



**LITTLE GADDES DEN** *parish council*

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

**September 27th, 2022**

PLEASE NOTE THAT MINUTES ARE ALSO PUBLISHED ON THE WEB SITE

<https://littlegaddesdenpc.org.uk>

The meeting commenced at 7.30 pm.

**PRESENT:** Cllrs. Hyde, Kelly, Magson, Thompson & Townsend. Also in attendance, the Clerk, County and Borough Councillor Terry Douris, and ten members of the public.

**APOLOGIES:** Cllr. Saner

**1. FORMALITIES**

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

The attendance of Councillors was noted and recorded 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.

Cllr Townsend declared an interest in the Bowling Club item.

**2. OPEN SESSION FOR MEMBERS OF THE PUBLIC**

Cllr. Kelly asked if anyone wished to raise any matters not already covered in the agenda. Stafford Lancaster from Hall Farm asked to speak about the Clarke Telecom Ltd proposal to erect an eighteen metre high antenna at Ringshall, as a replacement for the current one, which is half that height. He advised that he had made representations to the promoters, which he would share with the Parish Council. It was noted that the proposal falls within the administrative boundary of Buckinghamshire Council and that the Parish Council would need to keep a look out for the application and stay in touch with Penny Pataky the Clerk at Edlesborough Parish Council who are likely to be consultees. Cllr Thompson agreed to lead the response for the Parish Council.

**3. REPORTS AND MATTERS ARISING**

**(a) Report from Hertfordshire Constabulary.**

The Clerk read out the Police report for crimes recorded in August

1 x criminal damage which occurred in Ashridge.

**(b) Church Road Enforcement appeal**

Cllr Kelly confirmed that Dacorum Borough Council (DBC) were awaiting the date of the judicial review (JR) of the Planning Inspector’s decision.

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

In the meantime, he was aware of the behaviour of the occupants at Plot 5/6 in relation to a wedding reception that took place on Sarah Gall's field recently. He intended to speak to the Bride & Groom on their return from holiday so that the matter could be properly reported.

A couple of residents at the meeting said there was little point in reporting these matters as the Police did not come back to them for information. Cllr Terry Douris undertook to speak to David Lloyd the Police and Crime Commissioner about the lack of response.

It was suggested that an Officer from DBC be invited to the next meeting to talk about the behaviour of the occupants and how residents should respond.

**(c) Signage and parking restrictions at the Bridgewater Arms.**

Cllr Townsend's advised that the original adverts application having been refused by DBC and that he remained in discussion with the applicants and was waiting for their final proposals on a fresh application. He was concerned that unless Permitted Development rights were removed the applicants could always change things later without the need for a formal application or consultation. Although it was clear that the times of operation of the cameras would be from 9.30am (allowing time for some early shopping and school drop offs), it was not clear if a 15–20-minute penalty free period was being offered.

**(d) Latest DriveSafe statistics.**

Cllr Hyde advised that a DriveSafe session took place in August between 7.30 – 10.30 am near 'The Spinney' on the road heading towards Ringshall. The statistics showed, consistent with previous sessions, a third of the people travelling in excess of 35mph in a 30mph zone.

235 cars passed during that time. (68 exceeding 35 miles an hour = 29%). That level of flouting of the speed limit automatically triggers a formal police speed-trap session.

A further session was held in September in the same location where 81 cars out of 328 exceeded 35mph = 26%

The Clerk confirmed that the Police and Crime Commissioner's (PCC) Road Safety Grant application had been approved in principle for the installation of an official permanent speed camera in the village. The Council at the last meeting approved the necessary expenditure to allow the next stage of the grant work to take place, that being a PCC feasibility study. The Parish Council awaits the results of the study.

Cllr Hyde suggested that the SID should be moved to a new location and that the Cromer Close location would be good as it had been some time before it was last at that location. Consideration was also given to the need for a second SID, however, as in previous discussions on a second SID, it was agreed to hold back until the PCC feasibility study had been completed.

Mr and Mrs Farrer from Ringshall advised that they had been able to borrow a speed gun and taken readings in the dip at Ringshall near the entrance track to the Cottages. The results showed an average speed of 43mph in a 30mph limited road, only one car of the 67 recorded was within the speed limit.

Cllr Kelly thanked Mr & Mrs Farrer for their initiative. Cllr Hyde said that she would try again to get the DriveSafe Team to approve a location that would allow further speed checking in this area.

Cllr Douris undertook to check again the automated signage at that area which now only has one 'message' re the junction in the dip.

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

**(e) Sustainability issues – A new Standing Item on the agenda**

Cllr Magson said that she had carried out some research in this area on what materials were available to help us on a sustainability journey. Some matters we were already addressing but there were plenty more activities that could be considered in how the PC and indeed the village look at matters. There is always a 'sustainability lens' that could be employed in reaching decisions. She took some guidance from the Friends of the Earth literature and in no particular order raised matters such as:- Traffic calming, reviewing planning applications in relation to energy, solar panels, heat pumps, bulk buying of items to make them more affordable, managing energy consumption, considering alternative sources of energy and more renewable sources, increasing tree cover, minimising waste, maximising recycling, nature restoration, safe walking routes, limiting use of plastic, generating energy etc.

Plenty of topics and there was enthusiasm in the room to move forward in a coordinated way on some of these initiatives.

**(f) New Play Area. A new Standing Item on the agenda**

Cllr Magson advised that whilst there had been no progress on this matter the group were forming and would come forward with further thoughts and ideas in due course.

As a separate initiative Cllr Magson advised that some of the teenagers in the village who enjoy using the homemade ramps were keen to create something more permanent and exciting. The Council agreed to support a small-scale ramp area but there will be plenty more discussion on this in the coming months.

Cllr Magson advised that she had prepared some signs re Health and Safety notices that would be erected near the Play Areas.

**(g) Tennis Club refurbishment works**

Cllr Magson advised that the works had now been successfully completed.

**(h) Replacement of Councillor Fruish**

The Clerk confirmed that as Councillor Fruish had resigned and would be carrying out the role of Clerk, a notice would be placed on the noticeboard regarding the vacancy for a Councillor. If electors wished to seek an election, they could do so by contacting DBC, who would manage it for the Parish Council. If there were no such calls for an election, then the vacancy would be filled using the Co-option procedure under which the vacancy is advertised and anyone can apply provided that they meet the criteria.

**(i) Noise from Ashridge (Fireworks plus Cinema nights)**

The Clerk confirmed that Firework displays linked to weddings would be re-commencing, for details see the Parish Council web site.

**(j) Planning Enforcement and Equality and Diversity Policies**

The Clerk and Cllr Thomson had made some amendment to the Policies and they were duly adopted. Cllr Magson said that for future initiatives the Community Impact Assessment should be applied prior to any decision being made, in other words the policy should be proactively used. All Councillors agreed.

**(k) Protection of village historical artefacts/documents in fireproof cabinets.**

This item was brought forward following initial discussion at the last meeting. The likely participants of an 'Archiving Working Party' could include Cllr Hyde, George Godar, Roger Bolton, The Clerk, The Vicar & Peter Grainger and possibly others. David Brattle advised that he thought it

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

might be possible to create an area within the Village Hall that could accommodate the Village Archive.

**(l) Highway verge opposite the shop**

The Clerk confirmed that trimming of the holly bushes had been completed.

**(m) Cycle racks outside the Village Hall**

At the request of David Brattle it was agreed that the Cycle racks, that were very rarely used could be removed. David kindly offered to do that work himself.

The Clerk offered his thanks to David Brattle for carrying out a very neat repair to the Frank Rogers bench which had unfortunately lost an armrest. The repair had made the bench completely reusable again.

**(n) South West Herts Strategic Plan**

Cllr. Townsend advised that the Plan, details of which he made available in the room, was a strategic plan looking beyond the current Local Plan and taking the five participating Boroughs that make up the South West Herts Region up to the 2050's. It considered all of the strategic infrastructure needs of the region across that time period. A public consultation was underway and he urged people to respond in accordance with the timetable if they had any points of concern and wished to help in shaping the plan.

**(o) Footpath between the pub and Ringshall Drive**

Cllr Townsend noted that horses were being ridden along this footpath and that damage had occurred to the steps near Ringshall Drive which the Parish Council had only just recently repaired. There had been complaints about the danger of horses in close proximity to pedestrians. There were also worries reported about dogs being walked close to horses on this narrow footpath. A meeting had been held attended by Cllr Townsend, the Clerk, Clayton Rae (the footpaths officer from DBC) and County Councillor Terry Douris to understand the issues and seek a solution. Although signs would be erected reminding horse riders that this was a footpath and that horses should not be using it, it was felt a physical barrier was needed. It was agreed at the Parish Meeting to look to see if such barriers had been successfully installed elsewhere in similar circumstances.

**(p) Support for planned works at the Bowls Club**

Cllr Kelly proposed that the Council provided financial support for planned works at the Bowls Club. It was agreed that a form of matched funding would be approved subject to their being a clear schedule of works and formal quotes that the Parish Council can view and approve.

**4. ADMINISTRATION**

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

The Clerk shared a couple of emails that had previously been circulated to Councillors, one from DBC advising that the Mayor's visits to Parish Councils were recommencing and one in relation to an incident connected to a resident at Greenway Lodge, Hudnall Common. This latter matter had now been dealt with and Cllr Hyde said in relation to the former, she was keen to get the Mayor involved with a tree dedication and would contact him.

**(ii) Finance**

- (a) The schedule of payments was approved together with the report on expenditure for the previous month.
- (b) The Clerk had at the last meeting confirmed that he had opened an account with the Unity Trust Bank for dual authorisation of payments. Councillor Hyde and Cllr Saner were now able to authorise payments and Cllr Kelly said he would register as an approver on the system. The new Clerk was also being added.

**(iii) Health and Safety**

The Clerk advised that the Play Area inspections were completed on 7th September. He noted cracking of the basketball court and had received a quote from the original installers to repair it. The quote for £550 ex vat was approved. The Clerk also advised that a replacement pole for the Monkey bars at Cromer Close had been ordered and would be delivered to David Brattle.

Penny Holland said she was concerned about a partly fallen branch of a crab apple tree at Cromer Close Play Area. The Clerk and Cllr Kelly agreed to see if they could deal with it.

**5. COUNCILLOR UPDATE**

It was agreed that the Parish Council should have a Christmas Tree on the Green again this year and Cllr Magson said she would try and coordinate a date for the Christmas Carol singing around the tree.

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

Contribution towards the Church for its Charitable purposes £1,000

Clerk– Salary & PAYE for **Sept**

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

MWAgri – £741 ex vat for **Aug and Sept**

Expenses payment to Clerk **Sept** £161.64 ex vat phone rental/calls, printer ink, poo bags

Cole Facilities Roofing, £4,000 ex vat for Cladding, soffit and fascia boarding for front of Village Hall

David Brattle expenses for repair of Village Hall £294.91

Behr and Sons Ltd £1,000 cutting drying and baling hay on the Green.

PKF Littlejohn External Auditors £300 ex vat

Hire of the Village Hall for Parish Meeting £54 no vat

**b. Cheques/payments received**

LG Village Hall Final payment against Manager salary £102.91

Mug income £48

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

**PLANNING SCHEDULE - CURRENT APPLICATIONS (status at 27th September 2022)**

**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.**

19 Ringshall Road. Felling trees. 22/02438/TCA **Already approved by DBC**

Priory End, Alderton Drive. Single-storey rear extension. Construction of front porch and two single storey outbuildings. 22/02482/LDP **Not required to comment on.**

Ashridge House, Ashridge Park. Restoration of stair core, new lift & ensuite guest bedrooms, new ground floor toilets, alterations to central service spaces. 22/02474/MFA & 22/02475/LBC  
**Supported by LGPC**

Thunderdell Ringshall Road Ringshall. Proposed demolition of existing conservatory, garage and annex wing and six outbuildings, replacement with 1 part-storey extension, replacement windows and changes to some external walls. 22/02498/FHA **Supported by LGPC**

Church Farm House, Church Road. Construction of an equestrian menage to create an all-weather surface for personal use of the applicant. 22/02061/FUL **No objection from LGPC**

Ashridge Golf Club, Golf Club Road. Removal of temporary dry bay practice structure, replacing with a permanent teaching and practicing building. 22/02560/FULTBA **Objection by LGPC**

Little Gaddesden Village Green. Works to trees 22/02827/TCA **Supported by LGPC**

Christmas House, Nettleden Road North. Works to tree 22/02811/TPO **Supported by LGPC**

Kestrel Golf Club Road. Basement extension to pool house. 22/02831/FHA **Supported by LGPC**

Consultation regarding a new Antenna at Ringshall - 22/02542/CON **Objection lodged with applicant ahead of their formal planning application where LGPC will make further representations.**

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

54 Nettleden Road. Works to trees. 22/02268/TCA **Supported by LGPC, Granted by DBC**

Old Cottage Paddock, Nettleden Road North. Certificate of lawfulness for existing outbuildings. 22/02037/LDE – **Councillors had no comments regarding this certificate. Granted by DBC**

8 Little Gaddesden House. Works to tree. 22/02318/TCA **Supported by LGPC, Granted by DBC**

John O Gaddesden House, 29 Nettleden Road North. Felling of trees and works to trees. 22/02326/TCA **Supported by LGPC, Granted by DBC**

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

58 - 59 Nettleden Road North. Works to tree and felling of tree. 22/02331/TCA  
Supported by LGPC, **Granted by DBC**

Home Farm Works, Nettleden Road. Removal of modern interventions including internal wall coverings to expose timber structure for archaeological survey and recording to two barns, Barn 1 is a listed building Barn 2 is sited within the curtilage of the listed barn.22/02046/LBC  
Supported by LGPC, **Granted by DBC**

Vine Cottage, Nettleden Road. Replace existing doors. Construction of porch. New external cladding at rear of property. New air source heat pump and air-conditioning condenser.  
22/01149/FHA Supported by LGPC, **Granted by DBC**

Covetous Corner, Hudnall Common. Demolition of existing extension to side and rear and front porch. Construction of two storey side and rear extension and part single storey with front porch.  
22/01351/FHA Supported by LGPC, **Application withdrawn**

2 Chapel Close, 2-storey side extension and replacement of single storey rear extension.  
22/00921/FHA Little Gaddesden Parish Council objected for the following reasons:-  
We felt that it constituted over-development of a small plot and would be overbearing to the neighbouring property. The addition of another bedroom (to make 5) is potential for higher occupancy and greater car usage. Chapel Close has inadequate parking provision as it is and any further usage would create more problems.  
Another bedroom also implies more intensive residential use leading to potential higher footfall in Chiltern Beechwoods SAC. Chapel Close is approximately 1000 metres from the SAC so quite close to the 500m exclusion zone. **DBC decision awaited**

Beggars Roost, Alderton Drive. A two-storey garage extension, driveway extension and a swimming pool. 22/00840/FHA

LGPC reviewed the application and objected for the following reasons:-

1. The new garage, being two storeys and being on the boundary with the neighbours, will be intrusive
- 2 the addition of another storey is potential for future residential development
- 3 the size is excessive.

If the application was simply for the swimming pool, with no change to the garage the Parish Council would not object.

**DBC decision awaited**

The Bridgewater Arms Car Park. Installation of 2 ANPR cameras to be mounted on a single pole.  
22/01036/FUL. Also, addition of 6 pole mounted signs. 22/01037/ADV

LGPC objected and the full background and detail of the objection and possible way forward is available on the LGPC web site. Further meeting held between applicants and LGPC, 27<sup>th</sup> July.

**Adverts application refused; other application remains under consideration pending receipt of a revised adverts application**

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

**Enforcement actions**

**Church Road land**

Creation of a means of access, erection of fencing and construction of buildings on Plot 5 & 6.  
APP/A1910/C/21/3282333 **Appeal dismissed. Applicant seeking Judicial Review**

**Land South East of Church Road.**

Material change of use of land from agriculture to a mixed use of agriculture and the siting of a caravan for residential use. E/21/00448/NPP. Status: Pending Consideration

**Land South East of Church Road.**

Lots of items scattered across rear field very untidy. Land E/22/00120/S215 Received: Sun 24 Apr 2022 | Status: Pending Consideration

**Bridgewater Arms Car Park**

Erection of posts, cameras and signage within the car park. E/22/00019/LBG  
Planning application now under review

**Coach House Beaney Farm Nettleden Road**

Change of use from private to commercial (equestrian) E/20/00301/NPP Ref. No: Received: Fri 07 Aug 2020 Status: Pending Consideration

**Coach House Beaney Farm Nettleden Road**

A large concrete slab has been installed. 2) Underground engineering work for cesspit has been completed. 3) A tree was removed in a Conservation area. Ref. No: E/22/00106/MULTI  
Report of Electrical installation added June/July 2022 Status: Pending Consideration

**Land North of The Bothy Nettleden Road**

Construction of a hardstanding and road. Ref. No: E/21/00406/NPP Received: Thu 11 Nov 2021  
Status: Pending Consideration

**Mosshall Farm, Nettleden Road.**

Bund/soil bank created to the rear and adjacent to footpath. Ref. No: E/20/00448/ENG.  
Tue 17 Nov 2020. Status: Pending Consideration

The meeting closed at **10.00pm**

The next meeting is on **Monday 17<sup>th</sup> October, 2022 at 7.30pm in the Village Hall.**

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