

Flamstead Parish Council

Minutes of the Parish Council Meeting

Held at The Pavilion, Flamstead

Monday 8 June 2026 at 7.30pm

1. Election of Chairman and Declaration of Acceptance of Office

Cllr Billy Pither was nominated for the position of Chairman. The nomination was unanimously supported and accepted by Cllr Pither.

2. Election of Vice-Chairman and Declaration of Acceptance of Office

Cllr Humphries was nominated for the position of Vice-Chairman. The nomination was unanimously supported and accepted by Cllr Humphreys.

3. Apologies for Absence

Apologies were received from Cllr Crowie, Cllr Crawley and Cllr Humphreys.

4. Declarations of Interest

No declarations of interest were made.

Cllr Pither noted that the Council should review the Register of Interests process in greater detail. Whilst acknowledging that the system may appear outdated, councillors agreed that the Council must continue to comply with the current requirements.

5. Approval of Previous Minutes

RESOLVED: The minutes of the Parish Council meeting held on 11 May 2026 were approved as a true and accurate record.

Proposed: Cllr Williams

Seconded: Cllr Humbert

6. Public Participation

Representatives from Old Watling Street addressed the Council regarding planning application 26/01073/FUL, Land on the West Side of River Hill.

Residents explained that part of a garden had previously been sold to the current landowner and planning permission had originally been granted for a bungalow. Concerns were raised that development works had ceased since September 2022 and that the site currently has no utilities or lawful access. Residents reported that the land had recently been marketed for sale but subsequently withdrawn.

Further concerns included:

- Potential future use of the site.
- Access limitations, with River Hill measuring approximately three metres in width.
- Lack of adequate turning space for vehicles.
- Potential impact on neighbouring properties and garden stability.
- Flooding concerns.
- Difficulty locating previous planning and enforcement records.

Residents requested support from the Parish Council in objecting to the current application. The Clerk was asked to submit an objection on behalf of Flamstead Parish Council.

7. Update – Jane Timmis

Jane Timmis provided the following updates:

- Dacorum Borough Council's Armed Forces Day event is scheduled for 27 June 2026.
- The 82nd anniversary of the D-Day Landings is being commemorated.

- Hertfordshire County Council is undertaking a residents' survey regarding services and performance.
- Friendless Lane AONB planning application will proceed irrespective of the High Court outcome, with a decision anticipated in July.

8. County Councillor Update

County Councillor Caroline Smith-Wright was not in attendance.

9. Planning

i) New Applications

26/00988/FUL – Premier Inn, London Road, Flamstead

Installation of external plant equipment.

RESOLVED: No objection.

26/01209/AGD – 30 Acre Farm, Markyate, St Albans

Agricultural storage building.

The Council noted concerns regarding fencing already installed, extended access gates, storage containers on site, absence of visible agricultural activity and the site's location within the Area of Outstanding Natural Beauty.

RESOLVED: Objection on grounds of overdevelopment, lack of demonstrated agricultural need and impact on the AONB.

26/01203/DRC – Acorn Lodge, London Road, Flamstead

Details required by planning conditions attached to permission 25/01334/FUL.

RESOLVED: No objection.

26/01237/DRC – M V Commercial, London Road, Flamstead

Details required by planning conditions attached to permission 22/02903/FUL.

RESOLVED: No objection.

26/01073/FUL – Land on the West Side of River Hill, Flamstead

New dwelling.

RESOLVED: Objection on the following grounds:

- Green Belt impact.
- Habitat and ecological concerns.
- Inadequate access arrangements.
- Flooding concerns.
- Need for neighbouring property access arrangements to be reinstated.
- Concerns regarding the stability and security of adjoining gardens.

26/01214/FHA – 18 College Close, Flamstead

Detached outbuilding for physiotherapy workspace.

RESOLVED: No objection.

26/00980/MOA – Land West of Tassell Hall, Redbourn

Outline application for up to 230 dwellings and associated infrastructure.

The Council expressed concerns regarding traffic impacts, particularly on Delmerend Lane, and pressure on local services including schools.

RESOLVED: Objection.

ii) Planning Decisions Received

26/00332/FHA – River Hall Cottage, Old Watling Street

Single storey rear extension.

Decision: Granted.

25/02761/OUT – 131 Trowley Hill Road, Flamstead

Outline application for a two-storey detached dwelling.

Decision: Refused.

10. Contracts and Invoices – Flamstead Cricket Club 2026

The Clerk outlined previous years' arrangements.

RESOLVED: To approve an annual increase of £250.00 moving forward.

11. Pavilion Development Plans

Councillors discussed possible future improvements to the Pavilion, including:

- An extension to the rear of the building.
- Reconfiguration of toilet and changing room access.
- Potential relocation of changing facilities.
- Creation of larger community space within the Pavilion.
- Provision of new changing room and toilet facilities.

Further investigation and costings will be required.

12. Governance and Administration – Annual Governance and Accountability Return 2025/26

The Council considered the following documents:

- a) Annual Accounts
- b) Annual Internal Auditor's Report
- c) Section 1 – Annual Governance Statement
- d) Section 2 – Accounting Statements

RESOLVED: All documents were approved.

RESOLVED: The Public Rights Period will run from 1 July 2026 to 31 July 2026.

13. Clerk's Contract

Deferred until the July 2026 meeting.

14. Pension, Backdated Pension, Holiday Pay, Payroll and Salary Review

Deferred until the July 2026 meeting.

15. Register of Interests and Code of Conduct

The Clerk will resend the relevant forms to all councillors.

16. Risk Assessment Review 2026/27

The Clerk will recirculate the risk assessment documentation.

17. Future Parish Council Meeting Arrangements

The Council discussed future meeting arrangements. Further consideration will take place at a future meeting.

Updates from Previous Actions

The Council noted the following updates:

- Westenders and Cricket Club contracts completed.
- Information regarding parking issues on Trowley Hill Road has been requested from residents for onward referral.
- Pre-school contract and repayment schedule completed.
- Bank mandate updates completed.
- Clerk training completed.
- Tree cutting works completed.
- Street name signs and road markings reviewed and completed.
- Bridgewater Tree Works schedule received.
- Clerk's working hours review completed and resolved.

Signed: _____

Chairman

Date: _____