



LITTLE GADDES DEN *parish council*

**MINUTES OF THE PARISH COUNCIL MEETING HELD AT THE VILLAGE HALL ON
October 17th, 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, Saner, Thompson & Townsend. Also in attendance, the Clerk, County and Borough Councillor Terry Douris for part of the meeting, and eight members of the public.

APOLOGIES: Cllr. Magson

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 of the previous month's meeting required an amendment which was unanimously agreed - Section (k): the words "similar circumstances" to be replaced with "urban locations". Otherwise 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 appropriateness of proposed temporary signage to advise users of the skateboard ramps that these are used at their own risk. It was unanimously agreed not to erect these signs pending further advice from LGPC Insurers.

Clarification of the status of the Badminton Club was sought. Members of the public shared that the club had been disbanded.

The meeting was informed that

- the Village Hall garden had been cleared of fly tipping. Additional work was required to remove trees and roots of young Elders and Ash trees. It was suggested that Sunny Side be approached to tender for this. **Action:** Clerk to speak to Sunnyside
- the Scouts wished to have a gravel base with metal fire pit at the rear of the Village Hall. It was suggested that this might also prevent fly tipping on a current bonfire site. It was agreed that this was a good idea.

Action: Cllr Hyde to liaise with Jonathan Mole of the Scouts

Signed by the Chairman.....

Dated.....

21/Nov/22

The meeting was informed that temporary parking arrangements behind the Village Hall needed to be reviewed as parking was causing issues for users.

Action: Cllr Kelly

Concerns regarding Greenway Lodge Hall Park were raised. Terry Douris informed the meeting that measures had been put in place to address these.

Terry Douris informed the meeting that Dacorum Borough Council (DBC) had been party to an intensive Local Government Authority Peer Review. A report had been produced which was not in the public domain at this time. An area which had raised questions was communication.

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) Church Road Enforcement appeal

Cllr Kelly confirmed that LGPC were still awaiting official notification of the date of the judicial review (JR) of the Planning Inspector's decision. It was noted that a horse was now on site and that this was not an agricultural animal.

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

Cllr Townsend advised that Savills, advisors to Britannia Car Parks, were submitting a revised planning application addressing LGPC's concerns. LGPC had reserved its approval pending LGPC sight of, and agreement to, these. It was noted that equipment inside the pub relating to parking monitoring had been removed.

Cllr Townsend informed the meeting that DBC were considering LGPC's request to get Permitted Development Rights removed from the car park to prevent Britannia Car Parks/Green King making future changes which are not in keeping with the current proposals. It was noted that if agreement could not be reached with Britannia/Green King regarding car parking to alleviate school congestion and safety any discussions with the owners of the land regarding the use of footpaths behind the pub to access the School were irrelevant.

(d) Latest DriveSafe statistics

Cllr Hyde advised that the DriveSafe session for October was to take place later in the month, there were not statistics to report.

A discussion took place regarding gaining agreement to a safe location for the Drive Safe Team at Ringshall. The Sewage Works was identified as a possible location and the DriveSafe team awaited permission from the Police if their insurance would cover this location. *(It has now been granted)*

(e) Sustainability issues

Cllr Magson was not present. Cllr Townsend requested a meeting with Cllr Magson to clarify sustainability as applicable to Little Gaddesden. Action: Cllr Magson to meet with Cllr Townsend and Cllr Hyde.

Signed by the Chairman.....



Dated.....

21/11/22

(f) New Play Area.

Cllr Magson was not present.

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

It was noted that outdoor events would be increasing, with Halloween and The Christmas Lights & Music Extravaganza. It was anticipated that the Christmas lights would be in a smaller area than before. LGPC would request that music was localized to each attraction rather than broadcast more widely throughout. Last year residents had complained of continuous Christmas Carols.

Action: Cllr Kelly agreed to liaise with Ashridge to raise concerns and explore solutions.

(h) To confirm action taken to replace Cllr Fruish

The vacancy had been advertised and DBC advised of the vacancy. The Clerk would be liaising with DBC Elections Department on 18 October to find out if any requests had been received to call an election to fill the vacancy.

Action: Clerk to contact DBC

(i) To discuss Ringshall Antenna

Cllr Thompson

- explained that LGPC was not the relevant Parish Council for consultation purposes despite the impact on LGPC residents and street scene. The proposed site was in Buckinghamshire located before the Junction with the B4506, with a new significantly taller antenna sited on the B4506 alongside Hall Farm, slightly beyond the junction towards Dagnall.
- outlined the proposals which included the replacement of the current antenna with a taller pole increased from 15 meter to 18 meters tall, an increase from 3 to 6 antenna, and an increase in cabinets with the additional of 2 new cabinets.
- explained there was a presupposition that planning would be granted for existing sites.

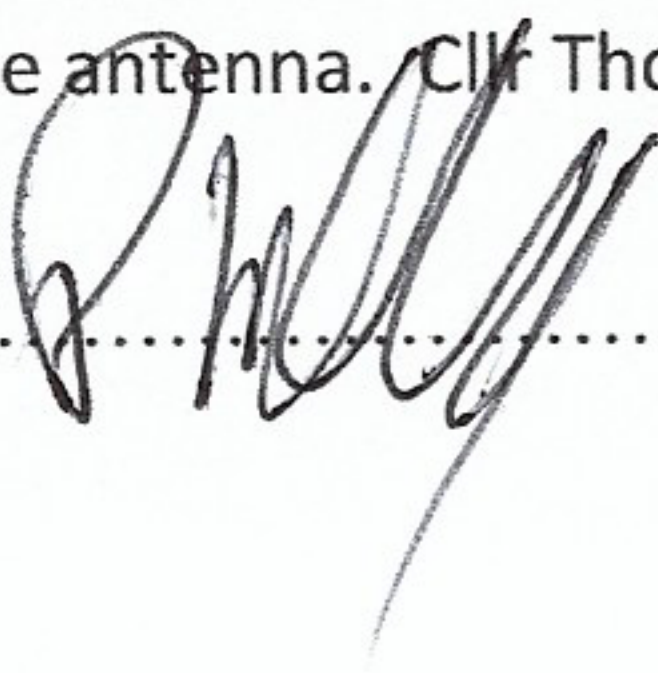
It was noted that there is a large blind spot for mobile signals in Ashridge which posed a health and safety issue for those needing a signal for emergencies when in these areas of the Ashridge Estate.

Cllr Thompson explained that the mast

- was a separate and unrelated application to the antenna which was proposed at Hudnall.
- application did not appear to meet all of the criteria in the guidance including for applications within ANOB's.
- pros of the proposals were presented as increased coverage, new technologies and mast sharing (EE and 3) which reduces the number of installations. The pole was tall slim (unlike the large lattice structure proposed at Hudnall) and could be painted in green.
- cons were that it was twice as high as the existing pole at 18 metres and more visible.

Attendees at the meeting were asked for their views on the proposal. Two residents were present from Ringshall and shared concerns about health and safety issues arising from the proximity of dwellings to the antenna. Cllr Thompson shared that the radio waves from the

Signed by the Chairman.....



..... Dated.....

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antenna were subject to strict guidelines. The size of the pole and visibility of the cabinets were also an issue.

The proposal was to remove the current EE mast and likely that the existing antenna would be retained until the new shared one was up and running. It was likely that some of the original cabinets would remain as these were owned by various suppliers.

Cllr Thompson would seek information about alternative locations considered and would explore if the proposed antenna could be located closer to the existing antenna or on the other side of the road. Cllr Thompson would seek clarification on the area coverage and ask for mitigations such as bushes and trees to lessen the visual impact. The deadline date which applied to LGPC was unclear therefore LGPC would register their objections and mitigations asap.

Action: Cllr Thompson to investigate further and draft objection taking advice from village experts before submitting LGPC response asap.

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

It was noted that speeds affecting the safety of people exiting Beacon Road and Ringshall Cottages was a significant concern. The authorities deemed it of sufficient concern to erect signage some 20 years ago. The sign no longer operated effectively. Terry Douris reported that his investigations into the automated signage for the junction in the dip found that the technology in the sign was obsolete. A proposed solution was that HCC install a new sign and that LGPC pay for this. LGPC to investigate costs given that the post and power were in place.

Action: Terry Douris

It was noted that the 30 mph roundel at Ringshall had not been repainted despite requests.

Action: Terry Douris to chase.

It was also noted that several speed signs in the village were no longer visible due to overhanging branches from adjacent gardens.

(k) To report on meeting with the Head Teacher of Little Gaddesden School

Cllr Thompson met with the Head Teacher to explore traffic and speed issues. A major concern was the log jam congestion caused by the volume of cars in Church Road. The possibility of oneway systems in the Village Hall Car Park to allow a flow of traffic was discussed.


Action: Cllrs to discuss this issue further

The safer route to school was discussed which involved the use of footpaths from Nettleden Road to the School. This however would be depend on Green King providing permanent use of their car park for the School drop off and pick up times. The Head Teacher was not sure how many people would use this should an agreement regarding its use be reached. It was also noted that parking remained an issue in the village but any form of works/development would need to comply with the formally adopted Conservation Area Character Appraisal.

It was noted that the Bowls Club Car Park was used by some school users.

4. ADMINISTRATION

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

Signed by the Chairman.....  Dated..... 27/08/22

The Clerk shared a couple of emails that had previously been circulated to Councillors, one from advising that Dacorum Borough Council’s Environmental Community Protection Animal Welfare service and housing teams have been recognised for good practice, exceeding basic and statutory service requirements with the aim of achieving higher animal welfare standards.

A resident reported that they had experienced behaviour which they had found unpleasant from people occupying the land adjacent to Church Road.

(ii) Finance

(a) The schedule of payments was approved together with the report on expenditure for the previous month. There was no report from the Clerk.

(iii) Health and Safety

The continuation of the inspection of the Playground were discussed and if the new Clerk should be trained in this (ROSPRA) or the former Clerk asked if he would like to take this on on a voluntary basis.

Action: Paul Kelly to speak to Alastair Greene

5. COUNCILLOR UPDATE

No issues were raised.

FINANCE SCHEDULE

a. Cheques for approval. The Council will consider whether to approve the following:-

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

Clerk– Salary & PAYE

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

MWAgri – £741 ex vat for Oct

Expenses payment to Clerk Oct No claim

Village Hall Hire for October £54 no vat

b. Cheques/payments received

LG Village Hall Final payment against Manager salary £102.91

Mug income £20.00 cash.

Signed by the Chairman.....



..... Dated.....

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PLANNING SCHEDULE - CURRENT APPLICATIONS (status at 17th October 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.

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

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)

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

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

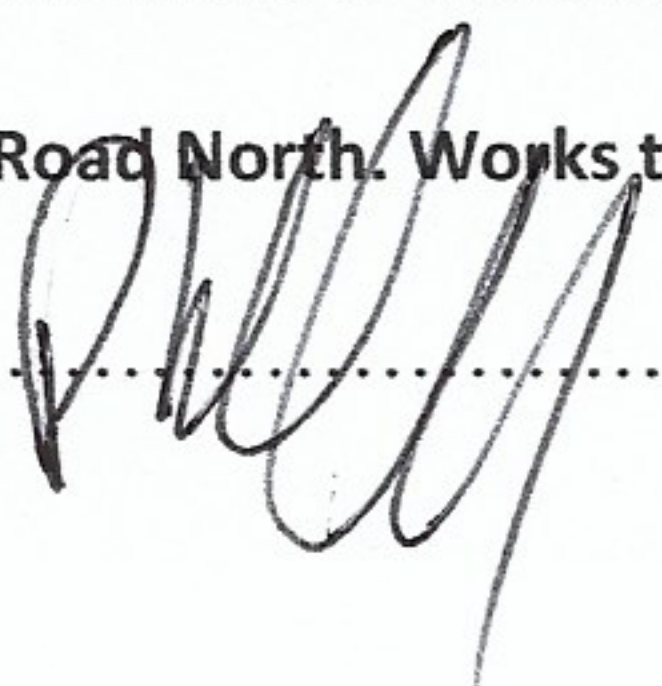
Thunderdell Ringshall Road Ringshall. Proposed demolition of existing conservatory, garage and annex wing and six outbuildings, replacement with 1 part-storey extension, replacement windows and changes to some external walls. 22/02498/FHA - **Supported by LGPC - DBC Decision awaited**

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**

Signed by the Chairman.....  Dated..... 21/Nov/22

- 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

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

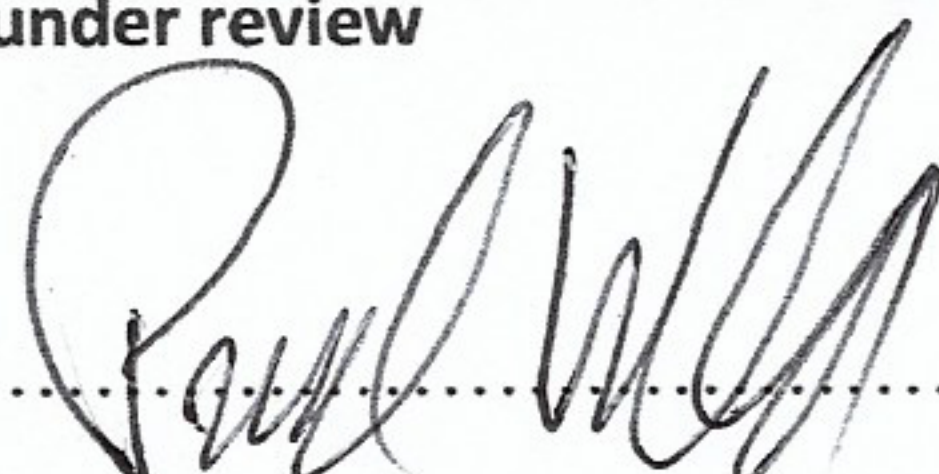
Land South East of Church Road.

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

Signed by the Chairman.....



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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

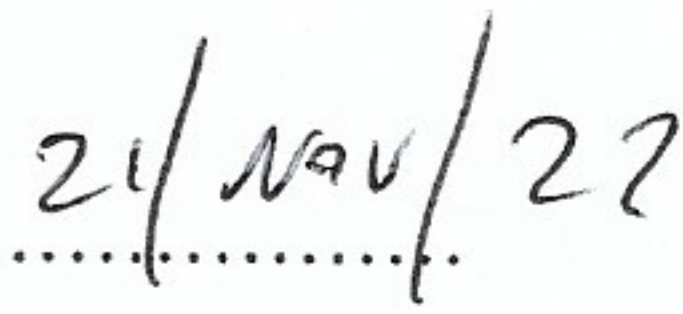
Coach House Beaney Farm Nettleden Road
A large concrete slab has been installed. 2) Underground engineering work for cesspit has been
completed. 3) A tree was removed in a Conservation area. Ref. No: E/22/00106/MULTI
Report of Electrical installation added June/July 2022 Status: Pending Consideration

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 **9.40pm**

The next meeting is on **Monday 21st November, 2022 at 7.30pm in the Village Hall.**

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