



Barley Parish Council Meeting: 2nd June 2025 at 8pm,
Town House, Church End, Barley.

Meeting Minutes

PRESENT

Cllr and Chair Yvonne Lee, Cllr and Vice Chair Ali Hearn, Cllr Jerry Carlisle, Cllr Alan Cayford, Cllr Ian Turner, District Cllr Martin Prescott, RFO Lynn Brett, Clerk Alice Robertson, Town House Chairman Alan Wiltshire.

IN ATTENDANCE

0 members of the public.

1. Apologies

1.1 Cllr Neil Cockrell and County Cllr Ruth Brown sent their apologies.

2. Declarations of Interest

2.1 No declarations of interest were made.

3. Minutes

3.1 The minutes of the Barley Parish Council meeting held on 12th May 2025 were approved as a true and accurate record of proceedings. Proposed Cllr Turner, Seconded Cllr Cayford

4. Public Participation

4.1 No matters raised.

5. Planning

Ref: 24/00765/FP - Full Planning Permission (AMENDED): Erection of two 4 bed dwellings and one 2-bed chalet bungalow with detached garage and home office with associated parking, amenity space and access to the site through the existing access off The Mount. Foxlea, The Mount, Barley, Royston, Hertfordshire, SG8 8JH

Barley Parish Council considered this application at their meeting on the 2nd June 2025 and resolved to **object** to the amended proposals to this planning application and to request that North Hertfordshire District Council (NHDC) refuse the application.

We noted the applicant has set out a number of proposed amendments in their supplementary Design and Access Statement dated 3rd January 2025 and noted on the planning portal as having been received on the 29th May 2025/2nd June 2025, supported by a revised site plan and site elevation drawings. It is stated that these amendments have been made to reflect consultation responses:

- *Garage & workshop relating to Plot 3 has been completely removed to reduce overall density;*
- *As a result, Plot 2 has been relocated 4m to the north of Plot 1 to increase separation.*
- *Plots 1 & 2 have reduced in scale from 4 bedrooms to 3 bedrooms with the two storey porches omitted to reduce massing;*
- *Gable glazing on the front elevation of Plots 1 & 2 has been removed;*
- *Parking provision to Plot 1 & 2 has reduced from 3 spaces to 2 spaces;*
- *The level of hard standing has been significantly reduced overall and replaced with lawn and landscaping to 'soften' and increase greenscaping; and*
- *Various adjustments to plot boundary lines as a result of relocating Plot 2.*

However, it is the opinion of BPC that these amendments do not address the fundamental objections made by BPC (and indeed numerous nearby residents, all of whom objected) when this application was first submitted. We would refer NHDC to our previous comments whilst not repeating verbatim here.

The site lies within the Defined Village Boundary for Barley and the Barley Conservation Area of the North Hertfordshire Local Plan 2011-2031, adopted in November 2022.

The site also has the benefit of a planning consent dated 6/11/2018, reference 18/01900/FP, for the construction of a single 4-bedroom house. The principle of residential development has been established for the site. However, BPC cannot concur with the applicant's assertion in their revised Design and Access statement that:

Due to this previous approval on the site, there should be no objection in principle to the subdivision of the plot to create additional residential homes.

Yes, Barley is defined as a Category A village in the adopted local plan, and, as such the planning policies support limited infill development of windfall sites within the village envelope. However, that does not mean inappropriate, overdevelopment should be assumed without question; there is a fundamental difference between the development of one unit and the development of three units. BPC do not dispute that this is a "windfall" site within the context of the local plan, what we do dispute is the increased extent of the development now being proposed by the applicant. Fundamentally the scale, massing, bulk and size of the amended proposed development remain excessive.

In the same statement, the applicant labours the sites characteristic as being previously developed land, by virtue of it being within the garden of Foxlea (which in turn was developed in the garden of Creeve) and as such they are seeking to make the most effective and efficient use of the land, but from whose perspective? It should not need to be stated that the purpose of planning policy framework is to support appropriate development, not to maximise development site value. The applicant on Page 4 of the statement asserts that:

It is important to note that Plot 3 is designed as an accessible retirement home. This will mean proposals contribute to meeting the housing needs of different groups.

There is no Use Class for an individual accessible retirement home. It may or may not be the applicant's intention to use the property themselves for such use, but there is no ability to enforce and thus no contribution to meeting the housing needs of different groups.

The site lies adjacent to open fields and substantial hedgerow and tree screen planting along the whole of the western boundary. BPC remains concerned that no biodiversity conservation or enhancement proposals are included as part of the application. The application states that the applicant does not consider such measures are required. BPC is disappointed that in the revised Design and Access Statement, our concerns have not been addressed at all.

In summary, BPC remained opposed to this application. The area of The Mount is an important gateway to Barley and exhibits the key characteristics of the Barley Conservation Area: an openness, a loose knit character reinforced by the open layout of the development within the village, complimented and softened by the presence of mature landscaping. The openness is undoubtedly a significant characteristic. The proposed increase in development from one to three units is unquestionably over development and should be resisted.

6. Reports from County/District Councillors

6.1 To receive a report from County Councillor Ruth Brown

County Councillor Ruth Brown was not present.

6.2 To receive a report from Cllr Martin Prescott

Cllr Prescott advised that information about the new Waste Service Change by the Council has been sent around to residents and new purple bins were continuing to be delivered to each household.

Barley School objected to the timing of the Picknage Road resurfacing requesting that this be done during the school summer holidays - which was the reason why this was postponed.

Some Street Cleaning did go ahead in the last week but at 6.50am on a bank holiday Monday. The Clerk was asked to send a follow up email asking for the schedule of street cleansing going forward.

7. Finance RFO report

7.1. To consider and approve payments for the Council.

8.0 To consider and approve payments for The Town House Charity (as Sole Trustee)

BARLEY PARISH COUNCIL List of payments for approval at Meeting

Monday 02/06/2025

Barley Town House Charity

EXPENSES

Payee	Date	Amount	Inv.Ref. our ref	For	Auth
Fran Bowman	28/05/2025	£25.00		Compost purchased for Town House	AW
Kevin Starling	28/05/2025	£40.00		Cleaning up the outside of the Town House	AW
Elvira Gusejnov	02/06/2025	£82.77		Cleaning materials for Town House	

TOTAL TH for approval **£147.77**

TO APPROVE FOR PAYMENT

For Information

PNET	23/5/2025	£29.83	PNET 3948488-1 TH	paid by DD
NHDC	1/5/2025	£47.00	TH	paid by DD (none Feb/march)
Octopus	14/5/2025	£113.03	KI-6BAF094A-0027 TH	Electricity supply DD monthly charge
Everflow Ltd	23/5/2025	£48.19	4210177 TH	Water supply DD

TOTAL TH for Information **£238.05**

PAID/PREVIOUSLY APPROVED

INCOMES

Year to Date

Town House YTD	£5,770.00	29/05/2025
North Herts DC	£700.00	
BPC Donation		
Bank Interest		
TOTAL TH Incomes	<u>£6,470.00</u>	

<u>Bank Balances</u>	account	Balance	as at
Barley Town House			
Main	3265	£31,086.98	29/5/2025
Deposits	8330	£5,000.00	
Savings	8104	£6,013.95	
		<u>£42,100.93</u>	

Deposits

Opening balance	£5,110.00
Received	£400.00
Refunded	-£300.00
Trf to main ac	-£210.00

Closing Balance **£5,000.00** 29/5/2025

The Payments were agreed. Proposed Cllr Carlisle, Seconded Cllr Turner

8.1 The RFO advised the meeting that the internal Audit cost for Hardcastle is Circa £2K which she considered very expensive. The Meeting asked the RFO to get alternative quotes.

- 8.2 The RFO advised that following discussions with HAPTC, it would appear that Barley Parish Council are able to place the contract for the work to the Town House windows in their own name rather than as sole Trustee to Barley Town House Charity as this is a project for the benefit of the community of the Parish of Barley and by proceeding in this way should enable the Parish Council to recover the VAT payable under the contract. In the circumstance it was agreed by the meeting that Barley Parish Council would award the contract in their own name and the clerk was instructed to advise the contractors accordingly.

9. Reports from Working Parties, Committees and Portfolio Holders

9.1 Town House Charity

- 9.1.1 The window replacement will be start 2 weeks time.
- 9.1.2 Cllr Cayford advised that the Health and Safety Checks in the Townhouse have been undertaken and no issues have been raised.
- 9.1.3 The sound system changes are due to start in the next few months.

9.2 Plaistow & Green Areas

- 9.2.1 The Chair confirmed that we had received our yearly ROSPA report of the Playground maintenance status. Cllr Cayford has review this onsite with the report. The Clerk will ask Broad Mead Leisure to quote and provide a schedule of works to work to.
- 9.2.2 Inspections were carried out on the Plaistow and Cllr Cayford confirmed that there were no issues other than one of the planks on the fence by the field boundary fence had come away. Cllr Cayford to repair. There has been no update regarding the footpath 006 and its new resurfacing. The Clerk was asked to follow up.
- 9.2.3 A member of the public complained about the dip in the ground in the middle of the static football goal. It was suggested that the Clerk should engage with Peninsula to see if they have any advice on Health and Safety of this and best practice moving forward. The Clerk will also get a quote for a new net and connectors.

10. Clerks Report

The Clerk reported that:

1. The Annual Village Meeting was generally a success with a decent turnout. It was noted by the Chair that The Vicar nor Head Teacher of Barley School attended which was disappointing.
2. A Grant application for the 2 new replacement Picnic Tables x 2 is still undecided.
3. Regarding the installation of a new Dog Waste bin by Barley Surgery – a quote was received (below), which was approved by the meeting, and a date to agree on its location pending.

Cost of New Dig Bin and Post / Anchor = **£335.44**

Cost of Installation of Dog Bin by John O'Conner = **£49.88**

Cost to empty the bin weekly = **£2.78 per week**

4. The Clerk has requested a meeting with the Truvelo Camera Team. We are waiting their response.
5. Cllr Hearn has arranged for CPR and defib training to go ahead in the Town House in September.

11. Items for future discussion

Cllr Hearn requested to review and consider Truvelo Camera alternatives.

12. Date of next Barley Parish meeting

- 12.1 The date of next Parish Council Meeting will be 7th July 2025 commencing at 8pm.

Contact: Alice Robertson, Clerk to Barley Parish Council
clerk@barleyparishcouncil.gov.uk

