

HORMEAD PARISH COUNCIL

Minutes of the Hormead Parish Council Meeting
Thursday 20 April 2017 in the Meads Pavilion at 8pm

PRESENT: Cllr Jayne Denham, Chairman (JD); Cllr R Denham (RED) Cllr John Kilby (JK); Cllr Marty Kilby (MK); Cllr Teresa Marks (TM); Cllr Matthew Reeves-Hairs (MRH); Cllr Richard White (RW)

Five members of the public and Mr Bill Bampton of Pelham Structures Ltd (re planning application 3/17/0556/FUL)

Clerk: Colin Marks, Clerk to the Parish Council

ACTION

The Chairman welcomed everyone and opened the meeting at 8.05pm.

17.041 Apologies for absence

1. None (all present)
2. Others: None

17.042 Declarations of Interest and Dispensations

1. **Declarations of Interest:** Cllr Teresa Marks - a DPI as wife of the Clerk in relation to his payments, as stated on the agenda; Cllr Matthew Reeves-Hairs – as Chairman of the Village Hall Committee.
2. **Dispensations** (i) It was noted that Cllr Teresa Marks has a dispensation to speak and vote on Council finance business in which she has a pecuniary interest as the wife of the Clerk, as stated on the agenda; (ii) To receive requests for dispensations: NONE
3. **To consider requests for dispensations:** NONE.

17.043 Minutes of the Parish Council Meeting held on 16 March 2017

There being no requests for amendments to the draft, it was unanimously **RESOLVED that the Minutes of the ordinary Parish Council Meeting held on 16 March were a true and accurate record.** The Chairman signed the Minutes.

JD/Clerk

17.044 Police Report. None

17.045 Chairman's announcements

The Chairman noted that the Hoedown is planned at the Meads on 24th June. All help, both before and on the day, will be most welcome.

17.046 PLANNING

1. New applications:

3/17/0870/HH Bradbury Farm: Annexe. *Application not yet validated by EH Planning*

3/17/0739/HH White Ash, Lt Hormead: Remove first floor lean-to roof and form gable end. Demolish single storey rear buildings and replace with two and single storey rear extension. Clad existing retained building. Replacement porch. New entrance driveway and crossover.

The Parish Council had NO OBJECTIONS

Clerk

3/17/0694/HH Meadowlands, Lt Hormead: Rear extension and loft conversion with raised roof for 1st floor accommodation.

The Parish Council had NO OBJECTIONS

Clerk

3/17/0556/FUL Land at Layston Farm and Heatherdown, Hare Street: Build 9 residential units.

Agent/Architect Bill Bampton asked to address the meeting. At 8.15pm it was **RESOLVED to suspend the meeting for a presentation by Mr Bampton and for public comments.** Following the presentation, involving site plans, building plans, and photographs of other supposedly similar developments, a number of comments were made by members of the public and parish councillors. These included:

1. The footway bordering the plot along the B1368 and round the corner to the B1038 is dangerously narrow at present and the proposed paths from each plot will create a hazardous exit for the residents. The footway should be widened to mitigate the hazard. *Mr Bampton agreed to propose an amendment to widen the pavement.*
2. The proposed vehicular access from the B1368 is dangerously located. With each of the 9 properties having two parking spaces, there is the potential for at least 36 daily vehicle

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movements on to a busy road that carries a lot of HGV traffic and would be very close to the B1038 junctions both east and westbound. The entering and exiting dangers would also apply for both construction lorries, and later, for delivery and refuse trucks. It was suggested that access from the Heatherdown side would be more appropriate.

3. The necessary dealing with hydrocarbon contaminated soil could involve yet more HGV vehicles and plant at the site.
4. The houses are too close to the road and should be pushed back. Plot 5 is badly positioned on a prominent corner that already has poor sight lines.
5. There is presently a crash barrier on the site boundary opposite the B1038, which is a long descending hill from Buntingford. There is nothing to indicate what protection will be afforded to plots 7 and 8 at that location.
6. It was understood why the sewerage disposal arrangements are presently unknown, but there were serious concerns that the development may not be connected to the mains sewer system.
7. For these reasons, the present application does not meet the requirement of promoting a housing development that is appropriate to its location within the Neighbourhood Plan area. This is established in the chapter on Housing Development Policy in the Buntingford Community Area Neighbourhood Plan that was approved at the 23rd March referendum.
8. Mr Bampton confirmed that the pear tree standing in the plot would be retained.
9. It was suggested that a footpath running beside the telephone exchange would be a better and safer option on to the B1038 towards the Meads and Gt Hormead.
10. It was suggested that there are brown field sites that are more appropriate for development.
11. In answer to a question, Cllr Reeves-Hairs confirmed that housing surveys had been conducted for the Neighbourhood Plan, giving every household the opportunity to express their views on development.

The meeting was called to order and resumed at 8.40pm.

The Parish Council agreed that it is not opposed appropriate development, but taking into consideration the above comments, it was **RESOLVED to object to the application on the grounds that, as it stands, it is inappropriate in size, layout and location. The relevant points discussed should be included in the objection.**

Clerk

2. Decision Notices

3/17/0284/LBC St Annes Cottage, Conduit Lane: Replace open fire with wood burner, raise chimney and add 90mm terracotta chimney pot. **GRANTED**

3/17/0234/HH 14 Fayland Cottages: Create driveway and dropped kerb. **GRANTED**

3/17/0176/LBC Bury Farm House, Gt Hormead: Alterations to change the use of farm and proposed cart lodge to Farmhouse. **GRANTED**

3/17/0174/VAR Bury Farm House, Gt Hormead: Variation of condition 2: Change of use to 3no 3-bedroomed dwellings, 3no 4-bedroom dwellings, 1no five-bedroomed dwelling; outbuildings, garages & office; landscaping & access. Demolish grain store etc. Revise unit 7: new layout and external appearance. **GRANTED**

16/00027/REFUSE Land off Park Road, Gt Hormead: APPEALED to Secretary of State. No further comments made; original comments forwarded to Planning Inspector. APPEAL DISMISSED

3/17/0028/OUT Land fronting B1368 between Well House and Rosemary Cottage, Hare Street. Erection of three detached and a pair of semi-detached dwellings. **GRANTED**

3/14/1624/CL Hillcrest, Hare Street: Certificate of Lawfulness for use as a dwelling house
DECISION AWAITED

3. Other Planning matters - Including any received too late to be included on the agenda:

3/17/0028/FUL Great Hormead Bury*, Gt Hormead. Installation of ground mounted solar panels on recycled plastic frames. It was **RESOLVED to object for the following reasons:**

1. It is close to a Grade II listed building which is itself next to a Grade I listed church. The

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proximity therefore makes the proposal inappropriate.

2. There appeared to be no justification statement for the development with the application. There are concerns that the number of solar panels will have to be increased if those proposed here are insufficient for whatever purpose they are to be installed, and that this may therefore be the first phase of a larger plan.

3. Being on the opposite side of the valley from Hare Street village, there were concerns that a large area of solar panels could be detrimental to the view from the village. This would be contrary to objectives set out in the Environment and Sustainability Policies of the recently approved Buntingford Community Area Neighbourhood Plan that identifies the adverse impact of green energy.

Clerk

17.047 FINANCE

1. Report of the Council's finances for March was received (Appendix A)

Finance Summary from 1 to 31 March:

	£
Opening bank balance statement 409, 1 March	8,989.69
Plus income 1 to 31 March	120.00
Minus expenditure 1 to 31 March	<u>2,591.51</u>
	6,518.18
Minus previous month's presented cheques	<u>681.60</u>
Balance available to Council at 31 March (cashbook)	5,836.58
Plus unrepresented cheques as at 31 March	<u>1,080.00</u>
Bank balance: reconciled with statement 409, 29th (31st) March	<u>6,916.58</u>
Petty cash in hand	50.00

Accounts/bank statement reconciliation. A copy of the bank statement was noted to reconcile with Accounts Appendix A. Cllr Reeves-Hairs, as a non-signatory member, signed the Accounts sheet and Bank Statement as reconciling.

Clerk

It was unanimously **RESOLVED that the Accounts Statements be accepted.**

An accounts summary is published each month in the Minutes on the website.

2. Financial position against budget at year-end. The Clerk presented the end-of-year position against the budget. The net closing balance was £6,941. With a VAT reclaim of £1,105 yet to be paid, this gives a cashbook balance £5,836. When unrepresented cheques of £1,080 are added, the reconciled bank balance is £6,916 (as 17.047.1 above). It was unanimously **RESOLVED to accept the budget report.**

Clerk

3. Payments. It was unanimously **RESOLVED to approve all the invoices presented for payment: (Appendices B1 and B2)**

Date	Payee	Item	£	Chq	Power
22/3	Earthworms	Meads March	335.00	1480	LGA(MP)A 1976 s19
31/3	Clerk	Salary March	417.60	1481	LGA 1972 s112(1), (2A), & s151; LA 2011 s41
31/3	HMRC	PAYE Jan-March	203.40	1482	LGA 1972 s112(1), (2A), & s151; LA 2011 s41
20/4	Clerk	Mileage etc Mar	22.68	1483	LGA 1972 s111
20/4	Clerk (cash)	Petty cash March	18.62	1484	LGA 1972 ss111, 114,140
20/4	HAPTC	Annual subs	396.25	1485	LGA 1972 s111
20/4	Hugh McAlpine	Clean War Mem	700.00	1486	War Memorials (Local Authorities' Powers) Act 1923 s1 as extended by LGA 1948 s133
20/4	SC Ruff	Litterpick to 20/4	260.00	1487	OSA 1906 s9 & s10
20/4	EHC	TEN licence	21.00	1488	LGA 1972 s145(1)(a)
20/4	Earthworms	Meads April	675.00	1489	LGA(MP)A 1976 s19
Recoverable VAT included: NIL					

Cheques were signed after the meeting.

Clerk

4. Annual Return. The deadline for the submission of the Annual Return to BDO was noted as being 26th June, and the publishing period for the notice of the Exercise of Public Rights was noted as being 23rd June to 3rd August. Subject to the internal auditor signing off the internal

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- audit, it is intended to approve and sign the Annual Return at the May Parish Council Meeting. Clerk
- 5. E.ON price increase.** It was noted that E.ON have advised a price increase from April 2017 amounting to 4.11% on the units charge and 16.67% on the standing charge. It was **RESOLVED that the Clerk check via uSwitch whether a better deal is on offer from another supplier.** Clerk
- 17.048 Correspondence**
Seven items of correspondence were noted as appeared on the agenda:
- E.ON: Notice of price increase (17.047.4)
 - Parishioner: FP13 reinstatement and dangerous steps issues (17.049.3)
 - HCC Dawn Grocock – PROW Officer: Hornead update and FP18 status (17.049.3)
 - HCC Dawn Grocock – PROW Officer: FP13 issues with un-reinstated footpath and dangerous steps (17.049.3}
 - Parishioner: Dog dangerously out of control in Gt Hornead (17.049.4 (ii))
 - Sir Oliver Heald MP: Notification of Independent Age & the Jo Cox Commission on Loneliness
 - Sir Oliver Heald MP: Ofcom report: Encouraging investment in full-fibre networks and promoting competition
- 17.049 Special Interest Matters**
- 1. Village Hall:** Cllr Reeves-Hairs reported:
 - The race evening has been rescheduled for September.
 - The Hoedown is on for 24th June (as reported by the Chairman).
 - Booking are going well. A Zumba payments query is being resolved.
 - No update has been received for putting down the yellow lines.
 -
 - 2. Highways:** The fault (ref 201012624789) reporting mud on the footway and verge leading to the school and requesting it to be cleared has been checked. Highways contractor says there isn't a problem and that no action will be taken.
 - 3. Rights of Way - footpaths and byways:**
 - FP21 not reinstated status is being dealt with by the PROW Officer.
 - Glebe Barn FP18 obstruction is still being investigated by the PROW Officer. Clerk
 - FP13 (i) not reinstated across field and (ii) dangerous steps with no handrail: Issues are being investigated by the PROW Officer.
 - 4. Parishioners concerns and other matters:**
 - (i) It was noted that the War Memorial cleaning has been completed and the grant payment for 50% of the cost has been requested from EHC. Clerk
 - (ii) It was noted that a man was bitten and hospitalised by a dog dangerously out of control in Great Homread. To be raised with Police Sgt Duncan Wallace. Clerk
- 17.050 Meads field and buildings**
- 1. Field: Tree Report.** The work is in hand. Clerk
 - 2. Pavilion cleaner**
Just one possible cleaner from Buntingford expressed some interest, but wanted to be shown round before committing to a price. The Chairman agreed to contact her to arrange a meeting at the pavilion. JD
 - 3. Play area:** It was noted that the RPII inspection is scheduled for late April. Cllr Marks reported that the metal liner of the play area litter bin is rusting out and could soon collapse. This additional to the split lid that is a potential hazard. It was **RESOLVED to order a replacement litter bin.** Clerk
- 17.051 Neighbourhood Plan Referendum result, 23rd March.** It was noted that on a 22.3% turnout, 94% of those voting approved the Buntingford Community Area Neighbourhood Plan (BCANP).
- 17.052 Late items and items for future agendas**
1. Late items: None received
 2. Items for future agendas:
 - Audit arrangements for 2017/18 onwards to be reviewed at the July/September PC meetings. Clerk
 - Consider bidding for road safety funding from the Police Commissioner/Herts Road Safety Partnership (Autumn onwards). Clerk

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Suspension of meeting for public comments

At 9.18pm it was **RESOLVED to suspend the meeting for public comments**

- Hare Street residents living opposite the proposed development at Layston Farm and Heatherdown (3/17/0556/FUL above) repeated their request for the Parish Council to object to the planning application.

The Meeting was called to order and resumed at 9.20pm

17.053 Dates of next Meetings: All to be held in the Pavilion.

1. Annual Meeting of the Parish: It was agreed to call this for Thursday 11th May
2. Parish Council Annual Meeting: Agreed for 7.30pm Thursday 18th May
3. May Ordinary Parish Council Meeting: 18th May, following the Annual Council Meeting.

**JD/Clerk
Clerk
Clerk**

The Chairman thanked everyone for attending and closed the meeting at 9.28pm

Signed..... Dated.....

DRAFT