

**NORTH HERTFORDSHIRE DISTRICT COUNCIL**

**SOUTHERN RURAL COMMITTEE**  
**(Cadwell, Codicote, Graveley & Wymondly, Hitchwood, Hoo, Kimpton**  
**Knebworth and Offa Wards)**

**Meeting held at Council Offices, Gernon Road, Letchworth Garden City**  
**on 5 October 2006 at 7.30p.m.**

**MINUTES**

**PRESENT:** *Councillors: D.J. Barnard (Chairman), Tom Brindley (Vice-Chairman), Alan Bardett, Paul Clark, Tricia Gibbs, J. Gray, Sal Jarvis and David Miller.*

**IN ATTENDANCE:** *John Chapman – Planning Officer,  
Gary Gover - Community Development Officer,  
Rachel Ansbro – Acting Children Services Manager  
Nigel Schofield – Committee Administrator.*

**48. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman welcomed everyone to the meeting and particularly the Acting Children Services Manager.

The Chairman welcomed the speakers at Agenda Item 9 – Planning Applications

The Chairman announced that North Hertfordshire Highways Partnership had not provided the cost estimates for the schemes identified at the meeting of the Southern Rural Committee held on 24 August 2004 (Minute 33 refers). The Chairman advised that he would read out a statement from the Head of Leisure and Environmental Services at Agenda Item 6.

The Chairman confirmed that a letter concerning the volume of traffic using Priory Lane, Little Wymondley as a 'rat run' had been sent to the North Hertfordshire District Manager requesting a response. At the date of this meeting a reply was still awaited.

**49. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors: John Bishop and Mrs C.P.A. Strong.

**50. MINUTES – 24 AUGUST 2006**

**RESOLVED:** That the Minutes of the meeting held on 24 August 2006 be approved as a true record of the proceedings and signed by the Chairman save for the following corrections:

**Minute 31- Declaration of Interests**

At line 3 change Codicote Parish Councillor to Codicote Parish Council.

**Minute 32 – Public Participation**

Planning Application Ref. 06/00944/1 – Priory Farm, Priory Lane, Little Wymondley. Paragraph 2, line 3, change Mr and Mrs Collingridge to Mr and Mrs Kennedy.

**Minute 44 – Planning Applications**

Item (b) indent (3) to read as follows:

That the Head of Housing and Environmental Health be notified of the Committee's decision given the conditions of his public entertainment licence.

Item A – 06/01198/1CM – Land at Depot, 1a High Street, Graveley.

Paragraph 5, line 2, delete 'such' and replace with 'very'.

Paragraph 5, line 5, delete 'not'.

**51. NOTIFICATION OF OTHER BUSINESS**

No items of other business was submitted for consideration by the Committee.

**52. DECLARATION OF INTERESTS**

There were no Declarations of Interest.

**53. PUBLIC PARTICIPATION**

No items were presented under Public Participation.

**54. NORTH HERTFORDSHIRE HIGHWAYS PARTNERSHIP – JOINT MEMBER PANEL DISCRETIONARY BUDGET – 2006-2007 AND 2007-2008**

The Chairman confirmed that the information requested at the meeting held on 24 August 2006 had not been received. By way of clarification the Chairman read out the following statement.

'Following the retirement of the Chief Engineer there has been some delay in the reallocation of his duties, including those of a North Herts District Council / North Herts Highways Partnership liaison officer. The Head of Leisure & Environmental Services will shortly be meeting with representatives of Herts County Council to resolve the issue, following which it is hoped that the request for cost estimates made at the meeting of the Committee held on 24 August 2006 (Minute 33 refers) will be completed'.

The Committee expressed their disappointment at the lack of information and lamented the advice of the non – appointment (as yet) of an NHDC/NHHP liaison officer. The Committee would not accept that a deadline had not been set for the provision of the cost estimates. The Committee were unanimous in their request that this be placed before the North Hertfordshire Highways Partnership Joint Member Panel on 16 October 2006.

***RECOMMENDED TO THE NORTH HERTFORDSHIRE HIGHWAYS PARTNERSHIP – JOINT MEMBER PANEL***

That at the meeting of the Joint Member Panel to be held on 16 October 2006 the North Hertfordshire District Manager be requested to present a report to the next meeting of the Southern Rural Area Committee to be held on 16 November 2006 with details of costs associated with:

'A review of Rabley Heath Road, Grimstone Road (Little Wymondley), and Bedford Road between Ickleford and Holwell to determine the lengths requiring repairs'.

**REASON FOR DECISIONS:**

To allow additional funding to be made from the Southern Rural Development Budgets for schemes and projects to be progressed in the Southern Rural Area.

**55. CHAMPION NEWS**

The Community Development Officer (CDO) provided an update on the activities and projects since the meeting of the Southern Rural Committee held on 24 August 2006 as follows:

Summer Zone, the CDO advised the Committee that the Acting Children Services Manager (ACSDM) would provide a summary of the activities in the period 25 July 2006 to 25 August 2006 at the end of his report; Cockernhoe Youth, a second meeting had been held on 28 September where the provision of services and a programme of activities had been progressed; Lilley Young People, a meeting has been arranged for 17 October 2006 with officers from NHDC, Herts Youth Service and Herts Council for Voluntary Service to give advice and support to the community; Ickleford Young Peoples Event, on 7 October 2006 to discuss the work of the Detached Outreach Team and the way forward following the Parish Plan questionnaire survey;

Codicote Summit, The first event of this type had occurred on 23 September 2006 where the voluntary groups and organisations at the Summit had identified current and future issues to progress the unified community effort to benefit al. It was noted that Councillor Tricia Gibbs and County Councillor R.A.C.Thake had attended on the day;

Democracy Week, this will occur in the week beginning Monday 16 October 2006 with a Question Time event at NHDC on 19 October 2006;

Parish Challenge, the CDO confirmed that due to the lack of response the deadline date for grant applications had been extended to 2 October 2006, with the final presentation to the Parish Challenge Member Panel at a date to be confirmed in December 2006; Members were concerned that there was a paucity of promotion of the Parish Challenge and whether local voluntary organisations were aware of the funds and also that this could apply to Grant Aid resources. The CDO advised that local radio, newspapers and the NHDC Outlook magazine had issued press releases to promote all NHDC grant-aid funding, as well as Parish Councils and Meetings had been advised.

Grant Aid, a publicity campaign had taken place this year to maximise the awareness of the community to the substantial levels of available funding; Annual Rural Conference and Community Safety Conference, meeting held on 18 September 2006 with 44 individuals from Parish and Town Councils and Parish Meetings with a programme that *inter alia* discussed District wide key rural issues.

The Committee considered that Outlook was the prime media to apprise people of the Parish Challenge and other Grant Aid. However, the Chairman advised that Outlook was distributed via free newspapers with the added point that not all of the rural areas in North Herts received such newspapers. Following a short discussion Members agreed that the Head of Communications be requested to provide an Information Note to all Members of the Southern Rural Area Committee with a summary of the distribution of Outlook. On receipt of this information a plan for an increased and improved distribution of information concerning Parish Challenge and other Grant aid could be devised.

**RESOLVED:**

- (1) That the information provided by the Community Development Officer on activities since the last meeting of the Southern Rural Committee held on 24 August 2006 be noted;
- (2) That a vote of thanks be recorded in respect of the work undertaken by Councillor Tom Brindley and the Community Development Officer in the promotion and management of the Codicote Summit;
- (3) That the Head of Communications be requested to prepare as a matter of urgency for Members of the Southern Rural Committee an Information Note on the distribution of Outlook and other media that is currently used to promote Parish Challenge and Grant Aid in general. This Information Note should also include proposals for the extension of media coverage to promote Parish Challenge and the availability of Grant Aid.

**REASON FOR DECISION:**

To ensure that the Southern Rural Committee are kept informed of the work of the Community Development Officer and approve the implementation of schemes or projects within the Southern Rural Area Visioning Programme and enhance the promotion of grant aid via Parish Challenge

**56. SUMMER ZONE – RURAL PLAY PROJECT**

The Chairman invited Rachel Ansbro (Acting Childrens Services Manager) to make a presentation on the Summer Zone - Rural Play Project

In her introduction the ACSDM was pleased to announce to the Committee that an external grant from Hertfordshire Children Fund had been secured for the 2007 Summer Rural Play Project. The RPPO confirmed that all rural areas within NHDC

would have provision for summer rural play rather than Southern Rural only.

The ACSDM then went on to provide an example of figures from the 2006 summer season, which included the highest figure of 111 attendees in Offley, compared to 58 attendees last year in Pirton. The ACSDM confirmed that 14 villages were provided with provision for the Rural Play Project in the 2006 season.

Inclement weather caused problems on several days this year, which unfortunately had an effect on attendance on certain days at several villages. However, although the attendance in 2006 had fluctuated greatly the frequency of sessions and number of locations would be maintained for 2006-2007.

The ACSDM commented that there was a lower level of attendance in August as this was the main family holiday period.

The ACSDM finished her presentation and commented that it would always be the intention of the scheme to work closely with Parish Councils, Parish Meetings and voluntary organisations to provide advanced notice of events and confirmed that promotion and advertising would be through leaflets and posters distributed and displayed around all the rural parts of North Hertfordshire.

Although the ACSDM provided data regarding attendance and age groups during her presentation, the Committee considered that it would be appropriate for members to receive the data for 2006 via an Information Note.

Several members requested that they be informed in advance of any events that were to take place and requested that the ACSDM prepare a forward plan that would detail all activities for the 2007 Summer Zone –Rural Play Project and distribute to members of the Southern Rural Committee early next year.

**RESOLVED:**

- (1) That a vote of thanks be recorded in respect of the excellent organisation and development of the Summer Rural Play Scheme undertaken by the ACSDM in the 2006 season and wished her every success for the 2007 season.
- (2) That the ACSDM contact the Southern Rural Members for assistance in promotion for the 2007 season at the appropriate time.
- (3) That the Rural Play Project Officer be requested to provide the Southern Rural Members with an Information Note on the data and outcomes of the Summer Rural Play Project.

**57. ANNUAL GRANTS, DEVELOPMENT, DISCRETIONARY AND VISIONING BUDGET 2006/2007**

The Committee considered the current expenditure and balance of the Annual Grants, Development, Discretionary and Visioning budget for 2006 – 2007.

The Community Development Officer (CDO) advised that there was currently a shortage of information concerning the provision of a covert camera to detect fly tipping and that he would present a report to the meeting on 16 November 2006.

The CDO confirmed that the deadline for the presentation of grant applications from Southern Rural Discretionary Budgets had been set at 15 December 2006 which he would present at the meeting to be held on 1 February 2007.

**RESOLVED:** That the expenditure, allocations, and balance of the current 2005-06 Development budget, as set out in Appendix B to the report, be noted.

**REASON FOR DECISIONS:**

To advise the Southern Rural Committee of funds remaining for disbursement in the year 2006/2007.

**58. GRANT APPLICATION – KIMPTON PARISH COUNCIL**

**RESOLVED:** That a grant of £549 be awarded from the pre-allocated Visioning

Revenue Budget for Parish Plans as a contribution to the costs of producing and distributing the Kimpton Parish Plan on CD and hard copy (1000 CDs).

**59. PLANNING APPLICATIONS**

The Committee heard oral presentations as follows:

**Application Ref. 06/00963/1HH – 1 The Stables, Lilley Bottom Road, LU2 8NS**  
Mr I.D. Kennedy spoke as the applicant.

**Application Ref. 06/01090/1HH– 12 Claymore Drive, Ickleford, SG5 3U**  
Mrs J. Illott spoke as the applicant.

**RESOLVED** to determine the planning applications as set out in the report of the Planning Control and Conservation Manager and as indicated in the following schedule:

**SCHEDULE**

<b>Reference Number</b>	<b>Description of Development and Location</b>	<b>Decision</b>
1.	<b>06/01413/1</b> <b>Land adjacent, 20 Maydencroft Lane, Gosmore.</b> Patio/paved courtyard.	<b>Conditional Permission</b> (see (a) below)
2.	<b>06/01412/1</b> <b>Gosmore End House, Hitchin Road, Gosmore.</b> Change of use of garden land to form residential curtilage serving Gosmore End House.	<b>Withdrawn from the Agenda</b> (see (b) below)
3.	<b>06/00962/1</b> <b>2 The Stables, Lilley Bottom Road, Lilley.</b> Amendment to quadruple garage with log store involving raising of roof height by 1.1m and lowering of ground level by 0.4metres, change of roof design to front elevation from hipped to gable end and insertion of two roof lights to west roof slope to facilitate storage area in roof (as variation to application no. 05/01290/1 granted 21.11.05) and (as amended by plans received on 3 10.06).	<b>Conditional Permission</b> (as per amended report and see (c) below)
4.	<b>06/00963/1HH</b> <b>1 The Stables, Lilley Bottom, Lilley.</b> Blockwork and render double garage (as variation to application no. 05/01290/1 approved 21 November 2005).	<b>Conditional Permission</b> (as report)
5.	<b>06/01352/1HH</b> <b>17 Ryder Way, Ickleford.</b> Two storey side and rear extension. Single storey front and rear extensions.	<b>Conditional Permission</b> (as report)
6.	<b>06/01090/1HH</b> <b>12 Claymore Drive, Ickleford.</b> Retention of raised roof to first floor rear extension (as variation to application no. 05/01623/1HH granted 23.12.05) (as amplified by drwg no 03 received on 20/07/06).	<b>Conditional Permission</b> (as report)
7.	<b>06/01599/1</b> <b>Fairhaven Farm, Slip Lane, Codicote.</b> Multi purpose training paddock and menage.	<b>Conditional Permission</b> (as report)

- (a) The Area Planning Officer advised that paragraph 5.1 of the report should be amended to read as follows: That no further action be taken with regard to the enforcement action authorised by this Committee, relating to foundations laid on this and adjoining land, (identified as site 3), at its meeting held on 22 December 2005, and that with regard to planning application reference 06/01413/1 that planning permission be **GRANTED** subject to the conditions as set out in the report of the Head of Planning and Building Control.
- (b) That with regard to planning application reference 06/01412/1 this item was **WITHDRAWN** from the agenda to enable any representations submitted, as a result of further neighbour consultation, to be considered prior to a decision being reached.
- (c) That with regard to planning application reference 06/00962/1 that planning permission be **GRANTED** as per the amended recommendation of the Head of Planning and Building Control with the following conditions:
- (1) Before the garage, hereby permitted, is used a post and rail fence shall be erected along the eastern boundary of the site, which thereafter shall be maintained in this position unless the requirement is dispensed in writing by the Local Planning Authority.
- Reason: To enhance the visual amenities of the locality.
- (2) Before the garage, hereby permitted, is used the existing workshop building shown to be removed on the approved site plan shall be demolished.
- Reason: To ensure there is no increase in built development on the site so as to safeguard Green Belt policy objectives.
- (3) The garage building, hereby permitted, shall only be used for parking purposes ancillary to the residential use of 2, The Stables.
- Reason: To ensure adequate parking provision is available for the occupiers of 2, The Stables.
- (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended, no development as set out in Class B of Part 1 of Schedule 2 to the Order shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.
- Reason: Given the nature of this development, the Local Planning Authority Considers that development which would normally be 'permitted development' should be retained within planning control in the interests of the character and amenities of the area.

**60. PLANNING ENFORCEMENT UPDATE**

**RESOLVED:** That the information provided in the oral report by the Area Planning Officer be noted.

**61. PLANNING APPEALS - UPDATE**

The Committee noted that one appeal had been lodged since the meeting of this Committee held on 24 August 2006.

Appellant	Mr P. Smith
Address	Land off Milksey Lane, Graveley
Description	Change of use of hay barn to a two bedroom dwelling Ref. 06/01005/1
Procedure	Written Representations

The Planning Officer confirmed that one appeal had been determined since the meeting of this Committee held on 24 August 2006.

Appellant	Mr N. Thomson
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Address Land adjacent to Hunters Gate Farm, Preston Road, Gosmore.  
Description: Outline application : one detached dwelling (design external appearance and landscaping reserved)  
Ref. 05/01418/1  
Decision: DISMISSED on 26 September 2006

Appellant Mr & Mrs Perry  
Address The Paddocks, 46 Salusbury Lane, Gt. Offley  
Description: Single storey front extension and porch  
Ref. 05/01633/1HH  
Decision: DISMISSED on 2 October 2006

Upon conclusion of the items listed on the agenda the Chairman agreed to take two questions concerning planning applications.

### **1. RETROSPECTIVE PLANNING PERMISSION**

A Member expressed concern about the increasing number of retrospective planning applications presented to the Southern Rural Committee (three at this meeting) and whether action could be taken by this authority such as automatic penalties. The Area Planning Officer agreed that it was unfortunate that retrospective planning applications appeared to be on the increase but reminded Members that current Government guidance was to encourage development. The Committee noted that automatic financial penalties were not currently available.

### **2. DOMESTIC WIND TURBINES**

A Member asked what the authority response was likely to be in respect of applications for domestic wind turbines due to increased awareness of sustainable and renewable energy resources, and whether an application would contravene Planning Policy. The Planning Officer advised the Committee that any development above ridge level would require planning permission. He also commented that the General Development Order might be amended in the future so as to allow domestic wind turbines to be erected as 'permitted development', in much the same way as had applied following the introduction of satellite dishes.

The meeting closed at 8.43 p.m.

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Chairman