

THUNDRIDGE PARISH COUNCIL

Parish Clerk: Colin Marks, 17 Park Lane, Puckeridge SG11 1RL
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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 29th November at 7.30pm in High Cross Village Hall

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: 23 November 2022

AGENDA

22.167 To receive and approve apologies for absence

22.168 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.

22.169 To approve Draft Minutes of 25th October Ordinary Parish Council Meeting

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

22.170 Village Life: To note deadlines and assign contributors for November Village Life Magazine article

22.171 To receive Police report and other police matters

22.172 Planning

1. New applications

		<i>Comment by</i>
3/22/2153/FUL	Oakleys: Retention of steel framed vehicle drenching facility	8 December
3/22/1663/LBC	Westmill House: Regularisation for alteration to garage windows	13 December
3/22/2429/HH	Hubbsrest, Marsalls Lane: Replace garage and conservatory with 2-storey rear and side extensions; extend front porch.	14 December

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

1. To consider any late planning applications
2. Ware North: Update report, including Moles Farm flooding

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

22.173 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, including
 - (i) Ware Lions field cutting recharge 2 cuts (Lease para 13.2)
4. To consider Ware Lions Annual lease uplift 2021/22 (Lease Schedule 1, due September 2022)
5. To consider draft 2023/24 budget

22.174 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 on emergency lights monthly checking
 4. Update and quotes: Safety gate exit from outside compound

22.175 Recreation areas: Reports and updates

1. Play area: To receive November safety inspection report, consider any action
2. Car Park dressing: Update
3. Tree trimming: Update

22.176 Allotments

1. 1. 2022 tenancies, vacant plot allocation and 2023 tenancy agreements
 2. Structures applications
 3. 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)***

22.177 Highways, Footways, and Public Rights of Way (PRoW)

1. North Drive:
 1. Update on removal of lamp post W3
 2. Ransom Strip boundary/road kerb installation when road resurfaced
 3. Update: Fly tipping report
 4. Dog poo issue (by A10 Bridge) reported by parishioner
2. Ermine Street lamp replacement: to approve cost (if available)
3. Broken Wadesmill village entrance signs: update if available

22.178 Other Matters (to be deferred unless time permits)

1. ACV update: Nomination of The Feathers as an ACV

22.179 County and District Councillor reports (if any received)

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

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

- Parishioner: Dog poo report North Drive (22.177.1.4)
- EHC: Fly tipping clear up, North Drive (22.177.1.3)
- Allotment tenant: Structures application (22.176.1.2)
- Solicitor: Rescheduled court dates (22.176.2.1)

22.182 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

22.183 Matters for future agendas

- Budget and precept 2023/24: to be finalised January 2023
- 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 add other matters raised

22.184 Date and venue of next meeting: Tuesday 24th January 2023. Venue to be considered

APPENDIX: PLANNING DECISIONS AND AWAITED NOTICES (22.155.3)

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

3/22/0426/OUT	Land off Poles Lane: Demolish stable and build house <i>The Parish Council objected</i>	REFUSED
3/22/0582/LBC	Barclay Cottages, Wadesmill: Replacement windows and doors to two properties. <i>The Parish Council had no comments.</i>	WITHDRAWN
3/22/0350/LBC	Thundridge House, Poles Lane: Internal alterations <i>The Parish Council had no comments</i>	GRANTED
3/21/2405/HH 3/21/2406/LBC	Thundridge House, Poles Lane: Single storey extension for pool; create external door from window. <i>The Parish Council objected</i>	GRANTED
3/22/2021/FUL	Norman Wodson Pavilion: Re-roof, create doorway, replace cladding. <i>The Parish Council supported this application</i>	Awaited
3/22/1878/FUL	Youngsbury: 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	The Feathers Inn: 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	Windmill Cottage, 18 Ermine Street: install solar panels <i>The Parish Council had no comments, but LBC regs to be observed</i>	Awaited
3/22/1588/FUL 3/22/1574/FUL	Moles Farm: Change of land use; demolish agricultural barn and build two dwellings. <i>The Parish Council objected</i>	Awaited
3/22/1663/LBC	Westmill House: Change to previously approved garage window size (3/21/1692/LBC) <i>The Parish Council had no comments</i>	Awaited
3/21/2533/FUL	Standon Green House: 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	Ware Waste Recycling Centre: Construct Waste Transfer Station. <i>The Parish Council had no comments</i>	No information
3/21/2819/HH	Watermill House, Old Church Lane: Retention of an open sided outbuilding. <i>The Parish Council objected to this application</i>	Awaited
3/21/2798/HH 3/21/2799/LBC	Bankside Cottage, Ermine Street: New site access, driveway and detached garage. <i>The Parish Council had no objections</i>	Awaited
3/21/2778/FUL	Watermill House, Old Church Ln: Change of use: 4-bay car port to treatment rooms (RETROSPECTIVE) <i>The Parish Council objected</i>	Awaited
3/21/2600/HH	Watermill House, Ermine St: Detached outbuilding retrospective <i>The Parish Council objected to this application</i>	Awaited
E/22/0109/ENF	Land near Fabdens: Enforcement investigation into caravan site	Awaited
E/22/0101/ENF	Oakleys: Enforcement investigation on large metal-frame structure	Awaited
E/21/0241/ENF	Watermill House, Ermine Street: Enforcement investigation	Awaited
E/21/0237/ENF	Standon Green End House: Enforcement investigation	Ongoing
E/19/0448/ENF	Land adj to The Bungalow, High Cross: Enforcement investigation	Unknown