



MINUTES OF THE PARISH COUNCIL MEETING AS HELD ON MONDAY 18th SEPTEMBER 2023 AT 7.30PM AT THE PAVILION, FRIENDLESS LANE

Number: 5/2023

Present: Cllrs Dave Humphreys (Vice Chairman), Jane Timmis, Nancy Wild, Billy Pither

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

1. **To receive and approve apologies;** Tim Parsons (away), John Williams (personal commitment), David Boothman, (course), Natalie Crowie (personal commitment), Jonathan Humbert (unwell)
2. **To receive declarations of interest on agenda items:** None
3. **To resolve that the minutes of the Parish Council meeting of 10th July 2023 are a correct record.**

Proposed by: Cllr Timmis
 Seconded by: Cllr Humphreys

It was resolved that the minutes of the Parish Council meeting held on 10th July 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)**
5. **County Cllr Terry Douris to update the meeting:** The 2 elusive River Hill signs are warning signs to say that there are statutory 7,5 weight limit signs on River Hill, ie do not use the road if you are driving a large HGV. These were firstly made incorrectly and so had to be reordered. It has taken over a year to produce these 2 signs which is hugely frustrating for the residents in particular as their cars are still being damaged due to inappropriate vehicles coming up River Hill. It was suggested that we ask a representative of Highways to attend a PC meeting to explain the slow rate of such works and how the system can be improved. P Chapman (HCC) has offered to install 4 x advisory signs on the A5138 in each direction by Hollybush Rd and Chequers Hill - at cost to the PC of £2250. Proposal: to pay for the 4 signs to go on the A5138. Terry explained that these signs will say Unsuitable for HGVs and have an arrow in the appropriate direction to show where the roads are. Whilst they are not statutory, it may deter some drivers at a point where they have other road options. Proposed by Cllr Humphreys, seconded by Cllr Pither, All agreed
 Cllr Humphreys asked Terry Douris whether as the white lines are due to be redone on Hollybush Lane following the recent resurfacing, to maximise on efficiency, could Chequers Hill at the junction with Delmerend Lane and the lines down the hill to the Moor plus another slow sign also be added to the job? Dave said that as the buses tend to drive in the centre of the road – this is imperative to avoid accidents.

6. Planning:
 i) **To consider new Applications:**

1	23/01843/FUL 54 Trowley Hill Road Single storey rear extension	Raising no objection although there was a concern from a councillor about losing a lower cost dwelling if extended from 1 to 2 bedrooms. However the majority did not object. At meeting: Further to the earlier comments made, the PC would like to change its views and add some objections regarding this application: There is concern regarding the amenity of the garden and whether part of it is shared with the upstairs flat.
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		<p>The block of 4 flats provides affordable housing - so losing a one bed roomed affordable dwelling would be detrimental as there are few such homes in Flamstead.</p> <p>The extension would be visually intrusive on the neighbours of the other flats. Furthermore, there is no dedicated parking for any of the flats, so increasing the car ownership potential would increase the parking burden on to Vicarage Gardens as there is no parking at all on Trowley Hill Road in front of the flats.</p>	
2	23/01882/ROC Chads Den Old Watling Street	Variation of condition 6 (approved plans) attached to planning permission 23/00354/FHA (Removal of Garage and Store. Extension to Rear to Include reconstruction of Roof at Slightly Higher Pitch and Increasing height	No objections
3	23/00977/FUL Barn At The End 5 Cotton Spring View	Construction of new timber framed stable block.	No major objections apart from the stable being quite large. This is the second stable block on this site, the original was converted into a house. Permitted development rights could therefore be removed on this site.
4	23/01927/FHA 82 Trowley Hill Road:	Proposed two storey side and rear extension and a single storey rear. Construction of new driveway and access crossover.	<p>No objections</p> <p>Further to the comments of No Objections which were made earlier, following the PC meeting and on closer scrutiny, the councillors would like to make the following observations:</p> <p>There is concern about the mass of the building and the fact that the 2 storey house will after the extension be close up to the boundary.</p> <p>Also, the PC would like to see that the monkey puzzle tree is responsibly removed by a reputable contractor and sold on for replanting as it is such a mature tree. The PC would recommend that the applicant contact Majestic Trees of Flamstead in the first instance for advice.</p>
5	23/019218 18 College Close	Non material amendment attached to planning permission 22/03207/FHA (Single storey front, side and rear extension, double rear extension) – Application withdrawn	
6	23/01873/ROC - Doone Brae Farm	Variation of Conditions 11 (Fire Hydrants) and 16 (Biodiversity LEMP) attached to Planning permission 20/02081/FUL - Demolition of existing bungalow, stables and outbuildings. Construction of 5 new single storey dwellings – No objections	

	Abilea Meadows appeal	The Parish Council strongly objects to the siting of this container on land which is in AONB and green belt. It is not in keeping with the rural setting even if it were to be cladded, it is still an eyesore. It has been installed in the field without planning permission and despite having had permission refused it has not been removed. The Planning Inspectorate needs to be proactive in refusing the placement of containers as our countryside will be littered with them and they offer no enhancement whatsoever and in particular in this example, because this field borders a footpath and rural lane.		

ii) Planning applications received in last 6 days

1		None		
2				

iii) Planning Decisions taken by DBC

1	15 High St	Withdrawn		
2	Cheverells House	Driveway - withdrawn		
3	MV Commercial	Granted		
4	Kings View, Chad Lane:	Granted		
5	18 College Close	Withdrawn - Non material amendment		
6	Land at Beechwood	<p>Refused: The proposed equestrian facility is not small-scale development and, by virtue of its design, siting and scale, would have a significant harmful impact on the character and appearance of this part of the countryside, which is contrary to Core Strategy (2013) Policy CS7. 2. The proposed equestrian facility would result in intensification of use of the site, introducing substantial built form and extensive hardstanding to an area that is characterised by its natural undeveloped qualities. It is considered that the proposed development would not protect the character of the countryside, nor would it be considered to preserve the special qualities of the Chilterns Area of Outstanding Natural Beauty. The proposed development, by virtue of its scale, siting and layout would have a detrimental impact on the Chilterns Area of Outstanding Natural Beauty and landscape character of the countryside, which is contrary 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 development for equestrian facilities including stables, exercise arena, horse walker and hay barn with associated access track and hardstanding would, by virtue of the layout, design and scale, erode the open and naturalistic character of the Locally Registered Park and Garden of Beechwood Park. Furthermore, the proposal would erode the open parkland character that contributes to the setting of Grade I listed Beechwood Park School. Whilst there are some very limited short-term public benefits, these would not outweigh the less than substantial harm that would occur to which great weight must be attributed in accordance with the National Planning Policy Framework. The proposal is therefore contrary to Policy CS27 of the Core Strategy (2013) Saved Policy 119 of the Dacorum Borough Local Plan (2004), Section 66 of The Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework (2021).</p>		

7 Working Groups; Agree to a Donation to LADACAN to help with ongoing expenses: Proposal: to pay LADACAN £500. Proposed by Cllr Humphreys 2nd Jane Timmis All agreed

8 Signage for A5183 re HGVs: See item 5.

Further large HGV disasters in Trowley Hill Rd. 2 weeks ago, Police were yet again called to assist with 3 juggernauts who were stuck at the top of White Hill and couldn't move. This was

in the middle of the night and several residents were disturbed. Action: Ask Police for a report on call outs to Flamstead.

- 9 Agree to sponsorship of Westenders for Cup game: The PC offered £100 but it was declined as not required.
- 10 Discuss and agree in principle to preschool loan as agreed Sep 22: There was concern that further funds are required after only a year. Costs had gone up as the hours had been extended but forecasted income is higher. £3000 is required to cover key costs. Defer till further discussions with Nigel Tully.
- 11 Village Hall Ramp: Agree contractor for the work: Cllr Pither managed to obtain 2 quotes for the works to the ramp. It was not possible to obtain a third quote due to the nature of the job as so many builders just won't quote for small jobs. Proposal: Cllr Pither to accept lower quote– with the proviso that work will take place in the summer of 24. (Unless it can be fitted in at Easter, which is unlikely due to weather and availability of workmen).
- 12 Hedge provision behind pavilion due to be delivered December 9th. The 90 whips comprising of 25 hawthorn, 25 holly, 15 hazel, 15 field maple, and 10 dogwood will be ready for planting from then.
- 13 Traffic Management for showground events: Following the traffic chaos which occurred during ZimFest due to the appalling organisation of the weekend, the Chief Executive of the showground has said that any events in the future have to use their dedicated in house traffic management company. There was no response to Parish Council's request for compensation.
- 14 Hedgehog Highway Project: <https://hedgehogsrus.co.uk/hedgehog-highway-project>: Proposal: to buy 150 hedgehog highway arches. Proposed: Cllr Humphreys, seconded Cllr Wild, all agreed. Advertise via Grapevine
- 15 Warden: Repair to playground. Hand dryer has come off the wall: Cllr Humphreys has offered to kindly fix it and look at exit door catch. Clerk to add sign to emergency exit door.
- 16 Insurance Renewal agree to premium (2294.61) Proposal: To agree to renewal of insurance. Proposed Cllr Timmis, seconded Cllr Wild, all agreed.
- 17 Finance: To consider receipts and payments reports from 11 July to 31 July 2023, from 1 Aug- 31 Aug and 1 Sep to 18 September as circulated - To authorise payments as itemised; to consider expenditure against budget reports and to sign off invoices against payment report, bank reconciliations and bank statements to month end @ 31 July and 31 August 2023. To agree to payments by BACS as per report presented.
Proposed by: Cllr Humphreys
Seconded by: Cllr Timmis
All agreed
- 18 Correspondence
Letter from the Secretary of the Methodist church council conveying their sincere thanks to the PC for the generous donation of £5000 for the replacement windows.

Letter from Harry Birtley re Flamstead Cricket Club not being the village institution it used to be when it was full of old village names with wives and girlfriends making the teas in its own clubhouse. Action: PC is meeting with FCC to discuss how they can reenergise cricket.

Concern for what is being built in car park at Three Blackbirds: The Clerk clarified that there is a bin store to keep the wheelie bins tidy.

It was noted that the Spotted Dog up for sale.

- 19 Agreed Action/By Whom

	Actions from Sep meeting	Results
CF	Ask for Police report to call outs	
CF	Order Hedgehog arches	
CF	Door sign	
	Actions from Jul meeting	
DH	GV note for Drive Safe campaign	
DH	Start on playground maintenance prog	
NW	Get volunteers for Drive Safe	
	Action from June meeting	
CF	New bin from DBC for next to History Board	DBC confirmed it is due April 24
	Planning Enforcement matters	
JT	Request updates on Enforcement Orders for: Shipping container in field on Abilea Meadows, Friendless Lane Barn on Cotton Spring Gates/barn – not enforced inappropriate gate for a wood yard. Stable at Wood End Farm – refused and has not been removed Newlands Wood – have been spoken to as they are selling parcels of woods for camping, encouraging camp fires – dangerous in woods etc. As they sell more plots they are being visited – drive in and park on road which is hazardous Chalkdell Cottages – container in field and other earth works	On-going Appeal has been lodged Semi hard core road to be challenged Appeal lodged for stables Planning Enforcement – on it

Cllr Tim Parsons
Chairman
03 November 2023