

LITTLE GADDESSEN *parish council*

MINUTES OF THE PARISH COUNCIL MEETING HELD AT THE VILLAGE HALL ON
December 12th, 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 for part of the meeting, and three members of the public.

APOLOGIES: Apologies were received and accepted from 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.

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.

- The meeting was updated on the clearance of the village hall in preparation for any modifications required to enable the archiving of village information, the Chair of the Village Hall and the Chair of the Parish Council agreed to inspect the room and agree actions after the meeting.
- 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. Cllr Kelly apologised for the delay and undertook to address this.

Action: Cllr Kelly

3. REPORTS AND MATTERS ARISING

(a) Report from Hertfordshire Constabulary.

The Clerk informed the meeting that the PSCO had notified her of two reports: a dog behaving dangerously, and the theft of builder's tools.

(b) To discuss Ringshall Antenna – Cllr Thompson

Cllr Thompson

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- reported that the application for prior approval had been refused and it was likely that the applicants would explore alternative locations.

(c) Church Road Enforcement appeal

The meeting was informed that

- 2 Cllrs had attended the High Court in November in connection with the application for a judicial review of Inspector's decision of the enforcement notices appeal. In addition, Ibrar tried to claim that there should be a judicial review of the Article 4.
- the judge spent considerable time explaining the decision to dismiss the case.
- the Chairman of the Parish Council was seeking a meeting with DBC planning department in the New Year regarding the way forward on enforcement matters.
- LGPC was waiting for publication of the decision.

LGPC wished to explore including links on its Website to the relevant statutory planning websites for example Dacorum Borough Council.

Borough Councillor Terry Douris informed the meeting that

- DBC had visited the site in Church Road, spoken to Ibrar and served notice to vacate and notice that the injunction had been extended indefinitely.

(d) To discuss funding to advertise

- (1) **The Outcome of the court proceedings at Church Road, and**
- (2) **The Issues involved in the land for sale at Ringshall**

Cllr Kelly proposed that the cost of modifications to LGPC website to enable links to planning documentation regarding key planning issues be explored.

It was agreed that LGCP should link to official websites rather than trying to keep its own site up to date on such matters and that it would be helpful if this information could be easily found on google searches by people interested in the land.

Action: The Clerk to explore options with the IT consultant and/or the website management company and feedback to LGPC.

Cllr Townsend noted

- the improvements to the footpath leading from Ringshall Drive to Ringshall made the pathway vulnerable to vehicular traffic, cars and cycles and to horses.
- there was concern about misunderstandings about access to the Grade 2 Listed Park land at Ringshall.
- DBC had agreed to install a tree trunk to prevent misuse.

Action: DBC

(e) Signage and parking restrictions at the Bridgewater Arms

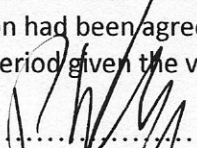
Cllr Townsend advised that

- the timescale for the planning proposals had slipped back.
- no date was available.
- LGPC had been assured that LGPC will receive the information at the same time as the planners.

(f) Latest DriveSafe statistics

Cllr Hyde shared

- that the November and December monitoring had been cancelled due to the weather.
- that a new DriveSafe location had been agreed at Ringshall which had been planned to be trialed in November for a shorter period given the volume of traffic. This will be the next drivesafe

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venue. 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.

- LGPC were grateful for resident's assistance, the Police and to the DriveSafe volunteers.

A discussion took place regarding the different dimensions of SIDs and speed cameras and how this affected potential sites.

Action: Terry Douris undertook to:-

- obtain the dimensions of the camera base and of the area needed to accommodate this.
- find out if residents were allowed to make room for a camera by donating a small area of their land to enable a camera to be sited.

(g) Sustainability issues

ClIr Magson reported that a meeting was scheduled to take place in the second week of January.

(h) New Play Area.

There was no additional information to present.

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

It was noted that

- no complaints had been received regarding noise from the illuminations.
- Ashridge had approached the use of music management differently and it was hoped that this had resulted in the lack of complaints.

(j) To discuss the removal of the skateboard ramps

ClIr Kelly reported

- that work had started to remove the ramps.
- assistance was required given their size and weight and David Brattle agreed to provide this.

Action: ClIr Kelly and David Brattle

(k) To confirm action taken to replace ClIr Fruish

It was noted that

- the vacancy had been advertised.
- a couple of residents had explored the opportunity with ClIrs.
- it was not known if anyone would apply.
- the date for receipt of applications was 16 December.

Action: Clerk

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

- It was agreed that a working party should be set up to explore options.
- a resident in attendance offered to join this along with ClIrs Thompson and Townsend.
- gates or planting to denote the start of Ringshall were suggested as was a 7 day speed and volume count (circa £400) chargeable to the Parish Council.
- all acknowledged the speed of the traffic. LGPC would consider funding such a count and / or a compliant, affordable and appropriate solution should one be found.
- it was noted that approval for solutions would also be required from Highways and the Police.

Action: Terry Douris to:-

- consult Highways to see if the 30mph signage could be moved further away from the junction and what the costs would be.
- check what was the cost of the gate for Northchurch as Terry Douris did not have budget for this.

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

The Clerk reported that

- new email addresses had been set up and were now in operation by the majority of LGPC.
- a new computer and refurbished phone were now in use.
- steps had been taken to enable some shared storage for 2023.
- the post box had been set up and the Post Office would be informed in due course.

The Clerk thanked LGPC for their investments in this area, this expenditure was reflected in the expenses submitted by the Clerk.

(n) To discuss proposals for a Conservation Area Character Appraisal for Ringshall – Cllr Hyde

Cllr Hyde shared that

- residents had been notified.
- photographs were underway.
- the majority of property descriptions had been written.
- Jane Dickson had agreed to compile ordnance survey co-ordinates of the boundary.
- It was hoped to have the draft complete by Easter ready for consultation with residents.

The importance of the flint wall was noted and restrictions on the use of front gardens was questioned.

Action: Cllr Hyde to raise this with James Moir.

(o) To discuss the proposal to make a donation to LADACAN to keep informed regarding developments at Luton Airport and to agree next steps.

It was agreed by the majority of Cllrs that LGPC would make a donation to LADACAN. Cllr Magson abstained.

Action: Clerk

(p) To discuss the consultations on Hemel Garden Communities, Affinity Water, HCC Budget Expenditure – Cllr Kelly

The meeting noted that

- LGPC had submitted its response and shared this with residents via subscribers to LGPC and Gaddesden Society emails.
- residents had also shared this via WhatsApp groups and facebook.
- the survey questions didn't cater for the challenges such a development would create for the Green Belt or local rural communities, particularly with respect to road usage. It was hoped that the comments box would be given weight and taken due account of.
the Clerk would be sharing the information regarding the Affinity Water survey. The HCC Survey had closed.

Action: Clerk

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:

- three items of correspondence had been received and acknowledged.
- Terry Douris to follow up on a road sign query regarding Hudnall Lane.

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(ii) **Finance** The schedule of payments was approved together with the report on expenditure for the previous month.

(iii) **Health and Safety**

(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

The Clerk shared that quotations had been received as requested subsequent to the issuance of the Agenda for

- clearing the Brownlow bus stop.
- removal of the ash trees around the village hall.
- cutting the hedge between Peel House and the village hall.

It was agreed that these works could go ahead.

- Cllrs noted that there were several unresolved enforcement issues which had been outstanding for some considerable time. It agreed that Cllr Kelly would raise these with Philip Stanley at DBC.
- Cllr Magson suggested that LGPC might wish to make subscribers aware of hardship funding charity available via the Vicar. It was agreed that noticeboards could be used for posters to publicise this.
- Cllr Hyde noted the sad passing of Anne Wooster and all acknowledged her very significant contribution to the village including during her time as a Parish Councillor, she would be missed.

The Clerk confirmed the date and time for the Finance Meeting as 19:00 on Tuesday 10 January 2023. Location to be confirmed.

(iv) PLANNING SCHEDULE - CURRENT APPLICATIONS (status at 12th December 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.

- Bailiffs Nettleden Road, proposed single storey rear extension 22/03486/FHA - Support
- Barn Cottage Nettleden Road, fell trees 22/03415/TCA Support
- Manor Yard Nettleden Road, felling of and works to trees 22/03512/TCA - Support

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

- 43 Nettleden Road North, Felling of trees and work, 22/03156/TCA – LGPC Support – DBC Raise no objections
- 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 – LGPC Support- DBC Raise no objections
- Gable End Cottage Church Road, Tree Works, 22/03211/TPO – Support

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- 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- LGPC Support- DBC Raise no objections
- 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- LGPC Support- DBC Raise no objections
- 2 Chapel Close Little Gaddesden, 2 storey side extension and replacement of single storey extension, 22/03320/FUL-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
- 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 – LGPC Supported, DBC Grant
- (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

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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 - Resubmitted as 22/03320/FUL above

-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:-

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. Advert application refused, other application remains under consideration pending receipt of a revised advert 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.

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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.

The meeting closed at 21.05pm

The next meeting is on Monday 16th January, 2023 at 7.30pm in the Village Hall.

Signed by the Chairman.......... Dated.....16/1/23.....