



MINUTES OF THE PARISH COUNCIL MEETING AS HELD ON MONDAY 9TH JANUARY 2023 AT 7.30PM AT THE PAVILION, FRIENDLESS LANE

Number: 9 /2021

Present: Cllrs Tim Parsons, Cllr Dave Humphreys, Jane Timmis, Nancy Wild, Gary Poultney, Billy Pither, John Williams, Natalie Crowie

Also present: Caroline Freer – Clerk; County Cllr Terry Douris

- 1. To receive and approve apologies;** D Boothman, S Kent (sabbatical)
- 2. To receive declarations of interest on agenda items:** Cllr Humphreys for planning application 13 High Street.
- 3. To resolve that the minutes of the Parish Council meeting of December 5th 2022 are a correct record.**

Proposed by: Cllr Parsons; Seconded by: Cllr Humphreys

It was resolved that the minutes of the Parish Council meeting held on December 5th 22 having previously been circulated as a true and accurate record of the proceedings be duly signed by the Chairman. All agreed

- 4. Public and press participation (15 minutes maximum):** Peter Bone, Nigel Emms, Nigel Tully, Hedges in Friendless Lane – Clerk to follow up, path from Linnins Pond (blocked) Action: Jane Timmis to inform DBC

Nigel Tully: preschool update: new business plan has been put together and with funds provided by PC, there is a much more positive feel about the future of the school with a great boost to morale generally. Ofsted announced a surprise visit just before Christmas and the report was good. There were many glowing comments on the report about how much the children enjoy coming to school, they receive a wonderful welcome from the staff, they have good progress in their learning and the parents really like the friendly family feel of the preschool. The investment is certainly paying off but there is more to do – but this is a very positive report thus far. Currently constraints of time in the village hall hampers higher numbers. Nigel Tully again thanked the PC for the financial help.

Claire Scott/Katharine Le Quesne are keen to hear about the Highways updates re Trowley Hill Rd.

- 5. County Cllr Terry Douris to update the meeting:**

Unsuitable for HGV lorry signs will be installed 10 Jan

White Hill will be closed on 3 Feb for resurfacing – Terry has requested they arrive with suitable sized vehicles for the job ie to negotiate the narrow roads.

Action: Cllr Douris to send 20mph map to Tim Parsons. The timescale to get this implemented is unpredictable – but it may take several years. The PC is prepared to carry out a survey for a 20 mph zone to hopefully speed up the process.

The 20s Plenty campaign group is a separate group campaigning for speed reductions over the county.

- 6. Planning:**

i) To consider new Applications:

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| 1 | 22/03811/TCA | Flintstone Cottage Work to Trees | No objections |
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| 2 | 22/03695/FHA | Construction of storage shed to rear of existing dwelling at St Leonard's Cottage 16 Trowley Hill Road | Although, in fact this shed has already been constructed without obtaining permission, the PC raises no objection to this application and as it is situated in the Conservation area, the specialist conservation officer will be best placed to make the correct decision. |
| 3 | 22/03689/FHA | New Orangery, Cedar Barn Half Moon Lane Pepperstock | No objections |
| 4 | 22/03631/FHA | Additional storey to existing partially constructed front porch at 43 Singlets Lane | No objections |
| 5 | 22/03681/LDP | Construction of summerhouse, Hill Cottage Chequers Hill | The PC unanimously objects to this application for the following reasons: It represents overdevelopment in the Green Belt and AONB as it has an enormous footprint in comparison to the main dwelling. It is certainly not appropriate in this garden which has such a rural setting as it would spoil the openness of the countryside. |
| 6 | 23/00007/FHA 23/00008/LBC | Proposed replacement garden shed 13 High Street | No objections |

ii) Planning applications received in last 6 days

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| 1 | None | | |
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iii) Planning Decisions taken by DBC

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| 1 | Grove Farm – Industrial Building REFUSE | The proposed redevelopment of the site and construction of a new dwelling is not acceptable in principle and conflicts with Core Strategy (2013) Policies CS1 and CS7 and Paragraph 80 of the National Planning Policy Framework (2021), which seek to protect rural areas and avoid isolated homes in the countryside. 2. By virtue of the design, scale and layout of the new dwelling, the proposed development would not protect the character and appearance of the surrounding Chilterns Area of Outstanding Natural Beauty. In addition, the light emanating from the new dwelling would cause harm to the natural landscape character. The proposal is contrary to Core Strategy (2013) Policies CS24 and CS25, Saved Policy 97 of the Dacorum Borough Local Plan (2004) and Section 15 of the National Planning Policy Framework (2021). 3. The proposed location of the dwelling would result in inadequate access and servicing. The refuse and recycling collection point would be located more than 25m from the dwelling and its refuse and recycling storage area |
| 2 | Rose and Crown | GRANT -2 storey extension |

7 Affordable Housing Discussion re survey. Following a discussion it was agreed that a survey should be carried out by CDA/Giles Meredith on behalf of the Parish Council to which the PC will contribute to the costs. This will establish what the reaction of the village is and whether the proposal has traction in the long term.

Proposal: Cllr Parsons to request a survey to be carried out by Giles Meredith and his team.
2nd Cllr Wild

All agreed; Action: Clerk

8 Highways Meeting update from Tim Parsons:

Traffic related projects fall under Highways. It appears that there is a lack of urgency with any road project connected to Highways.

Report from the meeting the head of Highways via zoom: 4 issues:

- i) Chequers Hill A5 junction: Will it be a roundabout? Or will it be a roundabout with traffic lights? That is the question which no one can answer. When it was detrunked there was money left over so there is a budget to pay for the works. Land will have to be taken from the truck stop and Tim Parsons wants to speak to the owners to start a dialogue with them as they appear to be delaying the project and it is not clear why. Then all their concerns can be addressed and hopefully a solution will be found.
- ii) 7.5 tonne weight limit – this will prove difficult to enforce – and it is found that “unsuitable for HGVs” signs will be almost as effective. Signs for exiting from the A5183 on to River Hill will be on periphery of village

- iii) Trowley Bottom: Large lorries choose to divert via Trowley Bottom when there are issues on the M1 rather than via Redbourn. It is hoped there is some movement to adjust the data to stop them coming through the village. Highways can close off access to the village in the event of an M1 closure – how this works in practice is unclear. Action: Cllr Parsons to seek clarification.
- iv) 20 mph zone: Terry Douris will provide a map which shows which roads would be included.

Further destruction to properties on Trowley Hill Road: The same power lines were brought down again on Trowley Hill Road due to high sided vehicles choosing this route. Due to the danger to the public, the incident involved the police/fire service/road closure/cherry pickers/damage to house. The bracket holding up the cables is now lower and potentially illegal so UK power network may have to sink the cables underground.

Nigel Emms: mentioned the pinch point on the High Street just past the war memorial where buses often encroach onto the curb to avoid parked cars. This is potentially dangerous and damaging to the curbs and the suggestion was made to narrow the road at this point to prevent cars parking at this point. It would only reduce parking spaces by 2 and greatly assist the through passage of buses and other delivery vehicles. Action: Tim Parsons to speak to Highways to see if there are any solutions. Jane Timmis was concerned about the general lack of parking.

- 9 Budget sign off: To agree to budget figures to calculate the precept for 23-24 as circulated: The precept will be slightly reduced for 23-24. The PC is in good financial health should there be an unexpected shortfall during the year.
Proposed: Cllr Parsons to accept the budget as presented and agree to the precept figure of £39,247.
Seconded: Cllr Humphreys
All agreed
- 10 Electric Charge point – any further discussion/feedback; The process is to arrange a meeting with Nick Hulin, who will undertake a provisional survey/audit to ascertain suitability and availability of power sources and to make suggestions for locations and numbers of points. A Head to Toe agreement will be drawn up to say that the PC is interested in principle which would initiate the Technical Survey to make recommendations going forward. The overspill car park and Vicarage Gardens car park also to be considered.
- 11 Crime Figures for Flamstead – the report gave little information with no breakdown as to where the offences took place. Action: Clerk to ask for Flamstead breakdown.
- 12 Village Hall: new windows upgrade and update on ramp project ref Planning Permission
Jane Lutman: thanks for the scrubber dryer which arrives 10 Jan. New double glazed windows were installed after Xmas. Ramp: Cllr Billy Pither is applying for permission and submitted it today via the link. Fee is £470. It transpires that the PC may have a reduced rate of 50% so may be able to reapply and get a refund. Action: Cllr Pither
- 13 Working Groups: Pavilion Management: (décor, alterations to store room, tarmac, defib, benches, signs for doors) John Williams should have quotes for the alterations this month; Climate change meeting before Xmas– agreed to support Jane Lutman to see how the village hall can be made more energy efficient. Heat sensitive camera can measure heat loss. The high ceilings were discussed and Katharine will post notifications on grants.
Nancy Wild to speak to temporary Head Teacher to get the children to start some planting in the spring.
Luton Airport: There is a wait for the results of the Secretary of State enquiry. The next consultation is for a further expansion to 36,000,000 passengers pa (at present the limit is 19 million).
- 14 Warden – all going well

- 15** Finance: To consider receipts and payments reports from 6 Dec 2022 as circulated - To authorise payments as itemised; to consider expenditure against budget report and to sign off bank reconciliations and bank statements to month end @ 31 Dec 2022. To agree to payments by BACS as per report presented.

Prop: Cllr Parsons

2nd Cllr Humphreys

All agreed

- 16** Correspondence

- 17** Agreed Action/By Whom

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| | Actions from Jan Meeting | Results |
|-------|--|---------------------|
| CF | Breakdown of crime figures | |
| BP | Apply for refund on planning app | |
| TD | To send 20 mph map | |
| CF | Charge points in Rose and Crown – ask and ask for first survey | |
| Cf | Meet Giles Meredith re affordable housing survey | |
| CF | Hedge cutting on Friendless Lane | |
| TP | Speak to Highways re narrowing road on High St | |
| TP | Clarify how village is closed off for access when M1 is shut | |
| NW | Climate change projects for children | c/f |
| JT | Inform DBC re Linnins Pond path blockage | |
| | Actions from Nov Meeting | |
| TD | Investigate Valley Lane kerbs | Under investigation |
| CF | Quotes for storage area alterations | Waiting for JW |
| CF/NW | Benches for changing rooms | No |
| | Actions from Sep/Oct meeting | |
| TD | Follow up actions on THRd | On going |
| JT | Request updates on Enforcement Orders for: Shipping container in field on Friendless Lane – notice could be given Gates/barn – not enforced inappropriate gate for a wood yard. Stable at Wood End Farm – refused and has not been removed Wagon and Horses – chicken coop etc – has this been dismantled? Dog walking paddock at Woodend Cottages Newlands Wood Chalkdell Cottages – container in field and other earth works Hills and Coles – no landscaping has been done it seems | On going |

Cllr Tim Parsons

Chairman

20 March 2023