



Ashwell Parish Council

Chairman: Graham Lee (☎ 743126)
Office at Bear Farm, 6A Back Street (☎ 743706)
Clerk: Jane Porter, Deputy Clerk: Laura Brooks-Payne
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**Minutes of the Ashwell Parish Council meeting
held on Wednesday 3rd February 2021, 8pm online via Zoom**

Present: Martin Hoffman, Graham Lee (Chairman), Norton Mahy (Vice-chairman), David Sims,
Also in attendance: Clerk (Jane Porter), District Councillor Tom Tyson, County Councillor Steve Jarvis.
Fourteen parishioners also joined part or all of the meeting.

Members of the public who were signed up to the website (www.ashwell.gov.uk) were invited to join the meeting using Zoom. A link with log in details was emailed to them and any others who requested.

37. Apologies for absence. Cllrs Gemma Allan (family commitment), Mark White (family commitment).

38. Declarations of Interest. None.

39. Proposal to approve and sign the minutes of the previous monthly meeting, 4th January 2021.

Approved for signature.

Action: Graham/Clerk

40. OPEN FORUM - VILLAGE AFFAIRS, REPORTS FROM OTHER BODIES, ETC

Standing Orders suspended to allow members of the public to speak.

40.1 Items raised by members of the public.

40.1.1 National Census. In response to a question it was noted that the Parish Council had little information as yet. It was agreed to pass on the offers of assistance as/when anything was received.

40.1.2 New bungalows off Dixies Close. Concerns were expressed that the trees shown on the agreed plans had not yet been planted; this would be taken up with NHDC. **Action: Clerk**

40.1.3 Publicity generated via the website. The Parish Council was commended for its recent updates on the local Covid vaccination roll-out.

40.1.4 No. 4 Springhead planning application. The Parish Council had received no further information on this but would check with NHDC for an update. **Action: Clerk**

40.2 North Herts District Council (NHDC). Reports/updates from our District Councillor Tom Tyson.

(i) Fly-tipping on the footpath between Loves Lane and Hinxworth Road. He had requested an update.

(ii) Damage to the wall in Swan Street. He understood that some clearance had taken place and the matter was still in the hands of Urbaser's insurers.

(iii) Missed bin collections during recent adverse weather. He had questioned why the catch-up had not been more co-ordinated.

40.3 Hertfordshire County Council (HCC). Reports/updates from our County Councillor Steve Jarvis.

(i) Planned road closures. The installation of a chicane at West End would now take place in May. The developer's works re water/sewage on Claybush Road was scheduled for 10th April. It was again questioned whether installation of all the required utility works could be co-ordinated to minimise disruption; the Croudace site manager would be contacted. **Action: Clerk**

(ii) New waiting restrictions. The public consultation had resulted in some concerns re Ashwell Street/the rear of the school. There were also some ongoing matters re Silver Street.

(iii) LED street lighting installation. This was taking longer than envisaged. Most units were now dimmed and on part-night lighting. Units where shields were needed were being noted so that the works could be co-ordinated. There were some issues in Lucas Lane, due to poor network signals, to be resolved.

40.4 Working Groups reports.

Members include volunteer parishioners as well as parish councillors. Offers to join or start new groups welcomed. Village Sports, New Pavilion, Litter Pickers and Springs volunteers currently on hold.

40.4.1 Neighbourhood Plan Group (leader Cllr Graham Lee, deputy Cllr Norton Mahy).

There had been no major revisions following review of the final draft by the group and it was now in the process of submission to NHDC.

40.4.2 Trees and Hedges Group (leader Cllr David Sims) Further tree planting at Small Gains was planned. Quotes for hedge and tree planting on the boundary of the Recreation Ground had been requested.

40.4.3 Yearbook Group (leader Cllr Norton Mahy). Proof reading was scheduled for next week and publication for early March was on plan.

40.4.4 Litter Pickers (leader Cllr Norton Mahy). *This to be raised at the next meeting.*

40.5 Monthly reports from parish councillors.

See appendices below for summary of actions completed, actions ongoing and premises matters.

Also reports received from other organisations.

40.5.1 The Springs. Cllr Martin Hoffman reported that the recent flow rate data from the Environment Agency had been good and they had notified that they were to resume regular quality data sampling. The next review date for the regulations that protected the flow from over-extraction by water companies, because of the SSSI status, was to be determined.

40.5.2 Village communications. The new Parish Council facebook page had now gone live and would be populated with village-relevant information such as the Covid vaccination roll-out. This was part of the agreed communication strategy using different channels to reach more local residents more effectively. The Village News, the website, facebook, notice boards, newsletters would be used as/when needed.

40.5.3 Covid vaccination roll-out. The good progress by local health providers was noted.

40.5.4 Luton airport/NATS consultation on changes to arrivals routes, deadline 5th February 2021.

https://consultations.airspacechange.co.uk/london-luton-airport/ad6_luton_arrivals/

Information, and the Parish council's response, had been posted on the website and sent out to the email sign-up group. All were asked to encourage residents to respond by the 5th February deadline.

41. Planning matters. *See appendix below with a summary of recent NHDC consultations and their status. Standing Orders were suspended to allow members of the public to speak but reinstated for discussion/vote by parish councillors for each item..*

Cllr Martin Hoffman wished to note the sad death of Richard Tiffin, Area Planning Officer at NHDC.

Richard had been a fair-minded, helpful and efficient planning officer and would be sadly missed. The Parish Council had written formally to his colleagues at NHDC.

41.1 New consultations for response to NHDC.

41.1.1 Sunnymead Bungalow, Station Road. NHDC ref. no. 21/00123/FP

Erection of one detached 5-bed dwelling with associated car parking, access and landscaping.

The responses to the public consultation posted on the NHDC website were noted. Neither of the immediate neighbours had raised objections although a resident of Sunnymead Park Homes had.

It was **resolved**, with no objections, that a recommendation be sent to the Planning Officer that permission be granted.

Action: Clerk

41.1.2 No.130 Ashwell Street. NHDC ref. no. 20/03079/FPH

Single storey rear extension.

The responses to the public consultation posted on the NHDC website were noted; the immediate neighbours had raised no objections.

It was **resolved**, with no objections, that a recommendation be sent to the Planning Officer that permission be granted. **Action: Clerk**

41.1.3 No.6 John Sale Close. NHDC ref. no. 21/00064/FPH

Single storey rear extension.

It was noted that there was now a precedent for flat-roof extensions of an acceptable modern design.

It was **resolved**, with no objections, that a recommendation be sent to the Planning Officer that permission be granted. **Action: Clerk**

41.1.4 No. 43 High Street. NHDC ref. no. 21/00163/FPH

First floor side extension to include canopy over existing door, repoint existing chimney, replace existing attached side elevation garage roof and replace and widen rear elevation doors and re-render garage. Replace existing rear elevation window on ground and first floor and first floor side elevation window and re-render rear and side elevation. Replace existing front elevation beech hedge with black metal railings and gates. Widen existing front elevation drive and repave. Widen existing dropped kerb onto High Street.

It was noted that the removal of the hedge and replacement with metal railings might be of concern to some. However, local historian David Short confirmed the suggestion that the frontage had originally included railings and these had been removed during WW2.

It was **resolved**, with no objections, that a recommendation be sent to the Planning Officer that permission be granted. **Action: Clerk**

41.1.5 Ducklake House, 27 Springhead. NHDC ref. no. 21/00200/FPH and 21/00201/FPH

Single storey rear extension following demolition of existing rear conservatory and porch.

And 21/00201/LBC (Listed Building Consent) Single storey rear extension following demolition of existing rear conservatory and porch. Internal alterations.

It was **resolved**, with no objections, but subject to the NHDC Conservation Officer raising no objections, that a recommendation be sent to the Planning Officer that permission be granted. **Action: Clerk**

41.1.6 No.40 Kingsland Way. NHDC ref. no. 21/00282/FP

Erection of one detached 3-bed dwelling following demolition of existing bungalow.

A view was expressed by a parishioner that a two-storey height building at the entrance to the village where land levels rose would have an adverse impact. It was noted that the height proposed would be about one metre lower than the adjacent properties in Broadchalke Close.

It was **resolved**, with no objections, that a recommendation be sent to the Planning Officer that permission be granted. **Action: Clerk**

41.2 Trees in the Conservation Area (TCA)/Tree Preservation Orders (TPO)

Consultations from NHDC.

41.2.1 No.51 Silver Street. NHDC ref. no. 21/00244/TCA

T1 Sorbus - Fell to ground level. T2 Cherry - Fell to ground level. T3 Apple - Reduce to historic points.

It was **resolved** that a response 'no objections' be sent to the Planning Officer. **Action: Clerk**

41.2.2 No.42 Silver Street. NHDC ref. no. 21/00258/TCA

Beech - Remove.

It was **resolved** that a response 'no objections' be sent to the Planning Officer. **Action: Clerk**

41.3 Updates on previous planning applications/developments ongoing.

41.3.1 Land at the junction of Station Road and Ashwell Street (permission granted for x9 houses).

(i) NHDC decision pending following consultation on the developer's application (Section 73 amendment) to increase the size of all the houses to 4 and 5 bedrooms (current permission for 3 and 4 bedrooms).

It was noted that the Parish Council, and residents, had raised objections with NHDC that the construction works were already under way and the developer was already marketing them as 4 and 5- bedroom houses despite the permission for the changes not having been granted. Formal Enforcement notices had been received noting the objections but the response from the NHDC Enforcement team had been that no action would be taken pending the decision by the Planning Control Committee on the Section 73 amendment.

District Councillor Tom Tyson had been in communication with the NHDC Planning Officer who had confirmed that the amendment would be considered at the March meeting of the Planning Control Committee. There was concern that NHDC would grant permission based on what permitted development rights would allow if an individual householder wished to undertake a similar enlargement of their property. It was noted that the Parish Council had already objected to the Section 73 consultation. The amendment was contrary to NHDC policies and not consistent with the Planning Officer's report on which the committee's decision to grant permission had been based. The Ashwell Neighbourhood Plan, including policy to support local housing need, had now reached the stage of submission to NHDC.

Parish councillors and members of the public expressed their concerns at the way in which NHDC was handling this. Views were expressed that the developer's actions were 'deceitful' and 'a cynical manipulation'.

Following discussion Cllr Martin Hoffman proposed that the matter be taken up with the Chairman of the Planning Control Committee, copied to the Development & Conservation Manager, and also separately with Sir Oliver Heald, MP.

It was **resolved** that the proposal be accepted

Action: Graham/Clerk

(ii) NHDC planning permission granted with a condition that the developer provides a new section of footway to join with the existing.

Further information was pending.

41.3.2 Land rear of Claybush Road development.

(i) Concerns re the tree barrier, required as a condition of the planning permission, to mitigate the impact of views from Arbury Banks.

Photos had been sent to the NHDC Planning Officer with a request for an update on landscaping matters; a response was pending. The provision of an additional off-street parking space in a well-designed manner was commended. A local resident allayed fears re the safety of the access so close to the corner

41.3.3 Appeal to the Planning Inspector. Westbury Farm House, West End.

NHDC refusal of permission NHDC ref. no. 20/00734/FPH and 20/00735/LBC

Extension and alterations to garden room between Westbury Moat House and Westbury Farm House.

It was noted that the Parish Council had raised no objections to the application. It was agreed that there was no need to send anything further to the Planning Inspector.

41.4 Advertisements by Savills Cambridge. The Parish Council had been made aware of the following:

41.4.1 'Land between Kingsland Way and Station Road'.

'Strategic Development Opportunity, 32.60 acres'.

The Parish Council had requested expert advice on the implications re the Scheduled Monument 'Crop marks of five Ring Ditches west of Station Road: Historic England no. 1451703. A comprehensive response had been received from Historic England. The existence of the Scheduled Monument had been pointed out to Savills who had responded that they were already aware.

41.4.2 'Dixies Meadow'

'For Sale -Development opportunity'.

It was noted that the front part of the site was, in the new Local Plan, outside the settlement boundary for development; it was also in the Conservation Area.

42. Finance and governance matters.

42.1 Proposal re Yearbook costs.

It was **resolved** that an ex-gratia payment of £500 be made to the designer in recognition of the value of the work undertaken.

42.2 Monthly summary of accounts.

It was **resolved** that these be approved.

Action: Clerk/Graham/Martin.

Meeting closed: 21.48

Forthcoming meeting dates:

Planning Committee meeting (see item 41 above) Wednesday 10th February, 8pm on Zoom.
Next monthly Council meeting - Wednesday 3rd March 2021, 8pm on Zoom.

APPENDICES – FOR INFORMATION

Appendix A: Parish Council actions completed since last meeting.

(i) The Parish Council has written to formally support the Museum’s bid to the Lottery for funding their website upgrade project.

Appendix B: Parish Council actions ongoing.

- (i) Village hall/transfer to the Parish Council of the holding/custodian trusteeship. A form was completed by the Management Committee and passed to the solicitor to inform the drafting of their new trust deed. No further communications received.
- (ii) Improved cycleway and carparking at the station/proposals by Cambridgeshire landowner as part of development plans in Odsey. No further communications with the landowner.
- (iii) ‘Twenty’s Plenty’ wheelie bin stickers/posters available free from the Parish Council office. Our local police are to give speed awareness training to pupils at the school. The Parish Council is to fund the production of posters made by pupils to advertise/help enforce the scheme.

Appendix C: Reports/updates from other organisations.

- (i) Greening Ashwell. The Parish Council has asked for details of the locations where the group is planning to plant trees to avoid overlap with other organisations (including the Parish Council’s planting plans) and to provide support if needed.
- (ii) Regular local policing update ‘Rural News’ from our PCSO Chris Braybrook (see under News and Events on www.ashwell.gov.uk).

Appendix D: Reports/updates on Parish Council premises management.

- (i) Small Gains (Cllr David Sims). Further tree planting funded by the developer’s mitigation for the loss of the Chestnut tree in Lucas Lane is planned as well as hedge works.
- (ii) Recreation Ground (Cllr Gemma Allan) The toilets were closed during the freezing weather to avoid burst pipes. They will be re-opened once various plumbing issues have been resolved.
- (iii) Tree works. These are scheduled at the Springs, the Recreation Ground and the Cemetery in line with the recommendations from the last professional tree survey.
- (iv) Street furniture. The Parish Council’s notice board and the open access ‘community’ board by the old telephone box in the High Street will be given an interim clean with varnishing planned for later in the year. The old telephone box that houses the defibrillator will also be cleaned.

**Appendix E: Summary of recent NHDC Planning Application consultations and their status
-as of 3rd February 2021**

Details of applications are sent from North Herts District Council (NHDC) to the Parish Council as a consultee. Full details of applications are available on the NHDC website www.north-herts.gov.uk

Address	Application Number	Brief description	Ashwell PC Comments	North Herts Decision
40 Kingsland way	21/00282/FP	Erection of one detached 3-bed dwelling following demolition of existing bungalow.	PC to NHDC: No Objection	Pending
Ducklake House, 27 Springhead	21/00200/FPH and 21/00201/LBC	Single storey rear extension following demolition of existing rear conservatory and porch.	PC to NHDC: No Objection	Pending
Westbury Farm House	20/00734/FPH and 20/00735/LBC	(APPEAL against the refused application) Extension, alterations and internal alterations to garden room between Westbury Moat House and Westbury Farm House.	PC to NHDC: No Objection	NHDC refusal of application. Appeal to the Inspector pending
43 High Street	21/00163/FPH	First floor side extension, canopy over existing door, repaint existing chimney, replace existing side elevation garage roof & replace/widen rear elevation doors, re-render garage. Replace existing rear elevation window on ground & first floor, & first floor side elevation window, re-render rear & side elevation. Replace existing front elevation beech hedge with black metal railings & gates. Widen existing front elevation drive & repave. Widen	PC to NHDC: No Objection	Pending
Sunnymead Bungalow	21/00123/FP	Erection of a part two storey part single storey five bedroom detached dwelling with associated car parking, access and landscaping	PC to NHDC: No Objection	Pending
Land off Station Road	20/03070/FP	Residential development of 28 no. dwellings and landscaping including pond, wildflower meadow and woodland and associated infrastructure.	To be discussed on 10th February at the planning Meeting	Pending
130 Ashwell Street	20/03079/FPH	Single Storey Rear Extension	PC to NHDC: No Objection	Pending
6 John Sale Close	20/00064/FPH	single storey rear extension	PC to NHDC: No Objection	Pending
95 High Street	20/02752/FPH	Replacement of existing cladding, fascias / soffits, windows / doors	PC to NHDC: No Objection	Permission Granted 13/01/2021
Zoar Baptist Chapel	20/02619/FPH	Replacement single storey rear extension	PC to NHDC: No Objection	Pending
Land at Jct of Ashwell Street & Station Road	20/02599/S73	Section 73 Application : Erection of 9 (6 No. Three Bedroom, 3 No. Four bedroom) dwellings with associated parking, amenity space and associated ancillary works, following demolition of existing redundant structures. Creation of new access from Station Road (Section 73 Application: Variation of Condition 2 of Planning Permission 19/00455/FP granted 11.08.2020 amendments to design improvements and provision of loft accommodation with rooflights plans - 2020/973/24; 2020/973/50A; 2020/973/51; 2020/973/52; 2020/973/53; 2020/973/54 and 2020/973/55).	PC to NHDC: Objection	Pending

Appendix F: Summary of accounts – January 2021

ACCOUNTS - Summary for 01/1/2021 - 31/1/2021					
	RECEIPTS		£ less VAT	VAT	£ inc VAT
69	Nevilles Funeral Services	Rent for Chapel of Rest (Jan)			68.75
70	Parishioners	Double Depth Plot reservation CW21.03			625.00
71	Santander	Interest 01/12/2021			0.18
		TOTAL			693.93
	PAYMENTS				
197	Duo Creative Services Ltd	Website monthly fee (Jan) Inv 9583	25.00	5.00	30.00
198	Edward's Cleaning and Maintenance Services	Cleaning of Public Toilets for Dec Inv no 2172	225.00		225.00
199	Information Commissioners Office	Annual Registration	35.00		35.00
200	Edward's Cleaning and Maintenance Services	final payment for moss removal at Cemetery	320.00		320.00
201	HMRC accounts ref 321PF00003624	tax&NI to Inland Revenue	509.94		509.94
202	HCC Pensions-LGPS Account,	Clerk & Deputy Clerk Pension to LGPS	720.33		720.33
203	EON	Electricity for Sports Pavilion	58.03	2.90	60.93
204	EON	Electricity for Public Toilets	14.57	0.73	15.30
205	North Herts DC	recreation ground trade waste bin	104.00		104.00
206	North Herts DC	Streets Support Bin at Office	117.00		117.00
207	North Herts DC	Springs Waste Bin	117.00		117.00
208	CPRE	Annual Subscription	36.00		36.00
209	Clerk	Clerk's Salary January	1,350.67		1,350.67
210	Deputy Clerk	Deputy Clerk's Salary January	808.86		808.86
211	ECO	Environmental Cleaning officer salary December	230.40		230.40
		TOTAL	4,671.80	8.63	4,680.43
MONEY AT BANK					
		Current Account 31/1/2021	28,989.71		
		Reserve Account 31/1/2021	20,702.18		