

**MINUTES FOR THE MEETING OF BARLEY PARISH COUNCIL
HELD AT THE TOWN HOUSE ON MONDAY 5TH FEBRUARY 2018**

1. Present

Cllr Jerry Carlisle, Cllr Ian Turner, Cllr Yvonne Lee, Cllr Peter McPartland, Cllr Bill Sterland, District Cllr Gerald Morris, County Cllr Fiona Hill, Cllr Tony Hunter, Mrs Laura Childs (Clerk),

3 members of the public

2. Apologies

Cllr Mel Chammings, Mr Tim Martin (RFO)

3. Councillor's declaration of interest

Cllr McPartland asked it to be noted that he lives opposite Kestrels, Church End, Barley which is to be discussed as a planning application on the Agenda.

There were no other declarations of interest made.

4. Minutes of last meeting

The minutes of the meeting held on 6th January 2018 were read and approved.

Proposed by Cllr Turner and seconded by Cllr Sterland.

5. Matters arising

County Cllr Fiona Hill reported that the investigatory works had now been carried out on the bridge / culvert along Great Chishill Road, she was asked to report the findings as soon as they are known. It was noted that no repairs had however been carried out to the 'hump' in the road which has become very dangerous. Cllr Hill agreed to chase to find out when these repair works would be carried out.

Cllr Hunter confirmed that he has a couple of possible dates for a meeting with PCC David Lloyd to discuss speeding issues in Barley and possible camera options which we are hoping to use and he will liaise with County Cllr Hill and Mr Brian Haughey to find the most mutually convenient date.

Mr Graham Clark, who acts as police liaison on behalf of the Parish Council, reported on his most recent meeting with Sgt Guy Westwood. There is a county wide initiative to crack down on drivers using mobile phones. It is hoped that this initiative will include village checks, which in turn will result in any speeding motorists being caught up in these checks. PCSO's are continuing to undertake speed checks where other work commitments allow and speeding remains in Sgt **Westwood's** top 3 priorities at this time.

Cllr McPartland reported that the new website is still functioning well. He is awaiting a response from Mr Brian Haughey regarding Barley Road Watch group as to their website details. Consideration was also being given to **where on** the website this sort of 'link' should be placed. It was discussed that perhaps a Community Affairs page could be added for this and other clubs and village societies.

Cllr Carlisle reported that he and Mr Martin are yet to meet with Mr Jack Shephard regarding the marquees, he agreed to arrange a meeting in the near future.

Mr Haughey had circulated an email to advise that it appears that the village's interactive speed sign had suffered an attempt to steal it. The sign was fortunately padlocked to the post and this appears to have deterred the thief.

Cllr Hunter has placed a formal request with NHDC land historian to determine the 'ownership' of the trees on Bankside, it is hoped that this request will resolve this long outstanding issue.

Mr Martin has emailed the location of the damaged footpath signs and so the Clerk was asked to follow up the repair / replacement of these signs with Julia Clark, of Herts County Council Rights of Way Officer.

The Clerk has previously corresponded with Mr Gary Henning of Herts Highways regarding the various damaged traffic signs around the village and a further two issues were reported which the clerk agreed to pass on to Mr Henning.

6. Planning

Case ref: 17/04403/FP. Kestrels, Church End, Barley, Herts, SG8 8JN

Full Planning Permission: Three bedroom detached dwelling with basement garage/room following demolition of existing dwelling and garage with additional access off Church End.

This application was discussed at length at the meeting. The Parish Council expressed to the applicants, who were present at the meeting, their continued concerns over the redevelopment proposals for this property. The applicants advised that they would discuss with their architects revisiting the materials for the elevations of the proposed development. Given the time frame that the Parish Council have to respond to the application which is before them, the applicants were asked to submit within 1 week of today's meeting any alternative proposals they may have for the proposed development. Failing any such amendments being received by the Parish Council from NHDC Planning Department for consideration, the Parish Council would be advising NHDC of their objections to the application in its current form as follows:-

Barley Parish Council objects to this application and in arriving at their decision wish the District Council to take the following comments into account:-

The site lies within the village envelope of the Barley Selected Village Policy Area as defined in both the 1996 Local Plan and the Preferred Options Draft Local Plan approved by NHDC in September 2016. It is also within the Barley Conservation Area.

As advised in our comments in relation to the previous planning application (ref 16/03141/1) for this property we have no objection to the principle of redevelopment of this property but we do not consider the submitted proposal to be acceptable for the following reasons:-

1. We are disappointed to note that the redevelopment proposals set out in this application are very similar to those proposed under the previous application 16/03141/1 referred to above which was refused by NHDC on 11th April 2017. The applicants appeal against that refusal was dismissed on 9th November 2017.

The proposed new property has been positioned in part further forward on the site and hence closer to the adjacent property 2 Church End. We consider the scale and bulk of the new property to be excessive and thus unacceptable in this location. We also note that the proposed development as shown on the submitted plans still does not appear to reflect the difference in levels between the site Kestrels, and the adjacent property 2 Church End.

2. As referred to above, the proposed development is closer to the main house at 2 Church End. In our opinion this proximity will have a detrimental effect on both light and privacy at 2 Church End. The repositioning of the proposed development will have an adverse affect upon the current open space enjoyed between the existing properties and block light into 2 Church End. There are also two/three windows shown on the eastern elevation which will directly overlook 2 Church End. These will clearly constitute an overlooking problem, particularly as the new building is located much closer to 2 Church End than the existing house on Kestrels.

3. The proposed external materials are not in our view appropriate for this location; the proposed use of thatch on the vertical elevations to 3 sides of the property is out of keeping with the Conservation Area. Nowhere in the village is this treatment to be found nor so far as we are aware anywhere else in the area. We also note that the plans show that the roof covering of part of the proposed new development is to be in brick. This is also a treatment that is alien to the village and the surrounding area.

We would further comment that we understand that under current building regulations, where a thatch roof is proposed for a new property, there should be a minimum distance of some 12m to the boundary. It would appear that cannot be achieved here. While perhaps not a planning matter per se it is in our opinion a proper consideration; if approved, a planning application should be capable of being implemented which if we are correct would not be the case here.

4. The property lies within the heart of the Barley Conservation Area. A new replacement building would not be precluded under this policy, but it does require that any development proposal should maintain or enhance the character of the area and that any development which does not respect and reflect the visual quality of the area because of its design, materials, colour, form and scale will be refused. We consider most strongly that this proposal does not meet or satisfy the provisions of this policy for the reasons outlined and should therefore be refused.

5. As with the previous application we note that undercroft / basement car parking is proposed for this development, although no particular explanation is provided as to the need for such a facility. However, given the potential risk of flooding in this area we do have concerns over the inclusion of a basement as proposed.

The general topography of the site falls away from the front (Church End) to the rear of the site. During periods of heavy prolonged rainfall and flash storms, the route taken by flood water run off from Pudding Lane which is located directly opposite the site, and the properties and fields at the top of Pudding lane, is straight across Church End into this property and the Fox and Hounds car park, and on down the High Street. On such occasions there has been flood damage to properties in the vicinity including Kestrels. These drainage problems in this part of the village are well documented.

While we note that it is proposed that pumps will be employed to drain the basement into soakaways, that presupposes that there is both an electricity supply available and that the soakaways are capable of taking the excess surface water produced under such conditions. During periods of bad weather and thunderstorms the electricity supply to the village frequently fails which would leave this site and the basement particularly vulnerable to flooding.

6. We note that it is proposed to create a second access /egress from the property on to Church End directly opposite the junction with Pudding Lane. We consider this to be an unacceptable proposal and potentially dangerous on highway grounds. It would also be impossible to achieve the necessary sightlines to this second access/egress given the proximity of the adjoining buildings at the neighbouring property² Church End which front onto Church End. This second access should therefore be refused.

7. Town House

Cllr Turner advised that he understood that a replacement Lettings Officer has been found, Robin Saclava, and she will liaise with Mrs Alison Stacey to take over the bookings for the Town House.

Prior to the meeting Mr Martin has circulated recommendations regarding the insurance arrangements for the Town House lettings which were discussed at the meeting. It is was agreed that further clarification is required over the requirements dependent on whether the hirers are private companies, individuals running an activity for profit, individuals hiring the building for a single event e.g. a wedding, or regular (club) users such as the Gardening Club or Railway Club or Over Sixties.

8. Financial Officers Report & Signing of Payments

In Mr Martins absence Cllr Carlisle reported that the following payments are now due:-

Parish Council

Mr Tim Martin	RFO (January)	£ 186.24
Mrs Laura Childs	Clerk fees (January) and office expenses	£ 210.00
Hardcastle Burton	PAYE Quarterly	£ 111.00

It was agreed that all these payments should be made
Proposed by Cllr McPartland and seconded by Cllr Lee

Town House

Drage Security	Fire Alarm annual check	£ 168.00
Busy Bee	Various electrical works	£ 258.88

It was agreed that all of these payments should be made
Proposed by Cllr Turner and seconded by Cllr Sterland

The bank statements and balances of accounts were distributed and reviewed.

9. Recreation Ground

Cllr Turner advised that there was nothing much to report, bins have been emptied.

A member of the public present at the meeting expressed concern about the tyres that are left behind the Scout Hut being a possible fire hazard. These are used by the Boot Camp held on the Plaistow and Cllr Turner said he will speak to the organiser and ask him to store them in the container as previously discussed.

10. Scout Hut

Cllr Carlisle confirmed that the lease is still up for negotiation and that Mr Jonathan Waters, who is involved with the Barley Scout Group is now assisting with the legal arrangements.

An email has been received complaining about noise created by the Scout Group during a recent activities session on the Plaistow. The complaint has been passed on to the Scout Leader.

Mr Tim Ashcroft of Sapele Design was asked to provide a copy of the plans for which planning approval has been obtained for the proposed changing rooms behind the Scout hut to allow Cllr Lee to look into costings of the build.

11. Lock Up

Cllr Lee reported that the CDM requirements for the works have now been sorted, risk assessments undertaken and an agreement form signed. Renovation works are due to start on 12th February, subject to weather conditions, and Mr John Foy has offered water, electrics and toilet facilities to the Contractors.

12. Health & Safety

In Cllr Chamings absence it was reported that an amended price has now been received from the company who will be advising the Parish Council on their Data Protection responsibilities and it has come in lower than the previously quoted fee.

There were no other matters to report.

13. Correspondence

All correspondence received is to be distributed amongst the councillors.

14. Any Other Business

Cllr Turner reported that he has had enquiries about what is happening with regards to the Village Show this year. With the resignation of the entire committee, due to other commitments, in December there has been no one driving forward any plans for a show this year and so it is extremely unlikely that there will be a Village Show this year. It is however understood that the annual Flower Show will be going ahead on the second Saturday of July. The Clerk was asked to place an article in the next edition of The Diary calling for volunteers to form a new Village Show committee.

Cllr Lee noted that there have been some rather severe works undertaken to a small portion of the hedge which borders the footpath from Smiths End Lane to Pudding Lane and backs on to the stable buildings in Mr David Phipps field. The Clerk was asked to write Mr Phipps to enquire if there were any other plans to carry out any further works to that hedgerow.

Cllr McPartland confirmed that he has been informed that the Fox & Hounds has officially now been sold.

A member of the public enquired about the drain discovered at the end of Pudding Lane where it meets with Church End and wondered what is happening, if it to be cleared. Cllr Carlisle explained that he has spoken to the County Council's highways contractor (Ringway) about getting it cleared but that due to the style and age of the drain they do not have any equipment to clear it. They are currently investigation how they might go about clearing it, probably manually.

Complaints have been received about a Highways works van which is often found parked on the pavement and on the bend along Picknage Road causing issues for passing vehicles. This is a dangerous bend where vehicles often do not adhere to the speed limit and concerns were raised that it was an accident waiting to happen. The Clerk was asked to write to the owner to ask that they look into parking it elsewhere, in a safer location.

Next meeting date 5th March 2018

Meeting finished 22:10