**BARLEY PARISH COUNCIL**

**Minutes of meeting of Barley Parish Council**

**on Monday 6th June 2022**

**PRESENT**

Cllr Jerry Carlisle (Chair), Cllr Brian Haughey, Cllr Ali Hearn and Cllr David King.

**IN ATTENDANCE**

Mel Chammings (Clerk), County Cllr Fiona Hill and 3 members of the public

**1. APOLOGIES.**

**1.1** Apologies were received and accepted from Cllr Turner, Cllr Lee, District Cllr Gerald Morris, District Cllr Tony Hunter and Nick Shaw and Lynn Brett

**2. DECLARATION OF INTEREST**

**2.1** No declarations of interest were made.

**3.MINUTES**

**3.1** The Minutes of the meeting held on 9th May 2022 were read and approved as an accurate record of proceedings.

Proposed by Cllr Hearn and seconded by Cllr King.

**4. PUBLIC PARTIPATION**

**4.1** Members of the public were in attendance to participate in the planning applications. In addition,it was reported that there had been a motorcycle incident on the Royston Road entrance to the village just before the Picknage Road crossroad junction. The condition of the road approaching the junction was thought to have been a factor. The Clerk would take this forward with Herts Highways**.**

**5. PLANNING**

**5.1 Planning reference: 22/01052/FPH. Erection of detached double garage/store and shed.**

**Campag,4 Butterfield, Barley.**

The Council had no objections to this application.

**5.2** **Planning reference: 22/00852/OP. Outline application for the erection of one two storey dwelling and garage, gated entrance and adapted access to the highway (all matters reserved except for appearance, layout and scale)**

**Ivy’s Cottage, Smiths End Lane, Barley, SG8 8LH.**

Barley Parish Council (BPC) considered this application, as amended pursuant to NHDC letter dated 23rd May 2022, and unanimously resolved to object to the application and ask NHDC in arriving at their own decision to take the following comments into consideration.

* We note that this application remains an outline planning application for one two storey dwelling, garage, and adapted access to the highway with all matters reserved except for appearance, layout and scale. This being the case we are of the view that an outline application is not appropriate, and the application should have been withdrawn and resubmitted as a full planning application with appropriate further details provided by the applicant to enable proper consideration to be given to the proposed development.

Furthermore, the Design Access and Heritage Statement is stated to be a Draft Statement only. As a draft document what part of this Draft Statement are we supposed to be considering as relevant to this application in order that we can prepare an appropriate response?

We also note that the response from Hertfordshire County Council Area Highways dated 12th April 2022 while purporting to relate to this application appears to relate to a completely different application and site address – namely a site at West Avenue Baldock. For example, they refer to plans that are not part of this application and also to the relocation of a street lighting column that does not exist. HCC should be asked to withdraw this response/comment and to actually comment on the application in question. Their response as it stands is careless, irresponsible and unacceptable.

* With regard to the amended application generally we have the following comments:

The site lies outside the defined village boundary for Barley of not only the Saved Policies of the current NHDC Local Plan No 2 with Alterations but also of the Emerging North Hertfordshire Local Plan which is now at an advanced stage and where its policies can be apportioned significant weight as evidenced by a number of recent planning appeal decisions.

Policy SP2 of the Emerging Local Plan directs that development within Cat A villages, of which Barley is one, will be allowed but only within the defined settlement boundaries. Saved Policy 7 of the current NHDC Local Plan states that development proposals will normally only be permitted if the site lies within the main settlement boundaries of the village; involves retaining and improving an existing building which contributes to the character or visual quality of the village; the proposal would maintain or enhance the character or visual quality of the village or surrounding area. Within a Conservation **Ar**ea the positive preservation or enhancement of its character will be expected.

The proposed development does not meet the criteria for allowable development under either Plan and therefore clearly represents an inappropriate form of development and should be refused.

* While we are not in a position to comment on the current deficit in the NHDC housing land supply, the benefit of a single dwelling in this location is questionable and it is our view that the overall planning balance in respect of this proposal does not constitute sustainable development. It will also make virtually no difference at all to the land supply issue.

* The application site is quite divorced from the core of the village which sits within the defined village/settlement boundary of Barley and where its various but limited village amenities and facilities are located. It is our view that the limited, poor, and unlit pedestrian access for older or disabled people or those with young children to those facilities from the site is such that they are unlikely to be usable during the hours of darkness or the winter months. This will only serve to encourage a reliance on private cars demonstrating the location is not sustainable to facilitate a residential dwelling without harm to the sustainability objectives of the latest NPPF and the Emerging Local Plan policies which encourage development within the defined settlement boundary of the village.

Furthermore, the economic, social and environmental benefits of this proposal are de minimis in the extreme so far as being any justification for supporting the proposal as sustainable development.

* The site lies within the Barley Conservation Area (BCA). The proposed development will erode and cause harm to the significance of the BCA which covers the whole of Smiths End Lane. Many of the existing properties fronting Smith’s End Lane are listed. These assets make a valuable contribution to the setting of Smith’s End Lane and this proposal would obviously change the character of the built form on the site as a whole and its associated land causing a harmful impact on its contribution to the setting of not only the listed buildings but of all the properties in this part of the BCA.
* It is our view that the proposal is of a wholly inappropriate and unattractive design. Virtually all the other properties in the vicinity have either rendered or brick elevations including Ivy’s Cottage in whose garden it is proposed to build. Black boarding is not sympathetic to the surrounding properties.

In terms of bulk and scale it is difficult to measure accurately as the scale on the drawing accompanying the application is stated to be 1:100 at A1 size and the drawing has no dimensions shown. It is clear however that the proposal is of a size, scale and design wholly out of keeping with the surrounding properties in the vicinity and will be very dominant and overbearing particularly to those properties opposite the site. The ridge height of the proposed dwelling appears to be in excess of 7/8 metres which will appear even higher when viewed from Smiths End Lane and the houses opposite because the site is elevated by some 1 or 2 metres from the road.

The amended access will cause additional parking and other highway issues in the immediate vicinity. Smiths End Lane is particularly narrow at this point and the plans accompanying the application do not show how onsite parking and visitor parking and turning will be dealt with.

Having regard to all the above considerations Barley Parish Council believe this application should be refused and we urge NHDC to do so.

We are aware that there are a number of other objections to this application from local residents.

**6. FINANCE**

**6.1** The RFO had previously distributed the list of payments for approval at this meeting.

Barley Parish Council

M Chammings 371.60 Clerking

L Brett 338.99 RFO

Rospa play safety 105.00 Annual Inspection

Alice Robertson 144.54 S137 Jubilee expense

Carolyn Eastman 90.91 S137 Jubilee expense

Nik Lowe 300.00 S137 Jubilee live music

Ian Turner 64.42 Wine for village meeting

Approved. Proposed Cllr Haughey and Seconded Cllr King

Barley Town House

PJ Robinson 456.00 Replace mcbs- tripping issue

Nick Shaw 502.98 Expenses

Bulb 62.20Final calculation

Dollys Vintage 50.00 Wedding official

M Chammings 286.25 TH letting fee

R Saklatvala 176.25 TH letting fee

Proposed by Cllr Hearn and seconded by Cllr Haughey.

**6.2** Financial Risk Assessment

**6.2.1** Members considered all items on the Finance Risk Assessment prepared by the RFO. Following minor amendments, the assessment was agreed and signed by Cllr Carlisle.

**7. REPORTS FROM COUNTY/DISTRICT COUNCILLORS**

**7.1**

**County Cllr Hill** reported on the items that she had been involved with over the last month.

* The Jubilee celebrations went well, and the street closure procedure was effective
* The new Rights of Way officer was still to be appointed, but meanwhile the Clerk had access to a generic email address for contact
* Following a complaint about the inappropriate movement of the footpath sign from Picknage road to the Plaistow, Cllr Hill asked that the Clerk report the complaint to HCC Rights of Way
* Cllr Carlisle raised the issue of poor communications from the OPCC to BPC on matters relating to the Safety Camera and asked Cllr Hill to raise this with the OPCC on BPC’s behalf
* The completion of the kerbing for London Road was programmed and reliant on getting a further TRO (for road closure)
* Cllr Carlisle asked that the agreed dates for the Drain Condition survey to be carried out by Herts Highways be confirmed and for us to be advised whether or not the Parish Council needed to do anything to facilitate the work.
* Cllr Haughey reported that the street cleaning due 6th June had not taken place. If, as it had been proposed, we would ask car owners to move their vehicles to facilitate cleaning it was imperative that agreed dates were adhered to. County Cllr Hill said that she would raise this with District Cllr Morris as NHDC were responsible for street cleaning.

**8. REPORTS FROM WORKING PARTIES, COMMITTEES & PORTFOLIO HOLDERS**

* 1. Town House

The Clerk reported on behalf of Mr Shaw.

**8.1.1** There had been 2 cancellations for weddings this year, both of which had been well within the cancellation timescale. A further 7 confirmed weddings would take place this year as well as a number of celebratory events. There were 5 confirmed weddings for 2023, but nothing yet from April to June, the traditional period so the social media platforms would be updated to market the venue.

**8.1.2** There were no Health and Safety issues to report

**8.2** Plaistow

**8.2.1**

* The ROSPA report did not highlight any issues that were not already known. Any issues reported were minor and low risk.
* Broadmead leisure had not yet quoted for the damaged timber disc seats for the picnic area.
* Cllr Carlisle expressed his disappointment in the work recently undertaken by Broadmead Leisure to repair one of the picnic tables and timber seats. All the bolts on the repaired seats were loose. Cllr Haughey agreed to check these and tighten the bolts where necessary
* It was agreed to wait for a quote from John Guerro with regards to the repair/replacement of the play area gate.

**8.3**The Queens Jubilee event

**8.3.1**

Despite the poor weather and the consequent forced late change in the arrangements, the Jubilee event had gone very well, bringing the community together to celebrate. Cllr Hearn suggested and it was unanimously agreed by all present that it was important to recognize the hard work that had gone into delivering the event by the organizing committee. The Clerk would put a piece in the Diary to thank all those involved.

**9. CLERKS REPORT**

**9.1** Actions carried out by the Clerk were noted.

**10. DATE OF THE NEXT MEETING AND FUTURE ITEMS FOR THE AGENDA**

**10.1** The next **meeting would** be on Monday 11th July 2022.

**Items for future discussion**

1. Tennis club agreement
2. Barley Parish Council Facebook page
3. Completion of the Annual Governance and Accountability Return (AGAR)

The meeting ended at 22.10