

LITTLE MUNDEN PARISH COUNCIL

MINUTES of the meeting of the Parish Council (PC) held on 21st March 2019 at Little Munden Memorial Hall at 8.00 pm.

1. ATTENDANCE

Present were: Jonathan Pool (JP) Chairman; Keith Williams (KW); Lizzie Bacon (LB); David Hart (DH); Tracey Harding (TH) Jenny Macintosh (JM); Darren Jones (DJ) - Councillors; Geraldine Ward (GW) - Clerk

APOLOGIES: None

2. DECLARATIONS OF INTEREST: None

3. TO APPROVE MINUTES OF THE MEETING HELD ON 17th January 2019

The minutes were proposed by DH and TH seconded.

4. MATTERS ARISING FROM THOSE MINUTES

4.1 Home Farm Farmyard – Proposed development

JP reported that there had been developments concerning this matter: - TH had found an application on the East Herts Planning website and reported this to the Clerk who confirmed that she had had no notification of this. JP explained that the Planning Application, put in by King & Co on behalf of Mr Sapsed, had applied for a “*Certificate of Lawful Existing Use of land and buildings as a mixed-use planning including employment uses and use in association with agricultural contracting and music studio*”. TH had written to Simon Dunn Lwin and JP had followed this up with a letter to him asking what had prompted this application. JP affirmed that we need to examine in detail the existing uses report which claims that all buildings on the site are obsolete farm buildings, some being obsolete agricultural buildings and some having commercial use, and the rest of the area is associated with redundant agricultural uses. There is also a planning statement which is of particular interest. JP went on to comment that the application said that the only person having interest in the land is Frank Sapsed, and he had asked Planning whether King & Co have an interest as they have the option to purchase the land although this is not a definite fact. JP reported that he had read through the planning statement which should have included 6 appendices. These were not attached, which he has now asked for. JP read out what he felt was a relevant conclusion of the Statement as follows: -

“5.4 The Applicant is firmly of the view that the evidence submitted demonstrates that the Application Site has been in mixed use comprising a range of uses which fall within B1/B2/B8 and that the agricultural uses upon the site are now sub-dominant and ancillary in nature. Less than 20% of the build form on the subject site is ongoing agricultural use”.

JP stated that the PC collectively does not have planning expertise, which is why he endorses TH’s request for a meeting with Simon Dunn-Lwin of East Herts planning department. JP would hope that he will be able to tell us what prompted King & Co’s request for a Certificate of Lawful Use and, importantly, the motive behind the application.

It is likely to be a tactic towards the intention to apply to erect dwelling houses on the site, by attempting to establish that the site is used 80% for non-agricultural purposes and only 20% for agricultural purposes. Given King & Co’s contention that Permitted Development Rights have expanded considerably to allow for the conversion of commercial outbuildings, JP suspects that the logic is then that the site may be regarded as a brown-field, windfall site and therefore appropriate for residential development.

In the absence of certainty of refusal by East Herts of a planning application to add a quarter to Dane End housing, the PC will need to consider whether to engage its own expert to advise on how to restrict residential development on the site to that allowed by the general permitted development rights for the change of use of redundant agricultural buildings to dwelling houses.

TH cited High Cross as an example of how development had got out of control and agreed that this issue needs to be looked at with an expert in more detail.

As reported at the last PC meeting, Simon Dunn-Lwin had stated that EHC cannot support the proposed housing development because of the conflict with adopted and emerging policy.

In an email of 26 February, King & Co claimed to have implemented certain amendments to the original proposition and they asked to meet to discuss these. JP had replied on 7 March saying that, before meeting, we would need confirmation that the amendments that have been implemented fully reflect the concerns expressed by Little Munden Parish Council and Dane End residents and that the revised proposals are not in conflict with the adopted East Herts District Plan.

TH reminded the meeting that there are commercial businesses operating in the farmyard which provide employment for people locally.

A representative of King & Co, one of three present at the meeting, said that the company would be happy to answer any questions people may have to help clarify the situation at this meeting. JP responded and said that he didn't want to get into discussions with King & Co until they had responded to his email, which had set out the views of both the Parish Council and Little Munden parishioners as publicly recorded in the minutes of PC meetings and the newsletter, and how the revised proposals coincided with those views. JP reaffirmed that this was a Parish Council Meeting and not a public meeting for King & Co to present their plans.

From the floor a Parishioner queried whether there is a legal requirement for EHC to notify the public of the application, which had been submitted in January, for a Certificate of Lawful Use. The PC had already asked EHC why we were not informed, as well as the motive behind the application. JP suspected a somewhat underhand tactic by King & Co; Mr Oliver King objected to this suggestion, but JP would not be drawn into discussions with him at this juncture.

ACTION: JP

4.2 Horses' Meadow Play Equipment

TH reported that she had chased up Kompan but, as it was a smaller scaled proposal, they were not in a great hurry to get back. TH confirmed that she was now approaching other companies to get alternative quotes and proposals.

ACTION: TH

4.3 Newsletter Advertising Manager

The new Vicar had been appointed so this matter can now be progressed. JP still wanted the Newsletter rehashed - it was 4 years ago made outline proposals which then didn't find favour with the PC. TH has already spoken to Jackie Morris, the editor, about introducing a new format, possibly including advertising.

ACTION: TH

4.4 Traffic Calming

JP asked DH for an update and that we should have a proposal to put forward to HCC and any companies offering grants for such a project. DH agreed to put together the proposal.

TH asked whether the police had to be consulted. DH reported that the rural police needed to be advised.

DJ wondered whether other types of speed restrictions could be explored, such as narrowing, road/humps, etc., but DH pointed out that this was not practical due to the size of the farm vehicles using Munden Road.

JP commented that this had been looked at before and we have had to recognise that we are a farming community.

JP felt that the flashing smiley faces did work and that these were a good option.

DH will prepare a paper to be circulated as soon as possible.

ACTION: DH

4.5 Repair of tarmac footpath at the back of Fouceley Avenue and concrete path up to Gladstone Road

The Clerk reported that Clarion had agreed that they are responsible for the steps and railings and will make repairs to these. However they had yet failed to determine who owns the rest of the track. GW to chase up ownership of the track linking the two sections of Fouceley Avenue.

ACTION: GW

4.6 Website

JP asked RB about how to implement the new email addresses. RB explained that the emails were accessible via Windows Live and that it was a straightforward process. He offered assistance if people were having difficulty accessing their Mundens.net email addresses.

JP queried whether these were secure in that the email addresses are generic. RB confirmed that there was nothing specifically unsecure about this.

TH explained that these emails were to keep people's private data secure.

ACTION: TH

4.7 Play Inspection Report

JP reported that there are no faults other than no or low risk items. He didn't feel that anything needed immediate attention and suggested that when and if contractors were installing additional play equipment, they could be asked to make good the older equipment.

ACTION: TH

4.8 Overgrown Trees throughout Dane End

TH enquired what the problem was with the oak tree outside no 3 Easington Road. DH reported that his neighbour had passed this request to him as a root had broken on the surface, but reported that, in all the high winds we had experienced lately, the tree hadn't moved at all. DH felt that it didn't need doing and the Clerk reported that the tree surgeon who had quoted for the work had said there was nothing wrong with the tree. If the neighbour still feels it is a problem then he should contact HCC.

With regards to the tree on the path to Horses' Meadow, bordering 32 Easington Road, Adrian Worthington had been to carry out the work, but had felt it was too high for the equipment he had. It was decided to get the tree surgeon, who had already quoted a price for this, to carry out the work.

4.9 Village Signage

JP commented that there was first a need to see what specific traffic calming measures are proposed by DH and whether or not the 30 mph signs at one or both ends of the village are going to be repositioned before it is possible for Andrew Springett to come up with definitive plans. AS to speak to DH to put something together for the next meeting.

ACTION: DH

4.10 Defibrillator

The Clerk had spoken to John Neville regarding this. There was some confusion as to whether anyone else was involved and what the number is that should be dialled as a back up to the 999 number. JP asked the Clerk to find out and suggested that the information be put permanently in the Newsletter. The telephone number and procedure should also be put in the Emergency Plan.

ACTION: GW

4.11 Salvation Army Request

The Clerk had asked the school about the possibilities of parishioners using the school bags scheme for recycling. The School Secretary had passed on a contact at FOLM, but she had not taken the matter further. It was agreed that the Church recycling scheme would be adequate.

5. PLANNING

5.1 New Applications

3/19/0075/PNHH

Single Storey Rear extension. Depth 3.275 metres, max height 3.10 metres and eaves height 2.88 metres. 29 Whiteley Close, Dane End, Ware. Prior approval is not required.

3/19/0413/LBC

Exterior works – replacement and alterations of steps and patio area. Green End Park, Green End, Dane End, Ware, Herts

5.2 Decision

3/18/2624/HH

Demolition of existing garage and erection of double garage. White Willow, The Street, Haultwick SG11 1JQ. Permission granted.

3/18/2722/FUL

Erection of a detached dwelling at land adjacent to 7 Pearman Drive, Dane End, Ware, Herts SG12 0LW. Permission refused.

6. FINANCE

6.1 Receipts and payments 9/1/19 -14/3/19

Online Current Account Balance BF 9/1/19	£19025.96
Receipts LMPCC Newsletter July - Dec 2018	£ 290.16

Deduct Payments from Current Account

Date	Payment to	Cheque No	Amount
			£
31/1/19	H Coles Litterpicker	S/O	43.42
31/1/19	Richard Barron Website	S/O	35.00
17/1/19	G Ward/Clerks Fee	1162	184.68
17/1/19	HMRC PAYE/Clerk	1163	37.38*
17/1/19	Herts Display/Dec N/L	1164	96.72
11/2/19	Herts Display/Jan N/L	1165	66.96
11/2/19	G Ward/Clerks Fee	1166	197.67
11/2/19	Affinity for Business	1167	18.85
11/2/19	HMRC Clerks PAYE	1168	37.38
28/2/19	Litter Picker payment	S/O	43.42
28/2/19	Richard Barron Website	S/O	35.00
	Total Payments		796.48

Online balance on Current Account 14/3/19	18557.02
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	£
Balance Brought forward 9/1/19	19025.96
Less Payments	796.48
Plus receipts	290.16
Plus outstanding cheque no 1163	37.38*

Online balance on Current Account 14/3/19	18557.02
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6.2 JP had forwarded a set of accounts to all members of the Parish Council which are essentially draft accounts for the year to 31st March. There will, however, be some minor adjustments before year

end. JP will prepare the definitive accounts and circulate for approval by Councillors before 4th April 2019, date of the APM.

ACTION: GW to send Bank Statement to JP on 1st April 2019.

7. CORRESPONDENCE

7.1 Correspondence Received

27/1/19 Email from Ken Crofton to Tracey Harding re Traffic Calming

7/2/19 Email to Diana Jennings Little Munden School re clothing recycling and reply.

18/2/19 Email from JP re Nitrous Oxide cylinders on Horses' Meadow

22/2/19 Email from Bernie McGuire, Clarion Housing re steps between the flats 32 & 34 Fouceley Avenue.

24/2/19 Zurich Municipal. Insurance renewal documents (21/4/19).

26/2/19 Email from Joshua Carson/King & Co re meeting

7/3/19 Andy Smith/Flytipping:- Whitehill, Pest House Lane areas. The Council did not wish to pursue the idea of installing CCTV at this time although Andrew Springett commented that any action regarding a way to deter flytipping would be beneficial, all agreed.

7.2 Correspondence Sent

28/2/19 Email to Joshua Carson/King & Co from JP in response to meeting request

7.3 Late Post

None

8. PARISH COUNCIL INSURANCE POLICY RENEWAL

The premium has only increased by a small amount and was still under £500. The renewal of the Zurich Insurance Policy was approved.

ACTION: GW

9. PARISH COUNCIL ELECTIONS 2ND MAY 2019

The Clerk had sent around notification of the pack that is now available and that the nomination papers are accepted by EHC from 21/3/19 until 3/4/19 at 4 pm. The Papers must be delivered by hand. All Councillors standing again must submit their papers on time. The Clerk reported that 3 people had come forward who were interested in filling any vacancy. JP noted that if there had to be an election, it would not be as costly as the last one as it would be run in conjunction with the District Council Elections.

10. APM 2019

Date of 4th April 2019 for the APM approved.

11. COMMON LAND

Deferred until next meeting.

12. RECEIVE NOTICE OF ANY OTHER BUSINESS AND TO DEAL WITH THOSE MATTERS IF APPROPRIATE

12.1 DJ reported that the Rest and Welcome pub application was going to a full planning committee. DJ offered to submit a letter on behalf of the Parish Council supporting the application. KW suggested that we find out when it is and make sure the District Councillor supports the application on our behalf.

12.2 Wheelwrights Farm – JP noted that there still had not been a decision on this.

12.3 There had been damage to fencing around the Horses' Meadow car park in 3 or 4 places. The Clerk to ask Adrian Worthington to have a look and repair.

ACTION: GW

13. TO CONSIDER MATTERS ARISING FROM PARISHIONERS

13.1 Returning to the possible development of Home Farm farmyard and the application for a Certificate of Lawful Existing Use, a parishioner pointed out that the biggest area of the farmyard is not the buildings themselves, but the obsolete cattle yard. His understanding is that Permitted Development Rights only relate to buildings - you can't apply PDR to convert a yard to housing. As a member of the CPRE, he would give them a call to seek their advice.

JP commented that the change of use of redundant agricultural buildings to a maximum of 5 dwelling houses under PDR (Class Q) would be acceptable, but the difference from 5 to 39 is vast.

It was also pointed out that there is a time limit on this of 12 weeks and although there is not much we can do at the moment it is worth doing as much as possible to prepare for the application.

KW pointed out that obsolete does not mean redundant.

14. DATE OF NEXT MEETING:- 16th May 2019

The meeting was brought to a close at 9.05 pm.

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CHAIRMAN

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DATE

DRAFT