

LITTLE GADDES DEN *parish council*

**MINUTES OF THE PARISH COUNCIL MEETING HELD AT THE VILLAGE HALL ON
November 21st, 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, Saner, Thompson & Townsend. Also in attendance, the Clerk, County and Borough Councillor Terry Douris for part of the meeting, and fourteen members of the public.

APOLOGIES: There were no apologies.

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.

Approval of the Minutes. The Minutes were agreed as a correct record of the meeting and were signed at the end of the meeting.

There were no declared interests.

2. OPEN SESSION FOR MEMBERS OF THE PUBLIC

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

A discussion took place on the arrangements and modifications required to the Village Hall to prepare a small room to archive village information. LGPC were grateful for the suggestions and works to enable this.

The Chairman of the Village Hall, David Brattle, asked for an update on the temporary parking arrangements which had been granted behind the Village Hall. The arrangement was causing issues for users.

Action: Cllr Kelly

3. REPORTS AND MATTERS ARISING

(a) Report from Hertfordshire Constabulary.

No report was received from the PSCO. The number of crimes reported, if any, was unknown.

(b) To discuss Ringshall Antenna – Cllr Thompson

Cllr Thompson

Signed by the Chairman.....

Dated.....

12/12/22

- outlined the key concerns and challenges the proposed mast and antennae presented and the changes made to consultation dates, mast height, antennae and cabinets.
- confirmed that LGPC had entered an objection on all the grounds permissible at this time, raised concerns about the consultation process and accuracy of the proposals. LGPC also sought to mitigate the impact of the mast and antennae in the event that these were allowed under permitted development rights.
- LGPC noted that although the proposed mast location was not in LG Parish, given the impact on the village, the conservation area, heritage buildings, the skyline and the AONB they were working hard to ensure that LGPC's response to these issues were not affected by this fact.

A concerned resident informed the meeting

- that he had instructed lawyers, deployed a cherry picker and leafleted affected villagers. The following are some of the key points made:
- the approval of the proposed mast set a dangerous precedent.
- some information within the proposal was inaccurate or seemed standard wording unrelated to the specific mast location including very old photographs of the landscape/site which no longer accurately represent the site or the impact of a mast.
- that a united unwavering response from villagers and the councils was required.
- he thought an independent assessment of the impact of the mast on road safety could be carried out as the mast and cabinets will create blind spots.

Residents shared concerns including the vagueness about plans to decommission/remove existing cabinets and mast and the possible proliferation of both. Residents questioned why a larger number of shorter more carefully placed and hidden poles couldn't achieve better local coverage. It was felt that the mast was intended to be part of the regional infrastructure rather than to meet local needs and as such was not appropriate for the site. The proposal has a significant negative impact on Little Gaddesden residents, heritage buildings and skyline.

A member of the public said that they believed that Dacorum had not objected to the proposal which was contrary to what Cllr Hyde had understood and she undertook to follow this up.

Action: Cllr Hyde

It was agreed that LGPC would keep a watching brief on the progress of the application and seek to understand if the proposal and basis of the planning application was changed which would allow additional arguments on the technical aspects of the location. Further consultation with all parish residents would take place as appropriate following the outcome of the application.

(c) Church Road Enforcement appeal

- The meeting was informed that more complaints had been received about escaped goats, including on the playing fields, and behaviour from the occupants which made people uncomfortable.

Cllr Kelly informed the meeting that

- Terry Douris had been instrumental in enabling discussions between DBC and LGPC on enforcement matters and the upcoming legal review
- a legal meeting was taking place week commencing 28 November to determine if the owners of plots 5&6 should have raised their issues for Judicial Review or under the Town and Country Planning Act. The meeting was taking place in open court therefore members of LGPC could attend.

Signed by the Chairman.....  Dated..... 12/12/27

A discussion took place in response to resident's concerns about the outcome of the hearing and next steps. It was noted that the situation was not likely to resolve for some time and that it was important that residents reported any incidents or issues that concerned them to the police or relevant DBC department rather than waiting for planning matters to be resolved.

(d) Signage and parking restrictions at the Bridgewater Arms.

Cllr Townsend advised that planning proposals were being revised to take account of discussions and objections. These were likely to be resubmitted to DBC in December and would be shared with LGPC at the point of submission. LGPC were awaiting a response from DBC regarding the LGPC's request that Permitted Development Rights be removed to protect the site going forward.

(e) Latest DriveSafe statistics

Cllr Hyde shared

- that the October monitoring took place at Home Farm for a 3 hour period during private schools' half-term holiday. The statistics were down in quantity and speed: 195 cars passed into the village of which 46 (24%) were exceeding 35mph:
- that a new DriveSafe location had been agreed at Ringshall which would be trialed in November for a shorter period given the volume of traffic. It was noted that the statistics from the traffic monitoring by residents in Ringshall and the Police response to this had greatly assisted in the agreement to this.

(f) Sustainability issues

Cllr Townsend noted that the requested meeting with Cllr Magson had not been possible to date due to her time constraints. A zoom meeting for interested parties forming a working group had been organised and was being rescheduled to enable more attendees. The group's purpose was to brainstorm ideas collaboratively and to present all of these, including their recommendations, to LGPC for consideration in advance of the LGPC discussing this at the meeting of the LGPC. LGPC would consider all the information and consult with parishioners before determining a way forward. It was noted that HCC and DBC were doing a great deal to promote sustainability for example, a recent collective purchasing initiatives for solar panels and air source heat pumps. It is hoped that as the plan is developed these sort of opportunities might be considered in the village.

(g) New Play Area.

There was no additional information to present.

(h) Noise from Ashridge (Fireworks plus Cinema nights).

It was noted that noise from Ashridge events could be intrusive for some residents. Ashridge were liaising with the Parish Council regarding activities that could impact on the village. It was also noted that the noise from resident's fireworks could go on for longer and be louder for those immediately proximate than the noise of fireworks launched by Ashridge. The Parish Council agreed to raise awareness at all opportunities, for example in the parish magazine.

Action: The Parish Council

(i) To confirm action taken to replace Cllr Fruish

DBC confirmed that no election was required to replace Cllr Fruish and that a new councillor could be co-opted to the Council until the elections take place in May 2023. A Vacancy Notice to this effect would be publicised.

Action: Clerk

(j) To report on visibility issues and speeding signage at Ringshall Road

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It was noted that the sign at Ringshall was obsolete and not in the best location. It was suggested that Highways/Drive Safe be consulted on the position of signage. Terry Douris shared that new solar signs would cost in the order of £5,100 and that he had no budget for this. Terry Douris would seek advice on a suitable site for the indicator.

Action: Terry Douris

It was proposed and agreed that the location of the moveable signs at Hudnall should be moved to Cromer Close at a cost of £200. Terry Douris confirmed he would be able to fund this move.

Action: Clerk and Terry Douris.

(k) To report on advice received regarding the use of IT by LGPC and to vote on the way forward - Clerk

The Clerk sought approval to implement advice received from an independent IT Consultant regarding the use of IT by LGPC and outlined the key recommendations. This included: a new computer with improved Microsoft capability, cloud storage including some sharing facility, official fit for purpose emails for Cllrs, a move from a fixed landline to a mobile phone to contact the parish council. The recommendations and associated costs were unanimously agreed and the Clerk undertook to implement these as soon as possible.

Action: Clerk

(l) To discuss proposals for a Conservation Area Character Appraisal for Ringshall – Cllr Hyde
Cllr Hyde shared that

- work was commencing on the CACA for Ringshall, residents had been written to, Whats App messages had been sent.
- Michael Carver had agreed to do the photography.

It was noted that Ringshall Lodge Gatehouse and the property by the waterworks were not within LGPC Parish and that it could be advantageous to liaise with the relevant Parishes to heighten the importance of these buildings to LGPC conservation.

(m) To report on the use of the Village Hall address for LGPC Correspondence - Clerk

The Clerk informed the meeting that David Brattle, Chairman of the Village Hall, had kindly offered to install a secure letter box outside the village hall which could be shared by the Village Hall and LGPC. In return, LGPC would pay for the box. The proposal was agreed.

The Clerk to inform correspondents and the local post person and post office once this was up and running. David Brattle was thanked for enabling this facility and for agreeing to source and fit this.

(n) To discuss the consultation on Hemel Garden Communities – Cllr Saner

Cllr Saner informed the meeting that a resident had let LGPC know that a survey was underway inviting comment on proposals associated with the regeneration of Hemel Hempstead which included the creation of a new Garden Community circa 11,000 homes. This was intended to be a self-contained mini town including its own amenities, schools, parks etc. The time span was from now to 2050. LGPC have now received consultation details direct. It was noted that Affinity Water were also undertaking a survey to explore how to address projected shortages in water by 2050 and that the surveys were likely to be related. The importance of careful participation in these surveys by all was emphasised.

There was general concern about the impact on villages like Little Gaddesden. LGPC would publicise the links to the surveys which required care in completion.

Cllr Townsend drew Terry Douris attention to the incorrect classification of the Leighton Buzzard Road as an "A" road in the documentation. Terry Douris agreed that the Leighton Buzzard Road was a "B" road and should be referred to as such in the documentation and would feed this back. **Action:** Terry Douris

Cllr Townsend also noted that the plan showed new houses in Briden's Camp, Potten End and Nettleden. Terry Douris made it clear that he was not supporting any development in LG or Potten End. The proposed development would be north of the link road on the Leighton Buzzard Road and particularly affected Great Gaddesden who were fighting it and had created a local plan. The land is green belt and owned by the Crown Estates. The infrastructure, expansion of Junction 8 and creation of a new road from the M1 across the North of Hemel Hempstead to join up with the Leighton Buzzard, Hemel Hempstead Road. It was a huge development and required a great deal of consultation. Cllr Douris explained that this was separate from the proposals in the draft local plan which was subject to a major rewrite and was likely to be issued in the summer of 2023.

Terry Douris urged LGPC and its residents to response to the consultations and also undertook to send the Clerk a survey regarding budgets and spending.

4. ADMINISTRATION

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

The Clerk highlighted receipt of the following correspondence which included notification of important surveys:

Affinity Water – brought our attention to the launch of their consultation with customers and stakeholders on Affinity Water draft Water Resources Management Plan (WRMP). The WRMP aims to address a significant future shortfall in water resources in their supply area. Population growth, climate change and the demand for water are putting significant pressure on the local environment and water resources in Affinity Water's supply area. Without action, the area Affinity Water supplies faces a possible shortfall of 449 million litres a day by 2050. Affinity want to hear what customers and stakeholders think about our draft plan to help us shape our final plan which we will publish in Autumn 2023. Clerk to put links on email updates.

Hemel Garden Communities is asking local people to play a part in proposals for the town's regeneration and growth, by sharing their views on what they feel will be most important to them in the future. Hemel Hempstead was awarded Garden Town status by the government in 2019, giving it the opportunity to be transformed through the Hemel Garden Communities programme, with plans to make it more vibrant and sustainable. It will create **up to 11,000 new homes and 10,000 jobs by 2050, to the north and east of Hemel Hempstead, as well as transforming the existing town.** Clerk to put links on email updates

Electric Vehicle Charging – DBC have also been developing a countywide EV strategy which was considered at Highways & Transport Cabinet Panel on 1 Nov 2022. Between now and then more feedback is being covered to ensure the strategy covers all the key areas of EV charging and meets our requirements. **Clerk to put links on email updates.**

Dacorum Borough Council notification to Parishes that the Council's garden waste collection service will change from a discretionary service, to a paid subscription service. Registration for the new service will open in January 2023. The annual subscription charge for the garden waste collection service will be £45.00 per wheeled bin. All additional green-lidded bins will be charged at

Signed by the Chairman.....

Dated.....

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the same rate. Terry Douris indicated that the additional bin was not the same rate as £45.00. Residents will need to sign up to the new paid subscription service to continue to have garden waste collected. **Clerk to put link on email updates.**

Church Road – 2 items of correspondence:

- a volunteer who complained about being accused of criminal damage and being filmed as a man lead a woman on a horse towards her filming her as she was placing a footpath sign in Church Road.
- a concerned resident regarding animal welfare

Speeding and traffic calming - An exchange of correspondence regarding perceived inactivity by LGPC in respect of traffic calming measures. The correspondent was frustrated that measures in use in other villages could be deployed in Little Gaddesden. Terry Douris confirmed that Potten End & Great Gaddesden didn't have any such measures, North Church and Markyate had a tiny bit of traffic calming. Terry Douris noted that each site has different contexts affecting what can be deployed. Terry Douris highlighted the survey which could be completed by residents regarding how DBC should spend its money. **Clerk to put links on email updates.**

(ii) Finance

- (a) The schedule of payments was approved together with the report on expenditure for the previous month. This is appended to the Minutes.

(iii) Health and Safety

The continuation of the inspection of the Playground would be discussed at the next meeting pending discussions with the Clerk and Former Clerk.

Action: Paul Kelly to speak to Alastair Greene

(iv) Planning Schedule

To seek any responses from the Public regarding the applications received since last meeting. To agree the wording of the consultation responses to DBC for the applications.

5. COUNCILLOR UPDATE

Cllr Magson reported that

- significant repair work activity was taking place in Beacon Road which she thought might be being undertaken by the National Trust regarding drainage issues including the pond, ford and the Ling car park.
- More filming had taken place and had been well managed.
- Areas have also been cordoned off for scientific interest in Ling Road car park.

Cllr Hyde

- thanked Cllr Townsend and George Godar for clearing the pavements of leaf debris.
- reported that one of the lime trees had been reduced as requested. As this was out of balance with the other trees she would seek advice on what else might be necessary. Cllr Hyde was disappointed that the arborial expert had not allowed her to attend the inspection so that she could have a better understanding of the trees.
- noted that the welcomed improvements to the footpath linking Ringshall Drive to Ringshall Road could inadvertently attract off-riders. Cllr Hyde would investigate obstructions to prevent this.

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- reported that activities associated with Remembrance Sunday went well and LGPC were grateful to David Brattle for his help. Cllr Hyde reported that the soldiers would be removed before the Christmas Tree went up. Action: Inform Cllr Hyde when tree goes up. Action: Paul Kelly and David Brattle agreed to remove the soldiers

Cllr Townsend

- proposed that LGPC make a donation of £20 to LADACAN, an organisation which has provided very useful information regarding Luton Airport. Cllr Townsend shared that he had been monitoring flights for several years and had noticed changes in numbers of flights including a five fold increase over Nettleden and Cromer Close and more landings were flying closer to Ringshall. It was suggested that this be put as an Agenda item for the next meeting so that LGPC were clear what, if anything, they were committing to by making a donation. Action: Add to the Agenda.
- was also concerned about the width of the track to Ringshall which could now accommodate a 4x4 and which should have logs placed to stop any such in appropriate use.

PLANNING SCHEDULE - CURRENT APPLICATIONS (status at 20th November 2022)

Applications received since the last meeting.

After the public have had an opportunity to comment on the applications below, the Planning Working Group will make their recommendations to the full Parish Council.

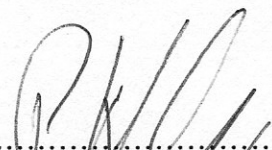
- 43 Nettleden Road North, Felling of trees and work, 22/03156/TCA - Support
- The Summer House Nettleden Road North, Felling of trees and work, 22/03167/TCA - Support
- Bungalow Ringshall Road Ringshall, Works to trees, 22/03179/TCA - Support
- Gable End Cottage Church Road, Tree Works, 22/03211/TPO - Support
- 25 Nettleden Road North, Demolition of existing detached double garage and construction of replacement double garage with study over. 22/03233/FHA- Support
- 44 Nettleden Road North, Works to Cherry tree and fell trees, 22/03204/TCA- Support
- Bridgewater Mews Cottage Nettleden Road, Single storey rear extension 22/03289/FHA - Support
- Woodland To East of NT Car Park On Nettleden Road, Fell trees, 22/03283/TCA- Support
- 2 Chapel Close Little Gaddesden, 2 storey side extension and replacement of single storey extension-Neutral
- 44 Nettleden Road North Little Gaddesden Berkhamsted Hertfordshire HP4 1PH. First Floor - Reinstate previously removed dividing partition in existing Bedroom1 to create new Bedroom 1 and 2. Create new en-suite bathroom and dressing room with existing Bedroom 2. Reinstate original doorway in Bedroom 1 to provide new access into new Dressing Room Area. 22/03389/LBC- Support

For applications below LGPC has already submitted its consultation response.

(Red text shows changes since previous meeting)

Blue Cottage, Ringshall Road. Works to trees. 22/02889/TPO - Supported

Signed by the Chairman.....



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Covetous Corner, St Margarets. Demolition of porch and part rear side extension. New storey side and rear extension. Party single storey with front porch. 22/02907/FHA - Supported

Woodyard Cottage, Ashridge Park. Proposed new Package Sewage System and associated works. 22/03021/FHA - Supported

Little Witch, Alderton Drive, Proposed detached garage. 22/03042/FHA - Supported

(Land adjacent to Hall Farm – Ringshall Antenna – Bucks Planning 22/03422/ATN. Previously 22/02542/CON – Objection)

19 Ringshall Road. Felling trees. 22/02438/TCA – No objection from LGPC -DBC Raise No Objection

Priory End, Alderton Drive. Single-storey rear extension. Construction of front porch and two single storey outbuildings. 22/02482/LDP - No comment required from LGPC
– DBC Granted

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 - DBC Decision awaited

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 - DBC Decision awaited

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
- DBC Decision awaited

Ashridge Golf Club, Golf Club Road. Removal of temporary dry bay practice structure, replacing with a permanent teaching and practicing building. 22/02560/FUL - Objection from LGPC
- DBC Decision awaited

Little Gaddesden Village Green. Works to trees 22/02827/TCA - Supported by LGPC – DBC Granted

Christmas House, Nettleden Road North. Works to tree 22/02811/TPO - Supported by LGPC
- DBC Decision awaited

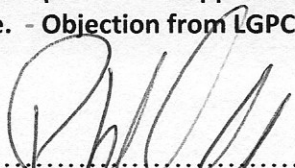
Kestrel Golf Club Road. Basement extension to pool house. 22/02831/FHA- Supported by LGPC- DBC Decision awaited

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. - Objection from LGPC - DBC decision awaited

Signed by the Chairman.....



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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, 27th July. **Adverts application refused, other application remains under consideration pending receipt of a revised adverts application**

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. Judicial Review November 2022

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 Chairman thanked the Cllrs and the members of the public and brought the meeting to a close.

Signed by the Chairman.....  Dated..... 12/12/22

The meeting closed at 10.00pm

The next meeting is on Monday 12th December, 2022 at 7.30pm in the Village Hall.



Signed by the Chairman.....

Dated.....

12/12/22