



LITTLE GADDES DEN *parish council*

MINUTES OF THE PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL on
20th January, 2020

PLEASE NOTE THAT MINUTES ARE ALSO PUBLISHED ON THE VILLAGE WEB SITE
<https://littlegaddesdenpc.org.uk>

The meeting commenced at 8.00 pm.

PRESENT: Cllrs. Hyde, Kelly, Magson (8.50pm), Pritchard, Saner, Townsend. Also in attendance, Alastair Greene (Clerk), County and District Councillor Terry Douris, (9.30pm) and five members of the public.

APOLOGIES: Cllr. Lawson

1. FORMALITIES

The Chairman welcomed everyone to the meeting

The attendance register was signed. There were no declarations of interest.

The minutes of the previous meeting were agreed as a correct record of the meeting and were signed at the end of the meeting.

2. OPEN SESSION FOR MEMBERS OF THE PUBLIC

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

Nobody asked to speak at this point.

3. REPORTS AND MATTERS ARISING

(a) To receive a report from Hertfordshire Constabulary.

The report which covered the period from 6 December 2019 to 17 January 2020 was read out by the Clerk.

- Theft of motor vehicle x 1 (6 December 2019)
- Theft from motor vehicle x 1 (8 December 2019)
- Attempted burglary x 1 (17 December 2019)
- Dwelling burglary x 1 (20 December 2019)
- Dwelling burglary x 2 (12 January 2020)

Concern was expressed at the number of burglaries and the Clerk was asked to enquire for further detail.

(b) To discuss the land for sale in Church Road.

Members of the public attending the meeting were all there to express their concern about any potential development on the protected land in Church Road. The Chairman noted that some sales appear to have taken place at the auction in December but there was still some uncertainty as to whether the large plot was sold. It may have been withdrawn from sale. The theft of Parish Council notices and materials was still being pursued and stolen notices would be replaced. A further auction was expected on 3rd February.

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

(c) To introduce the Little Gaddesden Sustainability Plan

Cllr. Hyde advised that she had noticed that Wigginton Parish Council had developed a Climate Change Action Plan and that she felt that Little Gaddesden might like to consider whether there were elements of the plan that would be good to pursue in Little Gaddesden. It covered the following main areas:-

A Wildlife

B Transport

C Energy

D Food Production

E Food Waste

F The Built Environment

G Waste and Plastics

She explained that she had circulated the Plan to Councillors and also many village organisations who may wish to lead on particular areas of what Cllr Hyde re-named as 'Greener Gaddesden'. It was agreed that a meeting should be set up for those who may be interested in contributing to Greener Gaddesden. It was noted that care would be needed with the promotion of some initiatives (solar panels were mentioned) as they may have a negative impact on the visual amenity of the village.

(d) To approve the Risk Assessment and Risk Management document for 2020

The Clerk had previously circulated the Risk Assessment/Management document and it was agreed that, with the amendments made, the document covers the risks that the Parish Council faced and takes appropriate steps to manage those risks. The document was adopted until the next review in January 2021.

(e) To receive an update to the Conservation Area Character Appraisal (CACA)

Cllr. Hyde confirmed that the first draft was reviewed at a meeting on Dec 18th with volunteers and the Conservation Officers from DBC. A few further items of work had been identified after which it was hoped that Dacorum Borough Council would take the lead on the completion of the CACA.

(f) Schedule of meetings for 2020

Cllr Kelly confirmed that the new schedule should now be published with the usual 3rd Monday of the month for every meeting but with no July meeting and the August meeting taking place on August 3rd.

(g) Communications via the web site and Gadd Soc diary

It was agreed that via the Gad Soc Diary villagers would be asked to subscribe to the new web site in order to get news updates from the Parish Council and links to the agenda and minutes. Cllr Lawson drafted a report on recent actions to be published in the next edition of the diary.

(h) To confirm works completed on Hudnall Lane

Cllr Douris said that he was disappointed that the work had not been completed because approval to do sign installation work was being held up by a resident. Cllr Kelly undertook to discuss the issue with the resident.

(i) To agree the first steps in seeking adverse possession of the Lady Marian Memorial and surrounding verge.

Cllr. Townsend explained that the Parish Council has been maintaining the Memorial and had over the last year or so also maintained the surrounding grass verge. It made sense for the Parish

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

Council to obtain possession of the land so that there was dispute in the longer term about ownership. The three trees on the land were now being actively managed by the Council to avoid neglect and collapse like the tree that nearly fell on the Memorial the year before. The Clerk offered to prepare a plan that Cllr. Townsend could share with the National Trust and the Ashridge Estate to get their agreement about the extent of the land involved, ahead of applying for adverse possession at some stage in the future.

(j) To discuss the need for a SID relocation/addition.

Cllr. Kelly felt that there may be some value in having an additional SID in the village and it was agreed that enquiries should be made as to the likely cost.

(k) To discuss the update to the Ringshall Phase 2 flood protection.

County Cllr. Douris confirmed that this project was still scheduled for this quarter and that he would provide an update in due course. Although there had been flooding completely across the road recently, it was agreed that the water had fairly quickly receded. It was agreed however that the frequency of drain clearance was important to avoid flooding of homes and that Phase 2 was still very much needed.

4. ADMINISTRATION

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

The Clerk advised he had received the following correspondence (agreed actions in brackets):-

Two complaints about the condition of Hudnall Lane following the roadworks. (Clerk taking the matter up with Herts CC.)

The Council were copied in on correspondence between Jim Jack and Dacorum Borough Council regarding a complaint on Helicopter movements. (No action required from LGPC.)

From the National Trust advising as follows:- I'm writing to let you know that we now have our forestry contractors on site at Ashridge. They expect that they'll be ready to start work at Little Frithsden Copse next week. For the time being they'll only be working to fell the conifer trees and won't be needing to use the road for any haulage vehicles, but I wanted to give you an update on how things stand. The exact timing will obviously depend on how their current work progresses. I'll be sure to let you know when the haulage lorries will be arriving when we have that confirmed. We'll also be ready to put out some posters and information leaflets in the shop and on the roadsides. (Await further detail from NT)

From Herts CC, Notice of a Traffic Regulation Order for Hudnall Lane in mid-March, closure for some utility works. (Note the detail in the yellow diversion signs when displayed in March)

A request from Claire Owen for the use of the Church Road Playing Fields for the Gaddesden Gallop on 3rd May. (Agreed by the Parish Council, Clerk to write to Claire.)

(ii) Finance

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

(iii) Budget for 2020-21

The Clerk shared the draft budget that had been discussed at the Finance Meeting. Cllr. Magson suggested that the Council be more ambitious with its funding requirements and it was agreed that the Council should pursue grants and other sources of funding for projects that

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

Councilors wished to promote, provided they had the backing of the village. It was agreed that the last village questionnaire should be looked again to check the priorities and projects that had been discussed previously.

It was agreed after some discussion to adopt the draft budget for 2020-21 and to ask Dacorum BC to collect a precept with an increase of 3% on the last years figure. For a Band D house this equates to c. £1pa. increase on the previous year's figure.

(iv) Health and Safety

The Clerk confirmed that the Safety inspections of the play areas had taken place on 8th January. It was agreed that Cllr Hyde would follow up on Dacorum BC's quote to repair the climbing frames now that the weather was improving. The Clerk asked whether the swing seats should be renewed as they were showing some signs of cracking at the edges.

Finance Schedule

- a. The Council approved the following payments:-
 Clerk & Village Hall Manager – Salary & PAYE for **Jan**
 SRT Trading Limited – £220 ex vat– Warden Services (**Jan** invoice)
 MWAgrri – £692 ex vat (**Jan** invoice)
 Petty Cash payment £39.99 inc vat to Clerk. Printing ink
 Eon Electricity for cabinet on the Green £35.98 inc vat
 National Trust £1 for lease of land at Cromer Close Play area
 b. Cheques/payments received
 LGVH Management Committee - Village Hall Manager salary

PLANNING SCHEDULE - CURRENT APPLICATIONS (status at 20th January 2020)
 (**Red text** show changes since previous meeting)

SILVER BIRCHES, NETTLEDEN ROAD NORTH. RETENTION OF CHANGE OF USE OF A BARN INTO A RESIDENTIAL DWELLING, ROOF EXTENSION WITH DORMER EXTENSION. MODIFICATIONS TO OPENINGS. 4/02148/19/RET Objection by LGPC (please see wording below), no decision by DBC

This is an application for retrospective permission for the conversion of a barn/shed into a three bedroomed dwelling. The work was started without planning permission in July 2017 and completed in January 2019.

Dacorum's core strategy for its countryside area is that there should be a limited number of new dwellings in identified small villages in Dacorum between 2006 and 2026. Little Gaddesden is not one of the identified villages. It follows therefore that permission for this new dwelling is unlikely to have been granted if permission had been applied for prior to the commencement of works and planning permission should not be granted retrospectively. Little Gaddesden Parish Council therefore objects to this application.

Awaiting DBC decision

45, Nettleden Road. Demolition of existing attached rear outbuilding & construction of a new single storey extension. Provision of small single storey side extension, replace single glazed windows with double glazed units and provision of small canopy to the side elevation door. 19/02525/FHA Supported by LGPC, **Granted by DBC**

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

**Bridgewater Mews Cottage Nettleden Road. T1 and T2 coppice two Hazel trees and G1 reduce height of five Prunus trees. 19/02573/TCA
Supported by LGPC, **DBC Raise no objection****

**John O Gaddesden House, 29 Nettleden Road. Works to Ash Tree. 19/02739/TPO
Supported by LGPC, **DBC decision Raise no objection****

The Bridgewater Arms Nettleden Road North. Installation of replacement illuminated and non - illuminated signs to the exterior of the building. Apps 4/02054/19/ADV and 4/02106/19/LBC replaced by latest apps 19/02978/ADV & 19/02982/LBC

LGPC Objected see below. DBC decision awaited

Item 1: Lighting for the new gibbet and pictorial sign in the car park - LGPC would prefer down lighters on the sign to avoid unnecessary light spill into our dark skies.

Item 2: LGPC does not consider the addition of illuminated lettering to the main building to be appropriate for a listed building in the Conservation Area.

Item 8: The large advertising board in the car park is inappropriate clutter and unsympathetic to the building and its surroundings within the Conservation Area

If item 2 and 8 were omitted and downlighters proposed for item 1 the Parish Council would happily remove its objection.

The Bothy Nettleden Road. The demolition of a garage block and conservatory and the extension and re-cladding of the existing dwelling. 19/03008/FHA

'Little Gaddesden Parish Council (LGPC) at its meeting of the 9th December 2019 made a decision that it should oppose this application for the following reasons.

1) The Bothy is located in the Little Gaddesden Conservation Area (LGCA). If developed as proposed in this planning application, it would be the sole residential dwelling within the Little Gaddesden Conservation Area (LGCA) that has weather boarded elevations and would therefore not conform to the architectural styles found within the LGCA.

2) Due to its elevated position the subject site and buildings will be highly visible from Nettleden Road

3) The Chiltern Society Design Guide is regarded as a major influencing factor on development within the Chilterns and it does make reference to weather board as being a potentially suitable cladding.

However, as the Chilterns cover an extensive area, the Guide can only be looked upon in general terms and cannot dictate the appropriate architecture in individual locations within the Chilterns. Little Gaddesden is a case in point as is highlighted in "1" above.

4) LGPC is currently working, in conjunction with Dacorum Borough Council, on its Conservation Area Character Assessment (CACA) which should be completed in mid-2020.

One of the outcomes of the said document will be to identify the various architectural styles currently existing within the CACA and to inform the planning process so that new developments within the CACA harmonise with these existing architectural styles. The weather board proposals for The Bothy will certainly not harmonise with existing styles within the CACA and furthermore could well set a precedent for the future extensive use of weather board cladding within the CACA, resulting in an adverse change in the CACA's existing architectural ambience.

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

5) It is appreciated that a planning consent for The Bothy to use weather board cladding was granted some little time ago (now expired). LGPC however consider that at the time of its grant the need to conserve the architectural integrity of the village (and particularly the LGCA) and the consequences of the grant were not as fully appreciated then as they are now. However circumstances have changed and the LGPC consider that it is a fundamental requirement for the protection of the LGCA that the weather board proposal be rejected to preserve the LGCA's architectural integrity, both on the grounds that this isolated application is inappropriate in itself and also that to grant the application could well set a precedent for similar applications which, if granted, would be out of keeping with and have a detrimental impact on the LGCA.

Given the foregoing LGPC object to Planning Application reference 19/03008/FHA

25 Nettleden Road North. Works to Hawthorne. 19/03034/TCA

Supported by LGPC. DBC decision Raise no objection

John O Gaddesden House. Internal Alteration. Replacing an existing window into double doors. 19/03061/LBC Supported by LGPC. DBC decision awaited

Torwood, Nettleden Road. Single storey rear extension to replace conservatory, external alterations including removal of balcony, replacement entrance porch; alterations to garage to facilitate its use as an annex, and entrance gates. 19/02546/FHA

LGPC Objected as follows:-

Little Gaddesden Parish Council has reviewed this application, it has no objection to the application in general but objects strongly to the proposed gates. The Council feel the gates are inappropriate in a rural setting and against the Chiltern Design Guide recommendations. If the gates were deleted from the application then the Parish Council would withdraw its objection to the application. DBC decision granted with the gates having been withdrawn from the application

Applications received since the last meeting.

After the public attending the meeting had had an opportunity to comment on the applications below, the following consultation responses were agreed.

House in The Woods Golf Club Road. Proposed side extension with rooms in the roof and single storey rear extension. 19/03148/FHA No objection from LGPC

49 Nettleden Road North. Works to Trees. 19/03157/TCA No objection from LGPC

Highfield, The Grovells, Hudnall Common. Two storey rear and single storey side extensions. 20/00064/FHA No objection from LGPC

Information to share / Items for the next meeting

Cllr Hyde said that she was working with the Royal British Legion representatives regarding the 75th Anniversary of VE Day. She said that there would be more detail in future meetings but for now she was working on a proposal to replace two Cherry Trees and one Oak Tree that were originally planted to commemorate the end of the war. County Cllr Douris suggested that as it was the Herts Year of Culture any appropriate event could be linked to the Year of Culture.

The meeting closed at 10.30pm.

The next meeting is on Monday 17th February 2020.

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