



**MINUTES OF THE PARISH COUNCIL MEETING AS HELD ON MONDAY  
MARCH 20th 2023 AT 7.30PM AT THE PAVILION, FRIENDLESS LANE**

**Number: 11 /2022**

Present: Cllrs Tim Parsons, Cllr Dave Humphreys, Nancy Wild, Gary Poultney, Billy Pither,

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

1. **To receive and approve apologies;** Cllrs Timmis, Boothman (unwell), Williams and Crowie (holidays), Kent (work)
2. **To receive declarations of interest on agenda items:** None
3. **To resolve that the minutes of the Parish Council meeting of 13 February 2023 are a correct record.**

Proposed by: Cllr Parsons

Seconded by: Cllr Pither

It was resolved that the minutes of the Parish Council meeting held on 13 Feb 2023 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)** Claire Scott (Trowley Hill Rd), Christy Lee – to open dialogue about the swimming pool – this can be discussed at the May PC meeting.
5. **County Cllr Terry Douris to update the meeting:** Tim Parsons emphasised to Terry Douris how grateful the PC is for all the work Terry does for the village.  
Terry confirmed the £300 given to the FoFS for the Coronation Picnic expenses  
River Hill work to be done re signage  
Chequers Hill – Cllr Parsons has arranged a meeting with the truck stop owner and the local land owner in order to establish why the Chequers Hill project has ground to a halt. It will be useful to know how these key stake holders view the plans as Highways has said that they have put obstacles in the way to prevent the plans from progressing. Tim can discuss the initial plans drawn up by Highways pre 2020 and where private land needs to be incorporated into the plans for it to work. Tim to report back at the next meeting.  
A small number of people from (lower) Trowley Hill Rd will assist with the process re the 7.5 tonne limit. Terry Douris has confirmed that the PC is now in the initial stages of the weight limit consultation process.

**6. Planning:**

**i) To consider new Applications:**

23/00557/FUL Village hall car park	Construction of a ramp for wheelchair access from the car park at the Village Hall to the Churchyard and provide a more direct and safer route to the High Street	The PC supports the application
23/00574/FHA 1 Shepherds Yd	Replacement of heritage roof light and build garden shed	No objections
23/00362/MFA Hill and Cole Farm	Provision of a new mixed use agricultural livestock and storage building, associated hardstanding and landscaping	The PC supports this application

22/02903/FUL MV Commercial	Closure of existing vehicular access in north-west corner, upgrading of existing vehicular access in north-east corner, change of use of land to commercial depot, extension to trailer parking area with new access onto Chequers Hill and construction of new ramp up to access road through the site	<p>There are plans to reconfigure the egress from Chequers Hill on to the A5138 and this rearrangement of the exit on this site needs to be considered in tandem with the whole proposed project.</p> <p>Whilst the PC appreciates that the current entrance and exit for MV Commercial is not ideal, there is valid concern that large trucks exiting from the proposed new exit will (due to the difficulties of getting out on to the A5138) exacerbate that problem and by blocking the movement of traffic going into the village from the main road if these lorries are waiting for traffic to move on to the A5138. Highways may have done a visibility splay analysis, but no thought has been given to the actual logistics of getting an articulated lorry out on to a road where the traffic is not moving.</p> <p>Furthermore, there will be increased danger to those who need to use the bus stop and cross over to the other side to access the pavement.</p> <p>Increased numbers of lorries on this site will further urbanise the area and also have a detrimental effect on the wildlife in the neighbouring river and ponds. This stretch of road is a crossing route for amphibians as currently the Herts Amphibian and Reptile Group are rescuing toads, frogs and newts (136 in one evening) from being killed as they cross the road.</p> <p>Object</p>
22/02917/FUL Hillside View	Proposal: Use of existing stable for keeping goats and construction of a new building on the paddock for storage purposes only in that connection.	While the PC is pleased the applicants have chosen a location away from the neighbours' garden for the new storage shed, there remains the issues associated with the current goat stable. The neighbours are suffering untold distress due to the problems with the smell, vermin, unsightly rubbish associated with the current goat stable so they are not able to use their garden as they would wish. Therefore until this shed (or the animals therein) is moved to a location away from the neighbours, the PC will continue to object to the application
Appeal - FYI	The Old Stables Delmer End Lane Construction of double garage (re-submission). LPA Ref: 22/02159/FHA	For information only

**ii) Planning applications received in last 6 days – None**

**iii) Planning Decisions taken by DBC**

1	Abilea Meadows Shipping container Refused	The site lies within the Rural Area and Chilterns Area of Outstanding Natural Beauty whereby all proposals should preserve and enhance the natural environment. The proposal for the retention of a large utilitarian shipping container for the purposes of storing grass cutting machinery and is not considered an appropriate use in this locality nor is it in keeping with the the visual amenity of this sensitive location. The structure represents an alien feature in this sensitive AONB and would be highly visible to users of the nearby Public Right of Way no.18 and from Friendless Lane.
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2	Rose Cottage Refused	The proposed building is in a differing use and materially larger than the one it is replacing and would have a significantly greater impact on the openness of the Green Belt. The site is considered to constitute 'previously developed land' but the proposed dwelling would have a significantly greater impact on the openness of the Green Belt. The proposal amounts to inappropriate development in the Green belt, which by definition is harmful. By virtue of the size, scale, design, and site coverage the proposed building would fail to preserve the openness of the Green Belt. This Green Belt harm is attributed substantial weight.
3	Wood End Farm Refused	By reason of loss of an acceptable use in the rural area and loss of greenfield land (as defined by the NPPF Glossary) the proposals fail to conserve the rural character of the Borough and spatially undermine the appropriate distribution of development in the Borough and the purposes of the rural area, with urbanising sprawl. The development has not been demonstrated to support the viability or vitality of local communities nor offer any additional economic benefits that would support the rural economy and maintenance of the wider countryside, in addition to creating a less sustainable form of development with a use which will likely generate less sustainable patterns of vehicle movements contrary to Core Strategy Policies CS1, CS7 and CS14 and the NPPF. 2. The subdivision of the farm complex and the use of the site as a commercial storage facility will not enhance the natural beauty of the Chilterns, as required by Policy DP2 of the Chilterns Management Plan. It is also considered that the proposal would be injurious to the tranquillity of the Chilterns - i.e. by an increase in uncharacteristic activity, vehicular movements, noise, future need for security lighting, signage etc. contrary to Core Strategy policy CS24 and the NPPF.
	All Granted	13 High St, St Leonard's Cottage, Cedar Barn Half Moon Lane, Hill Cottage Chequers Hill, 43 Singlets Lane, 7 Trowley Heights

- 7** Working Groups: Luton Airport – Jane Timmis has agreed to be the new representative on the committee of the Consultation Group to replace Tim. Plans are in the pipeline to expand the airport to 36m passengers per year so local representation is vital.  
Pavilion: install light above garage door; Proposed: Cllr Wild; 2<sup>nd</sup> Cllr Humphreys all agreed to quote of £155. The benches for the changing rooms have been ordered and are due 24 April. Cllr Williams has kindly offered to install them.
- 8** FCC Contract arrangements; Increased cost to £2,500 for Saturdays and Sundays (subject to bookings which conflict) and some other usage; Where there are new bookings for the pavilion on Sundays, the cricketers will keep away from the main hall so it can be used normally. Safety netting will be used if required.
- 9** Coronation Event and other news: Update from Friends of Flamstead School (FoFS) A school work day was organised where at least 20 parents helped clean up the school, repair fencing, do some painting etc to improve the look of the premises ahead of the new intake in September. Work to continue. Profits from the Coronation Picnic will help pay for improvements at the school.  
Coronation Picnic: The SwanVesta Social Club Band (featuring Flamstead's very own Will Franklin) will be headlining – so do not miss it! There will be 2 bouncy castles; face painting, a football competition, bbq and a café in the pavilion. The vibe of the day will be a very relaxed atmosphere with picnics and music. The PC can cover the costs of the band and the bouncy castles up to £1,000 which is from the Annual Event budget item.
- 10** Twenty is Plenty Campaign – agree to support the 20's Plenty for Hertfordshire campaign and to call on HCC to implement 20mph in Flamstead. Flamstead PC also requests that Hertfordshire County Council adopts 20mph as the default speed limit for urban and village roads in the county. The Parish Council is happy to agree to support the campaign. Further lorry damage/disruption in the village was discussed now that the lorries are using Pietley Hill (avoiding Trowley Hill Road) as a cut through.  
Cllr Humphreys explained the portable speed indicator which he can access via the Speed Awareness initiative through the PCC (Police and Crime Commissioner) office as an option to fast track speed controls in the village.

- 11 Annual Parish Meeting on 24 April 2023: All councillors are asked to forward topics for discussion to Tim and Caroline. Tim will cover the financials and the Chequers Hill issue.
- 12 Warden: Repair to playground equipment – carried out.
- 13 Finance: To consider receipts and payments reports from February 13<sup>th</sup> to 20 March 2023 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 @ 28 February 2023. To agree to payments by BACS as per report presented. Proposed: Cllr Pither, 2<sup>nd</sup> by Cllr Humphreys. All agreed.
- 14 Correspondence
- 15 Agreed Action/By Whom

	Actions from Mar Meeting	Results
	New light at pav	Electrician to confirm
All	Topics for APM to Caroline and Tim	By 15 April
	Actions from Feb meeting	
	Defib to be installed at garage	Electrician to do
CF	Ascertain EV charge points situation	Now coming via County level
C Lee	Events budget proposals	
	Actions from Jan Meeting	
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
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 Dog walking paddock at Woodend Cottages – planning app required Newlands Wood Chalkdell Cottages – container in field and other earth works	On-going

Cllr Tim Parsons  
Chairman  
27 April 2023