

Agenda

for the monthly meeting of the Parish Council to be held on

Wednesday 07 December 2022, at the PARISH ROOM

NEW START TIME 7pm

All are welcome to attend meetings of the Parish Council and will have the opportunity to speak in the 'Open Forum'. Members of the public can join on Zoom if they wish-please sign up on the website (www.ashwell.gov.uk) to be sent login details and receive regular communications on village matters, or contact us direct. Our District Councillor Tom Tyson and County Councillor Steve Jarvis routinely attend meetings.

Councillors Gemma Allan, Ian Duffy, Vinny Hall, Martin Hoffman, Graham Lee (Chairman), Norton Mahy (Vice-chairman), David Sims and Mark White are summoned to the meeting.

- 56 Apologies for absence from parish councillors.
- 57 Declarations of interest.
- 58 Proposal to approve and sign the minutes of the Council meeting, 02 November 2022.
- 59 OPEN FORUM - VILLAGE MATTERS, REPORTS FROM OTHER BODIES, ETC
 - Standing Orders to be suspended to allow members of the public to speak.*
 - 59.1 Presentation by the agent working on behalf of Manor Oak Homes re their proposed planning application to NHC for residential development on land north of Ashwell Street (between the Ruddy and Lucas Lane). *See the link for more information*
<https://www.ashwell.gov.uk/planning/pre-applications-tha/>
 - 59.2 Items from members of the public and village organisations.
 - 59.2.1 Moss Cottage Homes/new chairman.
 - 59.3 Items on general village matters from parish councillors. To include:
 - 59.3.1 Ultrafast Broadband installation by Voneus. *See the link for more information.*
<https://www.ashwell.gov.uk/news2/ultrafast-full-fibre/>
 - 59.3.2 Community Land Trust/Community Benefit Society. *See the link for more information including the minutes of the founder members/directors' meeting.*
<https://www.ashwell.gov.uk/news2/community-land-trust/>

59.3.3 Request from Hertfordshire County Council for comments on their Electric Vehicle Charging Strategy.

59.3.4 Village Hall trustees/re their proposal to change to an Incorporated Charitable Organisation and the future involvement of the Parish Council.

59.4 Items from our district councillor Tom Tyson. To include:

59.4.1 Bygrave Solar Farm. Land West of Ashwell Road, Bygrave. NHC ref. 22/00741/FP

59.4.2 NHC consultation on new ward boundaries.

<https://www.north-herts.gov.uk/have-your-say-new-ward-boundaries-proposed-north-herts-council>

59.4.3 NHC planning notification letter to neighbours/amendment to include information on parish councils' role.

59.4.4 NHC review of the Ashwell Conservation Area.

59.5 Items from our county councillor Steve Jarvis. To include:

59.5.1 Safer routes to the Station/ Local Cycling & Walking Infrastructure Plan (LCWIP) public consultation.

59.5.2 The Ruddery. Update on the request to HCC rights of way for a change of status to improve safety. *See also 59.1 above.*

59.5.3 New footway in Station Road as a condition of planning permission for Townsend Meadow. NHC ref. 19/00455/FP

59.5.4 Highways works at the War Memorial and in Lucas Lane.

59.5.5 Drainage issues in Hodwell.

59.6 Items from working groups. To include:

59.6.1 Trees and Hedges Group (leader Cllr David Sims). Further hedge planting at the Rec. *End of Open Forum/Standing Orders reinstated.*

60 ITEMS OF REPORT FROM PARISH COUNCILLORS

61 MONTHLY REPORTS ON PREMISES/OTHER RESPONSIBILITIES FROM PARISH COUNCILLORS. *See also Appendix A below.* To include:

61.1 Recreation Ground/upgrade of play equipment and Queen's Platinum Jubilee Pavilion. *See the link for more information.* <https://www.ashwell.gov.uk/news2/fundraising-for-the/>

61.2 Recreation Ground/new pedestrian entrance.

61.3 Small Gains/actions on the rabbit problems.

61.4 RoSPA reports for the Recreation Ground and the Springs.

61.5 St Mary's Churchyard grounds maintenance, the Parish Clock and support for the post office service in the Parish Room/meeting with St Mary's representatives.

62 PLANNING MATTERS See summary in Appendix B below.

Full documents are available on the NHC website. Put the NHC ref. no. into the planning search box <https://pa2.north-herts.gov.uk/online-applications/>

62.1 New consultations received from North Herts Council. To agree responses.

- 62.1.1 Ashridge Farm Cottage, 7 Ashwell Street. 22/02795/FPH. Full Permission Householder: Single storey front, single storey side (north west elevation), two storey rear and first floor side (north west elevation) extension, enclosure of existing carport to form a garage and partial conversion of existing garage to habitable accommodation. Alterations to external wall finishes.
- 62.1.2 High Acre, Partridge Hill. 22/02796/FPH. Full Permission Householder : Single storey rear orangery extension and side dormer with clock tower; replacement front porch and addition of covered front and side veranda; alterations to the roof by removing the existing hip end to the gable roof and continuing gable end to top of roof; alterations to fenestration and addition of external white timber cladding; alterations to existing garage including enlarged front dormer window and rear roof lights; external landscaping including installation of a swimming pool following demolition of existing single storey rear extension; erection of electric timber gates.
- 62.1.3 Slip End Farm. 22/02888/PNQ. Prior Approval Class Q Agric to Dwelling: Class Q: change of use of one agricultural building to four dwellinghouses (2 x 2-bedroom dwellings, 1 x 3- bedroom dwelling & 1 x 4-bedroom) together with associated building operations and the formation of private gardens and car parking associated with the proposed dwellinghouses.
- 62.1.4 Slip End Farm. 22/02889/PNQ. Prior Approval Class Q Agric to Dwelling: Class Q: change of use of one agricultural building to one two-bedroom dwellinghouse together with associated building operations and private garden and car parking associated with the proposed dwellinghouse.
- 62.1.5 6 Springhead. 22/02780/LBC. Listed Building Consent: Replace two pairs of single-glazed doors and singleglazed window on rear elevation of later addition with similar timber, double-glazed doors and window.
- 62.1.6 5 Swan Street. 22/02966/FPH and 22/02967/LBC. Full Permission Householder: Erection of front entrance canopy and side elevation porch to include conversion of existing shed into habitable accommodation following demolition of front brick wall. Additional for Listed Building Consent: Internal alterations consisting of replacing existing attic staircase and re-tank the basement.
- 62.1.7 8 Philosophers Gate. 22.02699.FPH. Retention of detached outbuilding for use as a garden office.

62.2 Tree consultations (Conservation Area and TPO) received from NHC.

To note responses 'no objections' made prior to deadlines for the following:

- 62.2.1 11 Lucas Lane. NHC ref. 2202847/TCA. Apple – Fell.
- 62.2.2 44 Station Road. NHC ref. 22/02849/TCA. Goat Willow (*Salix caprea*) - 2m crown reduction & 1m crown lift.

62.2.3 69 High Street. NHC ref. 22/02812/TCA. Ash - Reduce 1 branch back behind fence line to suitable growth point by approx. 3m.

62.2.4 52 Back Street. NHC ref. 22/02739/TCA. Trees (Conservation Area): T1 Sycamore - Reduce back to old pollard points. Reduction up to 5m.

62.3 Updates on previous planning applications, developments ongoing. *See also in 59.5.3 above.*

63 FINANCE AND GOVERNANCE MATTERS. To include.

63.1 To note the latest budget tracking and the monthly summary of accounts.
Proposal for acceptance.

63.2 To consider the proposal from the founder members/directors of the Ashwell CLT Ltd that the Parish Council continue to fund the costs for the time being to include, (i) administration, (ii) room hire, (iii) annual membership of the CLT Network (£75), (iv) Directors' liability insurance (£200). *See also 59.3.2 above.*

63.3 To note the new draft document for budget and precept proposals for 2023-24 (final draft to be proposed at the January council meeting pending receipt of information from NHC including the tax base and CTRS grant).

63.4 Complaint from a parishioner. To note the acknowledgement received following the decision at the November council meeting that this be referred to the NHC Monitoring Officer,

Jane Porter, Clerk Ashwell Parish Council. 1st December 2022

Forthcoming meeting dates: January Council Wednesday 04, 7pm.

Appendix A: Additional notes re premises management.

Pavilion electricity/replacement of faulty meter completed and dialogue with supplier ongoing.

Pavilion/works to roof and gutters pending.

Litter bins/ongoing review.

New seat at the Rec/pending replacement fittings from the supplier.

Small Gains water supply upgrade/pending quotes.

Springs tree works/pending budget review.

Regular tree surveys/site visit scheduled and reports pending.

Appendix B: Planning Summary

Summary of consultations on recent planning and listed building applications received from NHC up to 27 November 2022				
To view all the documents relating to an application put the NHC reference number into the planning search box https://pa2.north-herts.gov.uk/online-applications/				
Address	Application ref. Number	Brief description	Ashwell PC response to NHC consultation (see also minute reference)	North Herts Decision
8 Philosophers Gate	22.02699.FPH	Retention of detached outbuilding for use as a garden office.	To be discussed at the December council meeting	Pending
5 Swan Street	22/02966/FPH and 22/02967/LBC	Erection of front entrance canopy and side elevation porch to include conversion of existing shed into habitable accommodation following demolition of front brick wall. Additional for Listed Building Consent: Internal alterations consisting of replacing existing attic staircase and re-tank the basement.	To be discussed at the December council meeting	Pending
6 Springhead	22/02780/LBC	Listed Building Consent: Replace two pairs of single-glazed doors and single glazed window on rear elevation of later addition with similar timber, double-glazed doors and window.	To be discussed at the December council meeting	Pending
Slip End Farm	22/02888/PNQ	Prior Approval Class Q Agric to Dwelling : Class Q: change of use of one agricultural building to four dwellinghouses (2 x 2-bedroom dwellings, 1 x 3- bedroom dwelling & 1 x 4-bedroom) together with associated building operations and the formation of private gardens and car parking associated with the proposed dwellinghouses.	To be discussed at the December council meeting	Pending
Slip End Farm	22/02889/PNQ	Prior Approval Class Q Agric to Dwelling : Class Q: change of use of one agricultural building to one two-bedroom dwellinghouse together with associated building operations and private garden and car parking associated with the proposed dwellinghouse.	To be discussed at the December council meeting	Pending
High Acre, Partridge Hill	22/02796/FPH	Full Permission Householder : Single storey rear orangery extension and side dormer with clock tower; replacement front porch and addition of covered front and side veranda; alterations to the roof by removing the existing hip end to the gable roof and continuing gable end to top of roof; alterations to fenestration and addition of external white timber cladding; alterations to existing garage including enlarged front dormer window and rear roof lights; external landscaping including installation of a swimming pool following demolition of existing single storey rear extension; erection of electric timber gates.	To be discussed at the December council meeting	Pending
Ashridge Farm Cottage, 7 Ashwell Street	22/02795/FPH	Full Permission Householder : Single storey front, single storey side (north west elevation), two storey rear and first floor side (north west elevation) extension, enclosure of existing carport to form a garage and partial conversion of existing garage to habitable accommodation. Alterations to external wall finishes.	To be discussed at the December council meeting	Pending
32 West End	22/02163/FPH Further amendments	Two storey side extension to include integrated garage following demolition of existing side extension and existing detached garage.	November Council 54.1 No objection.	Permission granted 17/11/2022
Slip End Farm, Royston Road	22/01541/FP AMENDED	Replace existing entrance gates with acoustic gates, decommission existing vehicular access and install protective landscape bund to boundary.	October Council 46.1.3 No objection	Pending
Spring House 7 High Street	22/02161/FPH and 22/02062/LBC	Replace three existing front elevation gates.	PC to NHDC: No Objection September council, 39.1.2	Pending
Land to the west of 35 Ashwell Street	21/02650/FP (amendments to original)	Erection of two detached dwellings (1 x 2-bed and 1 x 4-bed) including alterations to existing vehicular access (amended plans received 16.06.2022).	PC to NHDC: Objection July council, 25.1.1	Pending
Land West of Ashwell Road, Bygrave SG7 5EB	22/00741/FP	Full Planning Permission: Ground mounted solar photovoltaic (PV) farm including battery energy storage; continued agricultural use, ancillary infrastructure, security fencing, landscaping provision, ecological enhancements and associated works.	PC to NHDC: Objection June Council, 18.1.4	Pending
Meadow View, Loves Lane	21/01745/FP	Erection of one detached 2-bed dwelling including creation of new vehicular access off Loves Lane, landscaping and ancillary works.	PC to NHDC: Objection	NHDC -Refused Appeal to the Inspector: Permission granted 08/09/2022