

## Appendix D - Comments from Councillor Morris

Redacted to protect personal data

**From:** Gerald Morris [REDACTED]  
**Sent:** 15 October 2019 17:18  
**To:** Peter Lapham  
[REDACTED]  
**Subject:** Appendix D Response from Cllr Morris

Okay,

I also omitted to include that the proposed land, whilst an ELP selected site is currently outside the village boundary. Therefore, in my view, until the plan is adopted, it is effectively little more than rural beyond greenbelt. Would you kindly also include this comment.

Regards,

Gerald Morris,  
District Councillor, Ermine Ward,

[REDACTED]

On 15 Oct 2019, at 17:07, Peter Lapham <[Peter.Lapham@north-herts.gov.uk](mailto:Peter.Lapham@north-herts.gov.uk)> wrote:

I was just wanting to update consultation responses for Cabinet on 31<sup>st</sup>, so obviously as soon as possible, however as final reports are in tomorrow any further response will need to be appended prior to the meeting

Regards

Peter Lapham

**Interim Property Consultant**

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**From:** Gerald Morris [<mailto:gemorris@btinternet.com>]

**Sent:** 15 October 2019 16:45

**To:** Peter Lapham

**Subject:** Re: Proposed Sale of Land at Windmill Close Barkway Cabinet Report

Dear Peter, thank you for your email.

I have been in touch with the clerk of the Parish Council. Unfortunately [REDACTED]  
[REDACTED] I am therefore not able to obtain the minutes of the Parish Council meeting or any relevant comments.  
Will it wait until then please?

Regards,

Gerald Morris,  
District Councillor, Ermine Ward,

[REDACTED]

On 15 Oct 2019, at 14:45, Peter Lapham <[Peter.Lapham@north-herts.gov.uk](mailto:Peter.Lapham@north-herts.gov.uk)> wrote:

Cllr Morris

Thank you for your comments below, and as requested I will append a copy of this email to the Part 1 Report to Cabinet.

For the sake of completeness are you able to advise if you have had any feedback from Barkway Parish Council, as I have to date not had any communication from them.

Regards

Peter Lapham

**Interim Property Consultant**

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**From:** Gerald Morris [<mailto:gemorris@btinternet.com>]

**Sent:** 04 October 2019 17:33

**To:** Peter Lapham

[REDACTED]

**Subject:** Re: Proposed Sale of Land at Windmill Close Barkway Cabinet Report

Dear Peter,

Thank you for your email.

Barkway Parish Council meet next week, [REDACTED]  
[REDACTED]

However, no doubt they will make their own comments.

As you know, I have reservations in respect of timing, in that your proposal conflicts with the Inspector's comments.

Whilst I assume that NHDC do you not have to follow the Inspector's guidance. I do feel that it is not the best timing to market the site prior to adoption of the Local Plan.

As you also know, the Inspector has requested further public hearings, which includes discussions in respect of Barkway. It would have been better and more democratic to have waited for the outcome of the public hearings and Inspectors report; rather than market a site which has a large question mark over it.

In addition, as I have already pointed out, post adoption of the Local Plan; NHDC would have had clarity in respect of the site and have been able to obtain far better value than marketing it now. By attempting to market the site now, NHDC, I believe, will not be obtaining the highest price.

Should the site have an existing tenant? I assume that marketing the site would be in accordance with their tenancy agreement.

Would you kindly include my comments as part of your submission to The Cabinet

Regards,

Gerald Morris,  
District Councillor, Ermine Ward,



On 4 Oct 2019, at 16:45, Peter Lapham <[Peter.Lapham@north-herts.gov.uk](mailto:Peter.Lapham@north-herts.gov.uk)> wrote:

Cllr Morris

Please find attached the final draft report for cabinet as requested, which I trust you will find informative.

Thank you for your input on this matter

regards

Peter Lapham

**Interim Property Consultant**

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**From:** Gerald Morris <mailto:gemorris@btinternet.com>

**Sent:** 18 September 2019 13:59

**To:** Peter Lapham

**Cc:** 

**Subject:** Re: Proposed Sale of Land at Windmill Close Barkway

Dear Peter, thanks

The next Barkway Parish Council meeting is on 8th October, so as before I will take guidance from them after that.

Regards,

Gerald Morris,  
District Councillor, Ermine Ward,



On 18 Sep 2019, at 13:46, Peter Lapham <[Peter.Lapham@north-herts.gov.uk](mailto:Peter.Lapham@north-herts.gov.uk)> wrote:  
Cllr Morris

The intention had been, as per the forward plan, to submit to September Cabinet, however it was then realised that the previous approval had been subject to consultation just on the southern half, hence it was withdrawn prior to the agenda being circulated in order that full consultation and advertisement could take place, it is therefore intended to submit to the October Cabinet, following this consultation.

As this matter is to declare the land surplus to the council's requirements, my understanding is that this approval can only be given at the Cabinet meeting. I will provide the report once it is completed in respect of consultation.

If and when the land is approved as surplus, then consideration will be given to the planning backdrop at that time in terms of timing any disposal.

I hope this clarifies matters

regards

Peter Lapham

**Interim Property Consultant**

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**From:** Gerald Morris [<mailto:gemorris@btinternet.com>]

**Sent:** 18 September 2019 10:07

**To:** Peter Lapham



**Subject:** Re: Proposed Sale of Land at Windmill Close Barkway

Dear Peter,

As a member of the Overview and Scrutiny Committee. I attended a meeting last night.

I noticed during the meeting that it is planned to bring this matter to Cabinet on 24th September. <https://democracy.north-herts.gov.uk/documents/s7311/Appendix%20B%20-%20Forward%20Plan%20for%2015%20August%202019.pdf>

However, looking at the agenda for this meeting, it appears not to be included.

<https://democracy.north-herts.gov.uk/ieListDocuments.aspx?CId=133&MIId=2197&Ver=4>

I note in your previous email that you do not intend to bring this matter to a Planning Control Committee meeting and assume the Cabinet route is an alternative.

Would you kindly clarify this and let me have your report and recommendation.

As I have mentioned before, I think that it is probably premature to be marketing any Council owned land in Barkway, prior to the Inspector's public hearing and the his own report and recommendation. This must currently add uncertainty to the land's future, which will have a negative effect on any offers.

No doubt you have read the Inspector's letters; however these are attached. Particularly Paragraph 30 letter 9th July. Paragraph 3 letter 9th August.

Regards,