



HERTINGFORDBURY PARISH COUNCIL

MINUTES OF AN EXTRAORDINARY MEETING OF HERTINGFORDBURY PARISH COUNCIL

HELD ON 20TH AUGUST 2018 AT 19.00 IN THE BRACE ROOM, ST MARY'S, HERTINGFORDBURY

PRESENT: Cllrs Gary O'Leary, Magda Atkins, Haidy Blake, Lizzer Bradbury, Jim Coppard, Paul Rochford, Barry Simkins

In attendance: Amanda Glew (Clerk), Cllr Linda Haysey, Mike Pendock (Tarmac), Nicky Gordon (resident), Steve Davies (resident)

35. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Roger Morris and Shobha Edgell.

36. **DECLARATIONS OF INTEREST**

The Chairman declared an interested in Planning Application LPA Appeal Reference: 18/00069/REFUSE.

37. **PLANNING**

(a) **Current Applications**

Mike Pendock thanked Councillors for their recent site visit to Panshanger Park and he confirmed the plant site and mineral washing hard standing was now demolished. Mike would very much welcome the Parish Council's support for their planning application. The capacity would be for 100 spaces and overflow for an extra 50. It is planned to be a pay and display car park and will be gated.

Cllr Rochford commented that Friends of Panshanger have concerns about placing the car park in the middle of the Park. Cllr Coppard asked about plans for refreshment provision and Mike explained that a kiosk is planned which will be a franchised operation and in keeping with the Park. Cllr Simkins questioned if there was evidence that coach parking would be required. Cllr O'Leary suggested a better idea would be to increase the car parking provision incrementally. There does not have to be one large capacity car park as, for example, the Tarmac office car park is under used at weekends. Cllr O'Leary also asked why this particular proposed location was chosen when there are obvious heritage concerns.

Cllr O'Leary reminded Mike Pendock about the Neighbourhood Planning workshop in September 2016 organised by HPC at which it was agreed that the core valley was of vital importance. He was



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surprised that this has not been referred to at all in this application and that the car park is proposed to be put into the Repton core area. Cars driving in and out of the car park will be visible. Mike felt that the weighbridge is already an industrial area; however, Cllr O'Leary said that this is the area which should be restored under current restoration conditions. Cllr Rochford made the point that the Park is of importance because it can offer a Repton landscape.

The Parish Council has been given a copy of the 8th June letter to Tarmac from Jan Hayes-Griffin of HCC and Cllr O'Leary thought it was confusing as to how everything that needs to be done with the Country Park and restoration fits together. Mike said he was disappointed that the Country Park Management Plan submitted by Tarmac in 2017 had not been sent out for public consultation. Tarmac thinks it is important for something to happen now rather than waiting for everything to be sorted out at once and that if the car park isn't built now other interests will take priority.

Cllr O'Leary said that the Parish Council believe it is extremely important to protect the Repton core of the Park. Mike Pendock left the meeting at 19.35 and Councillors considered the planning application.

Cllr Simkins thought there were other urgent requirements for the Park such as opening of the east to west Mimram valley footpath. Cllr Rochford noted that it is convenient for Tarmac that the plant machinery is currently on the suggested site and that building the car park somewhere else would just be more expensive for them and perhaps this is why they have chosen the proposed location. He thought that the silt lagoons could be used. Cllr Coppard thought it looked like a decision based on cost. The meeting suggested that several car parks in locations such as North Lodge, the Triangle and Thieves Lane could be used. The refreshment kiosk and toilets could be at the offices. In the longer term hopefully the Orangery would be restored and used. A draft response was considered by the meeting and it was agreed that everything to the north of the river should be restored.

It was resolved unanimously for Hertingfordbury Parish Council to strongly object to the application.

Planning Appeal: 18/00048/REFUSE Beechleigh Birch Green Erection of two detached dwellings with garages. The Chairman addressed the meeting. He feels the application is consistent with infill and took pre-application advice. He emphasised there will still be access across the Village Green to Beechleigh.

Cllr O'Leary left the meeting and Cllr Simkins took over as Chairman.

Nicky Gordon confirmed she had made comments on the original application but this was before the further application 3/18/0586/FUL for conversion of a group of existing outbuildings into two detached dwellings had been submitted. This application has now been granted and Ms Gordon feels that the site will be over developed if this appealed application is granted. Residents of these two five bedroomed houses are likely to have several cars each, and in addition to those owned by the converted outbuildings, will add to the already identified Birch Green parking problems. The



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Parish Council owned Track (Village Green) to all these properties is not sufficient to sustain this traffic and maintenance of it will become a problem going forward. A precedent for this is the East End Green Track which has ongoing maintenance issues. Mr Davies pointed out that the Track would need to be dug up to connect services to the new properties. Installation of a septic tank may be necessary (he thinks Beechleigh has one) and this brings other concerns such as large lorries using the Track to service the tank and ancillary buildings would probably be required for pump housing. These have not been included in the application. Environmental issues should also be considered as there are Great Crested Newts in the pond. Cllr Haysey confirmed that the land is within the Green Belt. It was noted that the Parish Council cannot submit further comments on this appeal because the appeal is following a new shortened procedure called the Householder Appeals Service. Residents, however, can make further comments. The Clerk will forward all comments made to Cllr Haysey.

Planning ref: 3/18/1498/VAR 58 Chapel Lane Letty Green Variation of condition 2 (Approved plans) of application reference number: 3/17/2398/FUL - amendments to windows at front and rear elevations. Condition Number(s): 4 Conditions(s) Removal: New windows New window design. No comment.

Planning ref: 3/18/1530/HH 19 Chapel Lane Letty Green Alterations to existing Planning consent 3/16/1295/HH (Two and single storey side and rear extension, front porch, garage conversion, alterations to openings) :- The erection of a ground and first floor extensions, similar to that previously given consent, the marginal increase in floor area, amendments in design to reduce the volume. No comment.

Planning ref: 3/18/1694/HH 3 Chapel Lane Letty Green Single and partial double storey rear extension with dormer roof extension. Front porch and side additions. No comment.

Planning ref: 3/18/1324/OUT Land Between 38- 42 Chapel Lane Letty Green Outline planning for the creation of 1 no. dwelling, garage and associated access and parking. Granted 3/8/18.

Planning ref: 3/18/1403/FUL Hertingfordbury Cowper Jmi School Birch Green Single storey extension. Granted 13/8/18.

Planning ref: 3/18/1404/FUL Hertingfordbury Cowper Jmi School Birch Green Single storey extension. Granted 13/8/18.

Planning ref: 18/00069/REFUSE 20 Letty Green Hertford Demolition of rear outbuildings. Erection of two storey side extension (amended scheme to previous submission 3/17/1665/HH). HPC commented on the original application and cannot submit further comments on this appeal. The Clerk read out the original comments.



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38. QUESTIONS FROM THE PUBLIC

Ms Gordon has a problem with fencing along the field to the rear of her property. Mr Cash originally erected the fence panels and then 2 months ago Mr Robb had some of them removed. Cllr Blake called Enforcement but they explained they did not have the power to do anything. Recently Mr Robb took out all of the panels and it was then agreed that the residents could put in their own. Nicky Gordon said she has been intimidated and scared by Mr Robb's attitude.

Cllr Simkins suggested one way to deal with this problem is for Nicky to install her own fence just inside the original fence. Unfortunately the Parish Council does not have any power to help with this problem.

39. AOB

Cllr Rochford requested permission to do some minor tree work on Cole Green which was agreed by the Clerk and Chairman in line with the Procurement Policy. Cllr Atkins thanked Cllr Rochford for the new benches he has put into the play area and the Clerk will expect an invoice. It was agreed for the Parish Council to have ten monthly meetings in 2019.

The meeting closed at 8.40 pm.

Chairman _____ Dated _____

The next meeting will be held on Wednesday 12th September 2019