



LITTLE GADDES DEN *parish council*

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

January 16th, 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, and twelve 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.

- The Chairman of the Village Hall, David Brattle updated the meeting
 - on the availability of a larger fire proofed cupboard for the archiving of village information and that an assessment of the best place to site a smoke alarm and to check any further fire proofing was required.
 - that the cavity wall insulation had been carried out
 - that they were seeking matched funding for the roof and needed £17k matched. It was noted that the PC needed a specification for projects over £25k and to follow Financial protocols re tenders. Quotes would be forwarded to the Clerk.

Action: Cllr Kelly to work with Village Hall on specification.

- It was noted that Cllr Kelly had spoken to the owners of the van which had been parking in the village hall grounds.
- Mr & Mrs Clark spoke regarding their plans for the development of the Deer Leap Horticultural site. Proposals for a larger number of smaller dwellings had been rejected by DBC therefore they proposed one large house and two barn conversions. The location and external finishes of the house were in response to feedback from the conservation officer. The Clark's were keen to ensure that the buildings were sympathetic to the location and addressed feedback from LGPC and the conservation officer. LGPC were supportive of the barn conversions and concerned about the visual impact of the house, the proposed render finish when viewed alongside adjacent properties and from the footpath. LGPC were prepared to be Neutral on this was more sympathetic to the immediate locality and the CACA.

Signed by the Chairman.....  Dated..... *20/1/23*

3. REPORTS AND MATTERS ARISING

(a) Report from Hertfordshire Constabulary.

The Clerk informed the meeting that the PSCO had notified her that no crimes had been reported in December 2022.

(b) To discuss the current enforcement issue at Church Road- Cllr Kelly

The meeting was informed that

- some LGPC Cllrs were meeting with DBC on 17 January to discuss next steps in the enforcement process.
- a member of the public thanked LGPC and Cllr Terry Douris for all their efforts and support in ensuring that the planning process was followed.

Councillor Terry Douris informed the meeting that:

- whilst walking on the footpath on the land adjacent to Church Road he and a colleague had experienced the attitude of the occupants of the field towards walkers.

(c) To update on the planning matters associated with the Bridgewater Arms car park – Cllr Townsend

It was reported that:

- 2 more applications had been submitted which had taken LGPC objections and points into account.
- the issue of permitted development rights remained and was the basis of a continued objection from LGPC.

A resident of the flats behind and directly above the front of the Bridgewater Arms shared:

- their concern about the impact on their privacy given the visual range of the cameras specified with 80 meter coverage with audio facility. Residents wished to understand why the range was so high and wanted the audio facility removed.
- their surprise that
 - the car park space currently hatched to allow access to the footpath was still shown as a car parking space on the plan
 - the space freed up by the removal of trees had not been designated for car parking.
 - the documents didn't state the height of the posts.

(d) To report on the Finance Meeting and Precept request- Clerk and Cllr Kelly

It was reported that:

- the Budget for 23/24 and Precept request had been explored at the LGPC Finance Meeting on 10 January and no increase in precept was being requested due to the level of reserves and the availability of grants for some projects.
- three areas of expenditure had been identified as priorities:
 - the village hall roof
 - traffic calming
 - playgroundsAccess to reserves and fundraising would enable some investment in these areas.
- the former Clerk, Alastair Greene had provided excellent support in the production of the precept response.
- the budget and the Precept were formally agreed and signed off by the LGPC.

Action: Clerk to submit precept request to DBC by 23 January

Action: Cllr Magson to include in an article for Gaddesden Society Diary.

Signed by the Chairman.....  Dated..... 29/2/23

Cllr Terry Douris reported that Hertfordshire was increasing its council tax by 4.99%

(e) To agree the appointment of the internal auditor and costs - Clerk

It was proposed and agreed to retain the auditor who had been carrying out internal audits for LGPC for the last 9 years to ensure continuity. The costs of £275 and the appointment of the same internal auditor were agreed.

(f) To discuss Sustainability issues – Cllr Magson

It was reported that:

- a meeting virtual meeting had taken place involving interested parties in the village. The meeting was not led by LGPC. There were 5 main areas being explored and nothing had been discounted at this stage:
 - the Development of Little Gaddesden and surrounding area pledge/kite mark
 - improving recycling availability
 - planning including criteria to include sustainability of plans and how to assist older houses to be more heat effective and sustainable, travel - safe routes to school, differential parking for electric vehicles, car sharing
 - improving awareness/communications/carbon literacy
 - energy – looking at options to promote and financially support sustainable solutions, and/or developing our own community energy bulk purchasing schemes.
- it was noted that DBC were effectively penalizing the Village Hall for charging double in order to segregate their waste rather mix in one bin.

Action: Cllr Douris and Cllr Magson to discuss sustainability issues

(g) To review the Church Road Play Area training future plans – Cllr Magson

Given the popularity of the facilities with local children it was suggested that the Parish Council look into the costing and provision of skateboard and cycle ramps from a specialist supplier.

Action: TBC

(h) To discuss playground inspection/ training

It was noted that:

- there had been some debate over the way forward regarding playground inspections and maintenance and a need to comply with insurance requirements in this regard.
- LGPC was grateful to receive offers from volunteers to undertake the training and carry out the inspections.
- a training day cost in the region of £300.
- Cllr Kelly was undertaking the inspections pending clarification from the insurers.

Action: Cllr Kelly undertook to speak to the insurers.

(h) To update on recruitment of new temporary Councillor

It was noted that:

- the vacancy had been advertised no one had applied.
- elections were taking place in May, meanwhile expressions of interest would be gratefully received.

(i) To agree meeting dates for 2023

Cllrs agreed:

- the meeting dates published on LGPC website.
- that no meeting would take place in July and that a meeting should be held on 7 August.

Signed by the Chairman.....  Dated..... 20/2/23.....

(k) To report on-going work on the Ringshall Conservation Area Character Appraisal—Cllr Hyde

It was noted that:

- photographs would take place week commencing 23 January 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.

(l) To agree the provision of an additional set of pads for the defibrillators in the village

It was noted that:

- that the manager of the pub had saved a life on Christmas day using the village defibrillator and that spare pads were needed.
- Cllrs had expressed their gratitude to the Greene King for the actions of the manager and staff.
- LGPC had agreed to fund two sets of pads to avoid procurement delays.
- the box had suffered some damage and was being repaired.
- the box at the Sports Pavillion would be used in the event of emergencies.
- It was important to liaise with first responders to select approved defibrillators was stressed so that supplies could be shared between boxes.

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.

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

Clerk– Salary & PAYE - None

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

Expenses payment to Clerk Jan (A Greene £77.02) £11:28 Microsoft, £9.00 phone sim Jan

Scottish Power £12.27

Unity Bank Charges £18.00

Village Hall Hire for November £54 no VAT

MW Agri £889.20 inc VAT

National Trust Rent £1.00

David Brattle – Post box and fitting £55.29

M Brown IT Services £402.50

Plum Tree bus stop clearance services £95.00 no VAT

b. Cheques/payments received

(Mug income £20 noted previously but credit to account delayed)

Cricket Club income £360 inc VAT for grass cutting

(iii) Health and Safety – there were no issues reported

(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.

Signed by the Chairman.......... Dated.....29/2/23.....

5. COUNCILLOR UPDATE

- The meeting noted that fly-tipping of garden waste at Ringshall was damaging the local vegetation and veteran trees. It was suggested that this was being carried out by a local resident who was likely to be unaware of the damage caused by their actions. It was hoped that whoever was responsible would read these minutes, recognise their actions are inappropriate and stop doing this with immediate effect.
- It was suggested that plans commence for a party to celebrate the coronation. This would be added to the next Agenda and costs explored.
- Cllr Magson raised that LGPC might wish to make subscribers aware of hardship funding charity available via the Vicar. It was agreed that noticeboards and the website could be used for posters to publicise this.
- The subject of insurance and the provision of salt was raised and it was noted that LGPC insurers had advised that LGPC that they would not be insured to salt any areas they did not own. This did not stop individuals salting areas independently of LGPC.

Cllr Terry Douris

- shared that DBC held a different view from the insurers regarding salting areas in order to assist users but could not indemnify LGPC in this regard.
- clarified that the provision of a salt bin was for local people to apply to public highways not private driveways.
- informed the meeting that it might be possible to apply to Hertfordshire for a locality grant of £350 for a salt bin for Ringshall and that LGPC should contact him to explore further; LGPC not Hertfordshire would have to fill the salt bin. Provided the salt bin was not situated by a junction and did not impede the pavement it could be sited in a reasonable location.

Action: Clerk to contact Terry Douris at HCC.

Cllr Terry Douris informed the meeting of the upcoming introduction of Demand Responsive Transport to assist rural communities link up with town centres between the hours of 7 am to 7pm Monday to Saturday and Sundays and Bank holiday. The service was to be provided by three sixteen seater Mercedes buses with no fixed routes or timetables. Users would book a Bus pick up and Bus drop off point up to 30 days in advance using an app up. Cllr Terry Douris would write about this in the Gaddesden Diary. This was noted by those present with interest.

(iv) PLANNING SCHEDULE - CURRENT APPLICATIONS

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.

- **3 The Red House Nettleden Road North** - Construction of a 5x3 metre garage - (22/03549/FH – LGPC Neutral
- **Little Gaddesden Jmi School** Church Road HP4 1NX- Fell Trees - 22/03677/TCA – For information only
- **4 Nettleden Road North**, Variation of Condition 3 (Approved plans) attached to Planning Permission -Infill extension into the existing courtyard, replacement of existing uPVC fenestration for white painted timber frame casement 21/01345/FHA LGPC - Neutral

Signed by the Chairman.....  Dated..... 20/2/23.....

- **Thunderdell Ringshall Road**, Ringshall, Berkhamsted, Herts, HP4 1LU, Demolition of existing flat-roof extensions and conservatory. Construction of a new single storey rear extension and detached garage. Conversion of existing garage, internal remodelling, new windows to rear and enlarged balcony windows, other minor changes to the fenestration to the rear elevation and associated internal works. 22/03648/FHA LGPC-Support
 - **Deer Leap Manor Nettleden Road North** Little Gaddesden Berkhamsted Hertfordshire HP4 1PE - Proposed construction of outdoor swimming pool and small pavilion structure. 22/03806/FHA LGPC Support
 - **The Bungalow Home Farm Works Nettleden Road** Demolition of existing bungalow and annex and construction of replacement dwelling. Change of use of listed and curtilage listed barns to residential use, conversion of listed barn to two dwellings, conversion of curtilage listed barn to ancillary accommodation for replacement dwelling, demolition of modern extensions to listed barn. 22/03775/FUL & (22/03776/LBC LGPC – Support works to Barns, Neutral on House subject to it being more sympathetic to ,and more in keeping with, the immediate neighbouring buildings
 - **Woodyard Cottage Ashridge Park** Little Gaddesden Berkhamsted Hertfordshire HP4 1PS Proposed new Substation and associated works. 22/03813/FUL LGPC Support
 - **The Bridgewater Arms Car Park** Nettleden Road North Little Gaddesden Berkhamsted Hertfordshire HP4 1PD
 - 22/03819/ADV-Proposal: Display of 5 No. pole mounted information signage in relation to parking control measures
 - 22/03818/FUL -Proposal: Installation of 2 ANPR cameras to be mounted on a single pole.
- LGPC - Object unless permitted development rights removed.

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

- Bailiffs Nettleden Road, proposed single storey rear extension 22/03486/FHA – LGPC Support
- Barn Cottage Nettleden Road, fell trees 22/03415/TCA – LGPC Support
- Manor Yard Nettleden Road, felling of and works to trees 22/03512/TCA – LGPC Support
- The Summer House Nettleden Road North, Felling of trees and work, 22/03167/TCA – LGPC Support. DBC - Granted
- Gable End Cottage Church Road, Tree Works, 22/03211/TPO – LGPC Support – DBC decision awaited
- 25 Nettleden Road North, Demolition of existing detached double garage and construction of replacement double garage with study over. 22/03233/FHA- LGPC Support DBC Decision awaited
- Bridgewater Mews Cottage Nettleden Road, Single storey rear extension, 22/03289/FHA – Support-DBC Granted
- 2 Chapel Close Little Gaddesden, 2 storey side extension and replacement of single storey extension, 22/03320/FUL-Neutral – DBC decision awaited
- 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- LGPC Support-DBC decision awaited
- Blue Cottage, Ringshall Road. Works to trees. 22/02889/TPO – LGPC Support-DBC-Granted
- 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 – LGPC Support-DBC decision awaited
- Woodyard Cottage, Ashridge Park, Proposed new Package Sewage System and associated works. 22/03021/FHA – LGPC Support- DBC decision awaited

Signed by the Chairman..... Dated..... 29/2/23

-Little Witch, Alderton Drive, Proposed detached garage. 22/03042/FHA – LGPC Supported, DBC Granted

-(Land adjacent to Hall Farm – Ringshall Antenna – Bucks Planning 22/03422/ATN. Previously 22/02542/CON – LGPC Objection) Aylesbury Vale - Prior Approval rejected

-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 Granted

-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

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

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

-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 - 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. Adverts application refused, other application remains under consideration

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

Signed by the Chairman.......... Dated..... 20/2/23.....

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

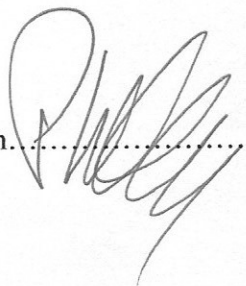
Coach House Beaney Farm Nettleden Road - Change of use from private to commercial (equestrian) E/20/00301/NPP Ref. No: Received: Fri 07 Aug 2020 Status: Pending Consideration

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 c21.40pm
The next meeting is on Monday 20th February, 2023 at 7.30pm in the Village Hall.

Signed by the Chairman.......... Dated..... 20/2/23.....