

# THUNDRIDGE PARISH COUNCIL

Parish Clerk: Colin Marks, 17 Park Lane, Puckeridge SG11 1RL  
Tel: 01920 821684 email: clerk@thundridgeparishcouncil.org.uk

To: Cllrs Steve Bosson, Deryck Dipper, Brita-May Hawes, Kim Saban, Natasha Smyth, Joyce Spackman, Martin Spackman, Brian Taylor.

You are summoned to attend this meeting to transact the following business:

## Ordinary Parish Council Meeting

Tuesday 24<sup>th</sup> January at 7.30pm in The Norman Wodson Pavilion

*All prevailing Covid regulations will be observed*

*Councillors are encouraged to perform a home lateral flow test on the day of the meeting*

*Public and press are welcome to attend, subject to prevailing Covid regulations. Representations on issues of concern will be taken into account where they fall within the Parish Council's jurisdiction or forwarded to the appropriate agency. Under Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960, public and press may be excluded for the discussion of confidential business. Please note that public participation is NOT permitted except during the time designated for public comments.*



Signed: Colin Marks, Proper Officer and Clerk to Thundridge Parish Council Date: 18 January 2023

## AGENDA

**23.001 To receive and approve apologies for absence**

**23.002 Declarations of Interest and dispensations**

1. To receive declarations of interest on agenda items (including non-pecuniary). To note that Cllr Steve Bosson, being a trustee, has a non-pecuniary interest in High Cross Village Hall, and a dispensation for all planning matters relating to North Drive and The Glebe Field; that Cllr Brita-May Hawes and Cllr Kim Saban have a dispensation for all planning matters relating to North Drive and The Glebe Field; that Cllr Deryck Dipper has a dispensation for all planning matters related to Thundridge Hill and Ware North development. Cllr Brian Taylor has a dispensation on matters pertaining to High Cross Village Hall, of which he is a trustee. Cllr Natasha Smyth has DPI in the Nursery and some Pavilion development matters.
2. To receive members' written requests for dispensations for declarable pecuniary interests (if any); and
3. To consider any such requests for dispensations as appropriate.

**23.003 To approve Draft Minutes of 29<sup>th</sup> November Ordinary Parish Council Meeting**

*To consider suspending the meeting for public comments: Excluding planning comments on Ware North 3/22/2406/FUL (see below). Limited to a total of 15 minutes. One question/statement only of no more than 3 minutes maximum per person.*

**23.004 Village Life:** To note deadlines and assign contributors to write an article for March Village Life Magazine

**23.005 To receive Police report and other police matters**

**23.006 Planning**

**1. New applications**

		<b>Comment by</b>
<b>3/23/0019/HH</b>	<b>Westmill House.</b> Retrospective: convert garage into 1-bed annexe	30 January
<b>3/23/0046/FUL</b>	<b>Moles Farm:</b> Change of land use; demolish agricultural buildings and build two dwellings.	3 February
<b>3/22/2406/FUL</b>	<b>Land North and East of Ware (Ware2)</b> <i>Presentation by Cllr Deryck Dipper</i>	2 February

*To consider suspending the meeting for public comments on Ware North 3/22/2406/FUL. Limited to a total of 15 minutes. One question/statement only of no more than 3 minutes maximum per person.*

**2. Applications received too late for the agenda and other planning matters**

1. To consider any late planning applications
2. Ware North: 1. Update on hybrid application and planning consultation

2. Update on Moles Farm flooding
3. Ware Neighbourhood Plan Regulation 16: Consultation ends 26<sup>th</sup> January

**3. Notices of decisions and awaited decisions: See Planning Appendix (for information only)**

**4. Monitoring progress on existing developments underway**

1. Glebe Field development update, including reinstatement of footpath to original specification and footbridge concerns

**23.007 Finance**

1. Cashbook Accounts and Reserves
2. Bank reconciliation with Bank statements; non-signatory member to sign reconciliation.
3. To consider payments list for approval
4. To finalise 2023/24 budget and precept
5. Presiding Chairman, two councillors and the Clerk to sign the EHDC precept form
6. To consider Wodson Field fence/gate options from available Section 106 funding

**23.008 Norman Wodson Pavilion**

1. Building Replacement Working Group
  1. Update: Procurement Contract and matters arising from the JCT Contract.
  2. Update on possible acquisition of additional land from RABI
  3. Update and quotes: Safety gate exit from outside compound

**23.009 Recreation areas: Reports and updates**

1. Play area: To receive January safety inspection report and consider any action
2. Additional Car Park dressing: (i) Update  
(ii) Report on ongoing flooding issues

**23.010 Allotments**

1. 1. 2023 tenancy agreements update
  2. Update: Application to Land Registry for allotments Title Absolute.
2. Tenancy issue and course of action
  1. Update on legal proceedings: *(This may be considered under Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960, excluding press and public)*

**23.011 Highways, Footways, and Public Rights of Way (PRoW)**

1. North Drive:
  1. Update: Removal of lamp post W3
  2. Update: Ransom Strip boundary/road kerb installation when road resurfaced
  3. Update: Surface water problem by No10
  4. To note reinstatement of combi bin at North Drive/Poplar Close
2. Broken Wadesmill village entrance signs: update if available
3. Old Church Lane: Poor condition of road

**23.012 Other Matters (to be deferred unless time permits)**

1. ACV update: Nomination of The Feathers as an ACV
2. To note Parish Council elections on 4<sup>th</sup> May

**23.013 County and District Councillor reports (if any received)**

**23.014 Urgent matters not listed on the agenda (for inclusion and consideration on the next agenda)**

**23.015 Correspondence (for information only – discussion to be deferred unless time permits)**

- EHC: Ware Neighbourhood Plan Regulation 16 consultation: 1 Dec – 26 Jan (22.177.1.4)
- Parishioner: request to take up poor condition of Old Church Lane with HCC (email 8/12/22) (23.011.4)

**23.016 Matters for future agendas**

- Public Spaces Protection Order (PSPO) re excluding dogs from Norman Wodson Playing Field
- Parish lighting ownership to be confirmed
- Highfield Nursery debt repayment status if payments not made
- Replace missing combi bin North Drive/Poplar Close: To be followed up
- To review Bullards contract for cutting the football field, including management of additional cuts
- To review WLFC RPII lease increase for Year 3 (April Meeting)
- Quarterly review of Neighbourhood Plan Appendix H outstanding action tasks:
  - Retain The White Horse as a pub: *The Parish Council raised a strong objection to the recent planning application. However, that planning application has now been approved.*
  - Nominate Community Assets listed in Appendix E of the Neighbourhood Plan: *The Feathers is now being nominated*

- Make Clarkson Memorial and the information boards more visible and maintain regularly: *Under consideration.*
- Advertise local history in pubs (with accommodation): *Under consideration with Thundridge and High Cross Society.*
- Promotion of the Turnpike and Doric columns on Wadesmill Bridge: *Under consideration with Thundridge and High Cross Society.*
- Seek formal designation of parts of High Cross as a Conservation area: *Ongoing; agreed to send request again.*
- Update: Bircherley Green bus depot re-development
- To add other matters raised

**23.017 Date and venue of next meeting: Tuesday 28<sup>th</sup> February 2023.** Venue to be considered

**APPENDIX: PLANNING DECISIONS AND AWAITED NOTICES (23.006.3)**

*For information only. Note: The Parish Council is not consulted on enforcement matters*

3/22/2429/HH	<b>Hubbsrest, Marsalls Lane:</b> Replace garage and conservatory with 2-storey rear and side extensions; extend front porch. <i>The Parish Council had no comments</i>	<b>GRANTED</b>
3/22/2021/FUL	<b>Norman Wodson Pavilion:</b> Re-roof, create doorway, replace cladding. <i>The Parish Council supported this application</i>	<b>GRANTED</b>
3/22/1588/FUL 3/22/1574/FUL	<b>Moles Farm:</b> Change of land use; demolish agricultural barn and build two dwellings. <i>The Parish Council objected</i>	<b>REFUSED</b>
3/21/2798/HH 3/21/2799/LBC	<b>Bankside Cottage, Ermine Street:</b> New site access, driveway and detached garage. <i>The Parish Council had no objections</i>	<b>REFUSED</b>
3/22/2370/HH	<b>Standon Green End:</b> Demolish existing garage and replace, add two extensions, gazebo, replace gates and fencing, landscaping, <i>The Parish Council objected.</i>	Awaited
22/1891/PL	<b>Fusion Trading, Ermine Street/Lowgate Lane:</b> alcohol licence	Awaited
3/22/2561/LBC	<b>Swangles Farm:</b> Install solar panels on garage roof. <i>No comments</i>	Awaited
3/22/2515/LBC	<b>North Lodge, Hanbury Drive:</b> 2 replacement windows <i>The Parish Council had no comments</i>	Awaited
3/22/2370/HH	<b>Standon Green End House:</b> Replace garage with detached 4-bay garage, 2-storey side and rear extension, replacement entrance gates, erect gazebo and landscaping. <i>The Parish Council objected</i>	Awaited
3/22/2153/FUL	<b>Oakleys:</b> Retention of steel framed vehicle drenching facility <i>The Parish Council had no comments</i>	Awaited
3/22/1663/LBC	<b>Westmill House:</b> Regularisation for alteration to garage windows <i>The Parish Council had no comments</i>	Awaited
3/22/1878/FUL	<b>Youngsbury:</b> Erect extensions, internal alterations, etc <i>The Parish Council had no comments, but LBC regs to be observed</i>	Awaited
3/22/1740/ADV 3/22/1765/LBC	<b>The Feathers Inn:</b> Illuminated signs <i>The Parish Council had no comments, but LBC regs to be observed</i>	Awaited
3/22/1659/HH 3/22/1660/LBC	<b>Windmill Cottage, 18 Ermine Street:</b> install solar panels <i>The Parish Council had no comments, but LBC regs to be observed</i>	Awaited
3/22/1663/LBC	<b>Westmill House:</b> Change to previously approved garage window size (3/21/1692/LBC) <i>The Parish Council had no comments</i>	Awaited
3/21/2533/FUL	<b>Standon Green House:</b> New gates, fence, gazebo, decking, pond with fountains & lights, clay pathway, and associated landscaping. <i>The Parish Council objected to this application</i>	Awaited
PL/0243/21	<b>Ware Waste Recycling Centre:</b> Construct Waste Transfer Station. <i>The Parish Council had no comments</i>	No information
3/21/2819/HH	<b>Watermill House, Old Church Lane:</b> Retention of an open sided outbuilding. <i>The Parish Council objected to this application</i>	Awaited
3/21/2778/FUL	<b>Watermill House, Old Church Ln:</b> Change of use: 4-bay car port to treatment rooms (RETROSPECTIVE) <i>The Parish Council objected</i>	Awaited
3/21/2600/HH	<b>Watermill House, Ermine St:</b> Detached outbuilding retrospective <i>The Parish Council objected to this application</i>	Awaited
E/22/0109/ENF	<b>Land near Fabdens:</b> Enforcement investigation into caravan site	Awaited
E/21/0241/ENF	<b>Watermill House, Ermine Street:</b> Enforcement investigation	Awaited
E/21/0237/ENF	<b>Standon Green End House:</b> Enforcement investigation	Ongoing
E/19/0448/ENF	<b>Land adj to The Bungalow, High Cross:</b> Enforcement investigation	Unknown