanking walls do not conform to the Chiltern Design Guide and are considered a suburbanising feature. LGPC would prefer to see wooden gate posts. The gates opposite at The Oak House are similar, however Cedar House entrance is different to Oak House. There it could be argued that the wall matches and offsets the house. With Cedar House there is no house visible, so the wall has nothing to offset or match. It is just an ostentatious feature leading nowhere and would look very out of place. Even Deer Leap Manor doesn't have a wall. The Chiltern Design Guide recommends concrete kerbs are avoided. Boundary hedging should be locally common, and locally sourced native species are preferred...avoid fast growing exotic species, especially cypress

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and LAUREL; "Great weight should be given to conserving and enhancing landscapes and scenic beauty" (LPC have objected to brick piers to Torwood 19/02546/fha).

Note that the owner of Cedar Lodge attended the meeting and felt that the objection from LGPC was unreasonable and it was agreed that a site meeting would take place to see if agreement could be found between the parties on the entrance gate/walls.

3 Church Road Permission sought for existing garden office/workshop which has been built for about 6 years. 21/00968/LDE **Supported by LGPC, Granted by DBC**

3 Church Road. Replace existing asbestos garage with new structure on same foot-print. New doors and windows. 21/01129/LDP **Supported by LGPC, Granted by DBC**

22 Ringshall Road, Insertion of dormers. 20/03961/FHA (Amended plans)
Supported by LGPC, Granted by DBC

The Bungalow, Ringshall Road. Fell trees. 21/01333/TCA **Supported by LGPC, Granted by DBC**

4 Little Gaddesden House, Works to trees. 21/01389/TCA **Supported by LGPC, Granted by DBC**

4 Nettleden Road North. Infill extension into the existing courtyard, replacement of existing uPVC fenestration for white painted timber frame casement windows, other minor changes to the fenestration to the rear elevation and associated internal works. 21/01345/FHA
Supported by LGPC, Awaiting DBC decision

Woodpeckers, The Grovells. Single storey side and rear extension, first floor rear extension, new front door and porch and new double garage. 21/01433/FHA **Supported by LGPC, Granted by DBC**

Cromer Wood Cottage, Nettleden Road. Works to boundary hedge and trees. 21/01553/TCA
Supported by LGPC, DBC decision Raise no objection

Witches Hollow, Ringshall Drive. Single storey side extension to replace link and alterations. 21/00613/LBC & 21/00613/FHA Originally supported by LGPC, however following a site visit and further review of the plans and review of the history of applications, the PC amended their recommendation to 'no objection'. **Refused by DBC**

1 Little Gaddesden House. Extension to stables building. 21/00745/FUL
No objection from LGPC, **Granted by DBC**

26 Cromer Close. 2 storey side extension. 21/00746/FHA LGPC Supported **Granted by DBC**

The Brown House, Nettleden Road North. Change of use from paddock to equestrian manege and construction of manege. 21/00829/FUL Supported by LGPC, **Granted by DBC**

Peacocks Wood Nettleden Road. Replacement detached house & integral garages. 21/00486/FUL
LGPC supports the application with this proviso. It is noted that whilst gates appear on the 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. **Not yet decided by DBC**

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

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.**

The meeting closed at **9.45pm.**

The next meeting is on **Monday 21st June, 2021.**

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