

THUNDRIDGE PARISH COUNCIL

MINUTES of the THUNDRIDGE PARISH COUNCIL ORDINARY MEETING

Tuesday 28th November 2023 at 7.30pm in Wodson Pavilion

PRESENT: Cllr Steve Bosson, Cllr Deryck Dipper, Cllr Brita-May Hawes, Cllr Lynn Palmer, Cllr Kim Saban,

One member of the public

One representative from DLP Planning Ltd, Neil Osbourne

The meeting opened at 7.30 pm

23.169 Apologies for absence

Clerk: Colin Marks, Cllr Natasha Smyth,

23.170 Declarations of Interest and dispensations

1. Cllr Hawes Land Application High Cross, 23.179 Allotment
Cllr Spackman Land Application High Cross, Sutes Farm, 23.176.4 Accounts for payment
2. Written requests for dispensations for declarable pecuniary interests: **None**
3. Consideration of requests for dispensations: **None**

23.171 Approval of Minutes

1. To approve the Minutes of 24th October 2023 Ordinary Parish Council Meeting

RESOLVED: to approve the Minutes of the Ordinary Parish Council Meeting were approved as drafted.

The Chairman signed a set of Minutes.

2. Matters arising from the minutes that were not covered in the agenda

23.154.2 Website upgrade – Cllr Hawes reported that the website upgrade had been completed smoothly and was ready to be signed off. Training will be given to all Councillors at the end of the meeting.

7.36 pm: Suspension of meeting for public comments

1. DLP Planning Ltd representative advised the Council that following the refusal of their previous planning application for dwellings in High Cross it was decided to take a fresh view. It was noted that in 2017 the East Herts planning officers found no fundamental reason to refuse development, but planning numbers had been achieved and the application was refused. A fresh look was taken and whilst it was considered that surface water and drainage could be problem there was to be a master plan consisting of 36 mixed dwellings. It was advised that currently there was no timescale for the outline application, but the consultants would be happy to accept comments on 07990411556 or Steph.parker@dlpconsultants.co.uk Questions included community payback, how the development would outweigh the local harm and the drainage issues. The consultant discussed these issues with no real conclusion.

7.53 pm The meeting was restored to order

23.172 Village Life Magazine – Cllr Dipper advised he would submit an update on Wodson Pavilion and the Council Finance.

23.173 Police Report – No report

23.174 Ware Charites – No report

23.175 Planning

1.

New Planning Applications

1. **3/23/2086 – The Powder House Barwick High Cross** – It was noted that this was not in the parish boundary.

3/23/2123 – Great Henirage, Cold Christmas Lane – The Council had no comments

2. **Applications received too late for the agenda and other planning matters** – None

2. Other planning matters – Cllr Bosson advised the Council that the cost for the Planning consultant to assist with larger applications would be around £2500 which would include any personal representations, and £1250 for smaller applications. It was suggested that a working group be set up to look at any applications should the situation arise.

The Council **RESOLVED**

1. To budget £4,000 towards consultation fees when looking at applications and to approve this expenditure up to £4,000.
2. To set up a working group of Cllrs Bosson, Saban, and Smyth
3. To write to EHDC copying in the MP Oliver Hill, and County Councillor David Andrews specifically asking why the EH Local Plan was out of date and voicing concerns that due to the failure of the housing numbers in the District Plan, important elements of the Thundridge Neighbourhood Plan were therefore now under threat.

3. Decision Notices. *Noted as set out in the Planning Appendix A*

4. Monitoring progress on existing developments underway: Glebe Field update – An email had been received from EHDC advising that there would be a further delay for the resurfacing work, but the road would be kept free from potholes.

5. Conservation Area High Cross – This had been approved by Council **RESOLVED** Cllr Saban to draft a letter to EHDC to be issued by the Clerk to ask for High Cross to be added to the Thundridge_existing Conservation areas.

23.176 Finance

1. Cashbook Accounts & Reserves - noted balances in bank accounts and bank statements.
RESOLVED: to approve.
2. Reconciliations – **RESOLVED:** to approve; to be countersign later.
3. Performance vs budget at (20th November 2023), revised budget 23/24 and draft precept 2024/25 – Figures were presented and **RESOLVED** to approve
Duplicate applications for the two outstanding VAT refunds would be made. Discussion took place to create a new budget head for asset management the figure to be approved at the next meeting.
The Council **RESOLVED** increase of 5% for hire of the Wodson Pavilion for the Nursery (as per the contract).
It was proposed a draft uplift of the precept of 2% however this would be confirmed at the next meeting.
It was noted that the energy contract would be ending in the new year. As energy costs were expected to increase the Council **RESOLVED** to seek quotations from an energy comparison company and Ware Town Council and enter into a contract with the cheapest company.
4. Payments list for approval -**RESOLVED:** payments list for November 2023.
5. S106 Monies- Members considered capital projects that they felt worth considering for S106 money. This had not moved forward from the September Resolution where: Cllrs Hawes and Saban would

investigate replacement fencing and tidying of the overgrown public areas at the allotments and obtain quotes and Cllr Smythe would look into replacement fencing and gates around Wodson Pavilion. Cllr Spackman had previously offered to help with the specifications for the allotment garden improvements and potentially submitting his own quotation for the works. Members were asked to bring this information to the next meeting as a matter of urgency.

6. Highfield Nursery debt payment status was noted.
7. Local Government Pay Award – The Council **RESOLVED** to approve the LG pay award for the Clerk and ask him to calculate the arrears accordingly.
8. HAPTC & NALC Subscriptions – The Council **RESOLVED** to approve the HAPTC and NALC membership fees totalling £746.35
9. Insurance Quotations – The Council **RESOLVED** to seek quotations for insurance for the forthcoming year.

23.177 Norman Wodson Pavilion

Building Replacement Evaluation Working Group. Cllr Deryck Dipper's detailed report previously circulated was received: Noting that the following the post project evaluation which had been completed on budget and on time.

1. Cllr Dipper advised that he had received the cladding warranty.
2. The contract was completed and Cllr Dipper requested that the Clerk issue a formal letter of thanks to the contractor for completing the work on time and on budget.
It was noted that the door to one of the WC cubicles had fallen off, it was considered that more robust hardware was required. Cllr Dipper was asked to email the contractor to rectify.
3. Zurich storm damage claim – no further update. It was also noted that the insurance company should be informed that the building work had been completed and signed off. This item could be taken off any future agenda.
4. Update on possible acquisition of additional land from RABI – no further update the Council **RESOLVED** that the Clerk should chase again.
5. Gates and fencing – Cold Christmas Lane – quotations required for the next meeting.
6. New Tables – Cllr Hawes was asked to contact Herts Full stop to obtain quotes for the new tables.
7. Quotation for new double doors to the pavilion.
Two quotes had been received
Company A £4346.05
Company B £2480.00
The Council **RESOLVED** to accept the quotation from Company B to replace the new front doors at Wodson Pavilion and to change the barrel on the second door at the same time.
It was noted that the Fire Risk Assessment quotation had been received for £249.00 The Council **RESOLVED** to accept the quotation.

23.178 Recreation Areas – **RESOLVED** to note the inspection report

23.179 Allotments

1. a) 2023 Tenancy Update – A further inspection would take place of the allotment plot on 2nd December by Councillors who would report back to the Clerk on possible tenancy termination as per previous correspondence.

Correspondence regarding dogs on leads were discussed and the Council **RESOLVED** that Cllr Dipper order signs for Dogs on Leads.

b) 2024 Tenancy agreement - It was noted that the new tenancy agreements would be issued in the next month with no amendments the updated fee of £35.00 would be applied as advised the previous year.

c) Application from plot 15 – The Council **RESOLVED** to approve the application for a shed and polytunnel on the plot.

2. RESOLVED: Under Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960, press and public to be excluded due to the confidential nature of the business to be transacted under this agenda item

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

1. Work Carried out at the Pykle – The correspondence from HCC was noted and the area would be monitored.

2. North Drive Resurfacing – discussed earlier in the meeting.

23.181 Other Matters

1. Fly tipping in The Pit – To be deferred to January Meeting
2. Arrange a tree survey – this was to be postponed until the spring.
3. Calendar of Meetings 2024 – The Council **RESOLVED** to move the meeting date to the second last Tuesday in the month.

23.182 County and District Councillor reports – No report received.

23.183 Urgent Items not listed on the agenda (for inclusion at the next meeting) - None

23.184 Correspondence (for information only)

- The Council noted the thank letter received from East Herts Citizens Advice for the Grant of £100.00

23.185 Matters for future agendas

- To examine papers held by the previous Clerk before considering committing to archive
- To consider report of unkept village planted area outside 40-41 High Road, High Cross
 - HCC annual lighting: Update on three outstanding invoices to pay (2020/21, 2021/22, 2022/23)
 - Quarterly review of Neighbourhood Plan Appendix H outstanding action tasks:
 - 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.*

North Drive:

1. Update: Removal of lamp post W3
 2. Update: Ransom Strip boundary/road kerb installation when road resurfaced
- Broken Wadesmill village entrance signs: update if available
 - To add other matters raised

23.186 Date and venue of next meeting

The Chairman Steve Bosson advised that the Clerk Colin Marks had now returned to work and wished to thank Yvonne Merritt for her much-appreciated help and support over the past few months. He also advised that from 31st December 2023 he would be standing down as Chairman. He advised that the first item on the next agenda would be to appoint a new Chairman, should this not occur the meeting could not go ahead, he therefore asked members to consider taking on the role for the rest of the municipal year.

Members formally thanked Cllr Bosson for his work.

Tuesday 23rd January 2024 7.30pm, in Norman Wodson Pavilion

RESOLVED: Under Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960, press and public to be excluded due to the confidential nature of the business to be transacted under agenda item 23.144 and minuted under separate cover

Meeting closed at 9.17 pm

APPENDIX: PLANNING DECISIONS AND AWAITED NOTICES

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

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| PL/0326/23 | Land adj to Ware Recycling Centre: Temporary access (2 years) for construction traffic. <i>The Parish Council had no comments</i> | | Awaited |
| 3/22/2406/FUL | Land North and East of Ware (Ware2): Hybrid application <i>The Parish Council raised serious concerns</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> | | Granted with conditions |
| 3/23/1547/FUL | Meadowview Cottage, The replacement of the existing foul drainage arrangement (cess pit) with new sewage treatment unit and land drainage field. Connection to existing below ground drainage and provision of electricity supply to the new treatment unit. <i>The Parish Council had no comments</i> | | Awaited |
| PL/0343/23 | Cemex Westmill Quarry – variation Cllrs to peruse and return comments via the Chair | | Awaited |
| 3/23/1207 | Oakleys -Steel framed building to spray vehicles <i>The Council had no Comment</i> | | Awaited |
| PL/0357/23 (CM0081) | Westmill Landfill – construction and operation of solar farm and associated infrastructure <i>The Parish Council objected to this application</i> | | Awaited |
| 3/23/1888 | Quietways, 66 Cowards Lane – Change of use of land from agricultural to residential <i>The Council had no objection</i> | | Withdrawn |
| 3/23/1911/HH | Bourne House Cambridge Road Wadesmill - Ground floor side extension, basement side extensions, rear infill extension, external steps, brick wall, metal balustrade, timber trellis, alterations to fenestration, alterations to land levels, creation of natural pool, resurfacing of parking court, replacement post and rail fencing to garden boundary and associated landscaping <i>The Council had no objection</i> | | Awaited |

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| Licensing Applications | | |
| 23/1195/PLV | Dog & Whistle 112 Fore Street – Variation to opening hours. <i>The Parish Council had no comment</i> | Awaited |
| 23/1202/PLV | Samy Ltd (formally Mcolls) Bulldock Road – Extension to licensing hours and 365 days opening. <i>The Parish Council had no comments.</i> | Awaited |

3/23/1450/PL

Emine Café & Stores – Premises license change to increase hours from 9am – 8pm with an additional 12 late closes per year until midnight for themed evenings.
*Whilst the Council appreciated the need to diversify the business, the Council had concerns regarding lack of parking, increased litter, potential antisocial behaviour, **noise** nuisance late at night with live music.*

Awaited