



LITTLE GADDES DEN *parish council*

MINUTES OF THE PARISH COUNCIL MEETING HELD AT THE VILLAGE HALL ON

20th September, 2021

PLEASE NOTE THAT MINUTES ARE ALSO PUBLISHED ON THE WEB SITE

<https://littlegaddesdenpc.org.uk>

The meeting commenced at 8.00 pm.

PRESENT: Cllrs. Fruish, Hyde, Kelly, Magson, Thompson & Townsend. Also in attendance, Alastair Greene (Clerk), County and District Councillor Terry Douris and thirty-two members of the public.

APOLOGIES: Cllrs. Saner.

1. FORMALITIES

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

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.

There were no declarations of interest on the main agenda items.

2. OPEN SESSION FOR MEMBERS OF THE PUBLIC

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

The main item of interest was the current activity at Church Road so the Chairman moved straight to that item.

3. REPORTS AND MATTERS ARISING

(a) Church Road update

Cllr Kelly introduced Philip Stanley from Dacorum Borough Council's Planning and Enforcement Team. He confirmed that his team had served an Enforcement Notice (EN) on the owners/occupiers of Plot 5/6 against the activities being carried out, in particular access gates, fencing and building of sheds. He explained that as that Notice had been appealed it would now be determined by the Planning Inspectorate (PI) based in Bristol. The grounds of appeal (from the multiple choice available to prospective appellants) were as follows:-

- (a) That planning consent should be granted
- (b) That development has not occurred
- (c) That there has not been a breach of planning control/planning already exists
- (d) That it is too late to take enforcement action

A second Enforcement Notice had been served in relation to buildings beyond the tree-line and at the time of the meeting it had not been appealed.

Since the enforcement notice had not deterred the occupiers from continuing with their building activity, a High Court Injunction had been sought and obtained. A further court hearing was now planned for October/November.

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

In addition to these notices a Planning Contravention Notice (PCN) had been served asking for information in particular about the caravan. The period for response had expired without a reply from the occupiers. Philip said that DBC's approach would be to give additional response to reply to the PCN despite the fact that failure to reply was punishable by a fine.

In response to a question Philip advised that they do not usually work hand in hand with Trading Standards in relation to the animals involved in an EN.

Residents advised that they had been intimidated by the occupiers of the plots, who were encouraging their dogs to be aggressive to users of the footpath that cross plots 5&6 and the rear land behind the trees. Several incidents of intimidation have already been reported to the Police and Councillors asked that residents continue to do that and also to report Anti-Social behaviour to DBC. Cllr Fruish advised that she was keeping a log of incidents for the Parish Council that will help explain to the Police and others the level and frequency of aggressive and intimidating behaviour.

Residents were very appreciative of the work of the Enforcement Team (they had already paid four visits and served all Notices etc.) but residents were very frustrated that the occupiers were still in place and still building.

Philip explained that due to the periods for appeal etc. the matter may take quite a while to bring to a conclusion and also that this was now partially out of his hands as the Planning Inspector would decide the outcome. He further explained that the PI can make a split decision, i.e., allow some aspects of the occupation/development and not others.

Cllr Kelly advised that he was in contact with Inspector Scott, from the Hertfordshire Constabulary, regarding the incidents of intimidating behaviour and that the Inspector planned to visit the location that week.

(b) Report from Hertfordshire Constabulary.

It was agreed that the crime report for Little Gaddesden would be presented at the next meeting.

(c) Hedges fronting Hudnall Lane and The Green

It was noted that many of the bulging and overgrown hedges that had been causing difficulties for either large farm vehicles or pedestrians had been trimmed along these two roads, so Councillors agreed to monitor the situation before taking any action.

(d) To note HCC process regarding the possible 20mph zone in the village

It was noted that HCC had a prioritisation process for reviewing potential 20mph zones in Hertfordshire and that HCC had commenced their surveys.

In addition to discussing the 20mph zone, residents raised the question of speed through the village generally. County Cllr Terry Douris said that he would obtain very rough indications of costs for different schemes to enable the Parish Council to consult more widely with residents. Terry Douris said that it would be necessary for the village to have a clear mandate if he were to approach HCC about speed mitigation measures. It was agreed that consultation was necessary and that Cllr Thompson would act as Lead Councillor on the issue for the initial stages of this project.

Cllr Magson advised that she had seen a speeding initiative elsewhere using life sized cardboard models of children, which were very effective. She promised to track down details. It was agreed

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

that innovations such as these are needed to constantly keep drivers aware of pedestrians in and around the village and to modify their speed accordingly.

(e) Consultation on Local Nature Recovery – NALC response to DEFRA

It was agreed that the Parish Council would not make a submission but rely on NALC responding on behalf of Local Councils.

(f) Conservation Area Character Appraisal Consultation in the Village Hall

Cllr Hyde advised that the consultation dates were Friday November 19th, 4pm-7pm and Saturday 20th November, 10am - 12am. One of the issues to be decided by the consultation was the extension of the Conservation Area to cover much of the land to the rear of the Church and Church Farm. Cllr Hyde said she would be at the hall during those times to help host the consultation but requested support from other Councillors, which was immediately offered.

(g) Queens canopy, Platinum Jubilee

Cllr Hyde presented the costed options for trees and it was agreed that a Liquid Amber Tree would be planted on the Green to celebrate the Queens Platinum Jubilee.

(h) CPRE Membership

The Clerk advised that in connection with Church Road planning matters he had contacted the CPRE for advice. He noted that they had planning expertise and could deal with responses to Local Plans etc. The Clerk asked whether the Parish Council would be happy to take up membership of the CPRE at the cost of £36 for the year. The request was approved.

4. ADMINISTRATION

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

The Clerk advised he had received the following correspondence:-

- (a) A request to use the Church Road playing field pitches on Sundays. Having checked with the football club the Clerk advised that village use was quite extensive and the request had come from another club but not an adjoining village. It was agreed that the request should be declined by the Clerk. As an aside, Cllr Magson advised that Ashridge/Hult had let one of the pitches fronting the college that meant that Little Gaddesden Football Club were missing out. Cllr Townsend was asked to make enquires with Ashridge.
- (b) Peter Rothwell and Phil Melville had written in connection with the speed of traffic on the road between the Village Shop and Ringshall. This matter had been covered earlier in the meeting with agreed actions noted above.
- (c) A resident had made an enquiry to DBC Enforcement Team about the building of a large garden room in the garden of West Tower, Hudnall Lane and had copied the response to the Clerk. The advice from DBC was that the building under construction was within permitted planning regulations.
- (d) George Godar advised that the Ash Trees bordering Sue Chapman's land was dropping branches on to the path and road and that he was worried about the safety of pedestrians and drivers. He offered to report it to HCC which was much appreciated by Councillors.

(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 on the Play Areas on 18th August and 15th September. No new items had been noted but he confirmed that the ROSPA

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

Play Safety inspection had identified the swing stanchion at Church Road Play Area to be a priority for replacement. The Clerk advised that he and David Brattle had made enquiries about a replacement but it appeared that there was a shortage of the right timber for the job. Further suppliers to be approached. The Clerk also reported to DBC the trees in Cromer Close play area as a resident had mentioned to him a risk with the Ash dieback there.

The Clerk confirmed that the roundabout surface had been installed and that the roundabout was open for use again.

5. COUNCILLOR UPDATE

Councillor Magson asked if the verge at Ringshall opposite the Beacon Road junction and also in front of the builder's yard could receive attention. It was agreed that the Clerk would speak to a contractor.

Cllr Jim Townsend was asked about the National Trust Car Parking and he reminded everyone that he had circulated the National Trust Liaison Meeting minutes which contained that information.

FINANCE SCHEDULE

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

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

SRT Trading Limited – £220 ex vat– Warden Services for **Sept**

MWAgri – £692 ex vat for **Sept**

Petty Cash payment to Clerk for **Sept** £157.54 ex vat

Scottish Power £12.27 inc vat per month direct debit

Kompan Roundabout surface £4718 ex vat

PKF Littlejohn External Auditor £300 ex vat

b. Cheques/payments received

LGVH Management Committee - Village Hall Manager salary

PLANNING SCHEDULE - CURRENT APPLICATIONS (status at 20th September, 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. (County Cllr Terry Douris declared an interest in the Planning matters due to his role on the Development Management Committee at DBC)

2 Ashridge Cottages Nettleden Road. Replacement timber sash windows. 21/03063/LBC

Councillors agreed to amend their recommendations from support to neutral

35 Ringshall Road. Works to trees. 21/03075/TCA **DBC decision Raise no objection**

Thunderdell, Ringshall Road. Demolition of existing house and seven outbuildings. Construction of new part two storey, part 1 1/2 storey, part single storey new dwelling and one new outbuilding. 21/03124/FUL **Supported by LGPC**

60 Nettleden Road, Works to trees. 21/03156/TCA **DBC decision Raise no objection**

Trees Along Roadside. Nettleden Road. Fell ash trees. 21/03177/TCA

DBC decision Raise no objection

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

42 Nettleden Road North. To strip off existing roof tiling, provide breathable membrane batten and retile with Sahtas handmade plain clay tiles (amended scheme). 21/03139/FHA & 21/03140/LBC **Supported by LGPC**

The Bungalow, Ringshall Road. Works to Oak tree. 21/03350/TCA **Supported by LGPC**

16 Cromer Close. Proposed 1 & 2 storey rear extensions, 1st floor side extension and loft conversion with new rooflights and internal alterations and new air source heat pump. 21/03503/FHA **Supported by LGPC**

Witches Hollow, Ringshall Drive. Single storey side extension to replace link and alterations. 21/00612/FHA & LBC. Planning Appeal. APP/A1910/Y/21/3272860 **PC to respond by 19th October**

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

April Cottage. 16 Ringshall Road Ringshall. Demolition of existing detached car port and construction of replacement detached car port. 21/02480/FHA Supported by LGPC,
Granted by DBC

Woodridge Nettleden Road. Extension of first floor rear roof including rear gable and dormer. New dormer to the front of house and new windows to rear. 21/02494/FHA Supported by LGPC
Granted by DBC

SILVER BIRCHES, NETTLEDEN ROAD NORTH. Appeal against enforcement notice, that they should cease use of a particular property as a residential unit 21/00043/ENFORC

The Parish Council opposes the applicants appeal against the Enforcement Notice issued by Dacorum Borough Council on 9th June 2021 on the following grounds

1 Silver Birches is situated in an Area of Outstanding Natural Beauty and Dacorum Borough Council's Core Strategy in relation to an AONB (CS7) is, inter alia, to consider the reuse of permanent substantial buildings provided such reuse (i). has no significant impact on the character and appearance of the countryside; and (ii) it supports the rural economy and maintenance of the wider countryside. It is questionable that the building is substantial within the meaning of the policy. The quality of the conversion of the building is not of an appropriate standard for an AONB and it cannot be said to support the rural economy.

If an application for planning permission had been made in advance of the conversion of this building, it would have been refused because it is in contravention of DBC's policy CS7. It would be inconsistent with DBC's policy to allow retrospective consent.

2 We believe the conversion to a residential dwelling will lead to pressure to impinge on the integrity of the adjacent Atlas Cedar tree which is the subject of a TPO. It is irrelevant that the converted barn, pre-conversion, has co-existed with the tree for 70 years. A non-residential building would not be affected by the proximity of the tree in the same way as a residential building, leading to the possible future perceived need of occupiers for greater light. The Atlas Cedar is at one with all other trees in the adjacent grade II listed parkland, which have been protected for about 100 years and forms such an important feature of the character of Little Gaddesden. Damage to or reduction of the Atlas Cedar would cause a significant harm to the character of the area.

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

On behalf of Little Gaddesden Parish Council, I would urge you to reject the appeal and uphold Dacorum Borough Council's Enforcement Notice.

Ashridge House, Ashridge Park, Conversion of existing laundry at Ashridge House into visitor cafe with associated stripping out of existing laundry plant and equipment. Re-opening existing door to north facade to allow public access to "Scroops" and "Broughton" dining rooms. 21/02731/FUL & LBC **No objection from LGPC**

44 Nettleden Road North. Removal of existing glazed roof to garden room and replacement with slated pitched roof and roof lantern. Construction of new internal partition with doorway to create study within existing front room. 21/02930/LBC **No objection from LGPC**

Little Brownlow Farm, Nettleden Road Construction of orangery extension. 21/02918/FHA
LGPC objects to this application on the following grounds:-

This property is within the Little Gaddesden Conservation Area. The style and design do not integrate well with the simple low slung former agricultural building. It contains large glazed areas and prominent lantern roof at odds with the rest of the conversion. The arrangement does not align well with the simple courtyard style of the original farm buildings, sticking out as it does on one end. It is highly visible within the landscape on the exposed hillside overlooking the valley, footpath & bridleway from Home Farm to Hudnall Common.

6-7, Nettleden Road. Retention of a post & rail fence (measuring 42.150 metres), including 2X3 and 2X6 field gates. 21/02446/FUL Little Gaddesden Parish Council objected as follow:- The erection of fencing allows no practical agricultural use of this partitioned off area of land, allowing it effectively to become incorporated into the garden of 6/7. Nettleden Road North. It should be noted that the field being divided contains a field shelter which has an agricultural condition on it (see 4/02234/16/FUL) and the Parish Council consider that the complete field should remain in agricultural use.

5 Church Road. New Porch, Dormer Window on Rear Elevation at Second Floor Level and internal reconfigurations. 21/02352/FHA Supported by LGPC, **Granted by DBC**

5 Church Road, Demolition of existing garage and single storey rear extension. 21/01496/FHA Little Gaddesden Parish Council originally objected to the proposed single storey extension on grounds of depth and height.

Revised drawings have been considered by LGPC who have commented as follows:

We have had long discussions with Gamme Love regarding 5 Church Road and have reached an understanding. LGPC will not object to the latest proposal for the extension - Drawing number P/02 dated 1/4/21, subject to the following.

1. The extension does not extend more than 5.0 meters from the original house
2. The eave/facial height of the extension is the same as number 6.
3. The pitch of the roof of the extension matches that of number 6, albeit off-set. We appreciate that these items are shown to scale on the drawing, but we have listed them for clarity as there are some discrepancies in the drawings. **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.**

The meeting closed at **10.15pm.**

The next meeting is on **Monday 18th September, 2021 at 8pm in the Village Hall.**

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