



COLNEY HEATH PARISH COUNCIL

Alban Park Office
Windfall House, D1, The Courtyard
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83 High Street
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Tel: 01727 825314 Email: clerk@colneyheathparishcouncil.gov.uk

MINUTES OF THE COLNEY HEATH PARISH COUNCIL MEETING HELD AT COLNEY HEATH VILLAGE HALL, COLNEY HEATH, ON THURSDAY 22 MAY 2017 AT 7.30pm

PRESENT: Cllr P Cook (Chair) Cllr D Crump, Cllr K Barnes, Cllr M Nash, Cllr S Devi, Cllr M Ouzman, Cllr C Hathaway (arrived 7.32pm), Cllr R Solts (arrived 7.40pm)

OFFICERS: L Chaplin (Clerk)

PUBLIC: County Cllr J Hale, Mr Lindsay Sinclair and two members of the public.

113/17 **APOLOGIES AND ANNOUNCEMENTS**

Apologies Cllr P McDonagh were discussed, noted and accepted by Council.

114/17 **DECLARATIONS OF INTEREST**

None declared.

115/17 **QUESTIONS FROM THE PUBLIC**

No questions.

116/17 **MINUTES OF PREVIOUS MEETINGS OF THE PARISH COUNCIL**

It was suggested by the Clerk that the minutes of 11th May 2017 be signed and dealt with at the next Full Council meeting on 22nd June. It was **RESOLVED** that this meeting was to deal with planning issues only and the minutes would be dealt with and signed at a later date.

ACTION: Clerk

117/17 **PLANNING**

a) **TOLLGATE FARM** Mr Sinclair gave a presentation and an overview of the development. The Council asked the following questions some of which the landowner could not answer and would need to be addressed in full by the land agent or a specialist. *The meeting responses are in italics*

1. What access is required on site?

The site is fully automated and requires little to no maintenance.

2. There is a concern over fire control, what is the plan for a water supply as the fire service mentioned there isn't a dedicated supply in the application?

The fire service commented regarding water, access to water and fire prevention systems will need to be addressed by the consultant.

3. What kind of lithium batteries will be used/installed?

This is not known and the consultant will need to be asked for the answer to this question.

4. What is the estimated time for construction and what route will the construction vehicles take?

The papers state 4-6 months, however it is anticipated that this will be mostly connecting the transformers. The units will probably be built off site and delivered on trucks. It is unlikely the trucks will come through the village. The route is not yet confirmed in the application and a full



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plan for the construction period needs to be obtained including the route the trucks will take to access the site.

5. Will it take the same time to deconstruct in 20 years as it takes to construct and install?

This needs to be addressed to the consultant.

6. There is no S106 monies available to the local community, will you as the landowner be giving anything back as a result of this development to the community or the people living around the development?

There are various tree planting schemes that the landowner would like to consider and a possible charitable donation within the parish of North Mymms, but effectively it will be voluntary contributions.

7. Is there anything we can look at that is currently functioning that we can compare to?

This is a very new type of development but it is part of planning policy and regarded as the immediate future. It is understood that there is another development of this kind in Leighton Buzzard, the consultant to clarify whether this is the case and confirm the nearest active site of the same size and type.

8. How far away is the access slipway where the A1 joins the A1001 and has the reimplementation of this slipway been discussed?

The slipway used to be a dedicated access for the substation, however after 500 tonnes of flytipping was placed there in the 80's it was deemed not worth removing and using. Can the question of reinstating the slipway be answered by the Consultant? Access to maintain the site was down Bullens Green Lane and Dellsome Lane.

9. You mentioned earlier that the site was remotely controlled and maintained it sounds like this isn't the case and it does need to be visited to be maintained.

The Council ask that a full maintenance plan be produced including a maintenance log for an active site noting the amount of maintenance required.

10. What will the land be used for in 20 years?

It is hoped to be replanted as woodland and certainly the hardcore will be removed.

11. Will there be lighting required on site?

There will be no lighting on site at night. This along with dust and emissions has been covered in the application.

12. How did the consultant come up with the pre-defined search area?

Could the consultants please come back with the answer to this.

13. No evidence of UK Power in the statement can this be addressed?

Could the consultants please address the inclusion of UK Power networks and their involvement in the application



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14. Has the flooding report been completed now?

An independent consultant has been brought in to deal with the assessment of flooding risk and water coming from the surfaces of the battery compartments. The report should be available soon

15. How does this help you?

It brings a financial income and it helps to diversify and use arable land that would otherwise remain unused. (the question of would you consider a financial contribution to the Parish was already covered above so was removed)

16. Why is the development only for 20 years?

I suspect technology will have moved on but this could be answered in more detail by the consultant

17. When will the Preliminary Ecological Assessment?

Not sure when it is being carried out the consultant can confirm

18. What is the noise level of the development?

The noise level during installation should be no more than a usual installation of this kind as the units are more than likely pre-engineered off site. However, the consultant should be able to answer this more fully. The Council would like the noise level of the Leighton Buzzard site noted both during and after installation.

On balance, it was felt the Council would like to support the proposal, however a final decision could not be made until the questions above were answered more fully. The Council also requested that if this application were to be called in they would like to be notified.

It was a **RESOLVED** that an interim comment/holding response would be entered asking for more time and referring to the questions to be looked into.

ACTION: Clerk

Mr Sinclair and one of the members of the public left the meeting at 8.20pm.

b) **Planning Report** – deferred from 11 May 2017 meeting.

The Council discussed and decided to comment on the following applications:

5/2017/0873 – Object, based on street scene and parking loss.

5/2017/0934 – Object, this was a repeat application, resubmit previous comment.

5/2017/1103 – Support but comment should be that there should be no increase in footprint.

5/2017/1308 – Object, repeat application, resubmit previous comment.

5/2017/1309 – Object, due to 5/2017/1308 application this is considered overdevelopment.



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TPO 1254 – Councillor Solts declared an interest as he resides in a property in close proximity. Comment was that the Council support TPO's but accept that the tree should be appropriately managed.

5/2017/0634 – after reviewing the further documentation presented by the developers and after much debate on the percentage of dwelling types [houses] to reflect the Independent Housing Needs Assessment and Strategic Housing Market Assessment (SHMA) prepared for the District Council which formed part of a presentation by Housing Vision Limited to the District Council Planning Policy Committee of 11 June 2015

Members voted 6 in favour and 2 opposed. It was **RESOLVED** that comment would be submitted to confirm the Council's objection to the proposal including comments that the dwelling types should more closely reflect the Housing Needs Assessment and green spaces should be increased commensurate with a development of this size.

ACTION: Clerk

HCC Right of Way investigation – Tyttenhanger Green

The members were pleased to support HCC in their investigation and the Clerk had provided land registry documents to support the report. Comments to be submitted by Friday 23rd May to HCC.

ACTION: Clerk

118/17

ENVIRONMENT

- a) **Bollard Quotes** – Although a quick quote had been received the supplier was not VAT registered and it was **RESOLVED** to obtain more quotes and to delegate scope of works for bollards to secure the common and other public areas to the Environment WP and that the cost should be no more than £15,000, this should also include the urgent removal of hawthorn to ensure the quick return of the cattle and goats as per Natural England advice. The hawthorn has been slowly removed by Common Ranger and a Councillor volunteer but this has become too much for a person to do by hand.

ACTION: Clerk

A discussion was held on the expenditure of Parish Council monies on land that is not owned by the Parish or where there is no liability. A proposal was made by Cllr Cook and supported by all members present. It was **RESOLVED** that '*CHPC to cease maintaining or working on land or properties where CHPC has no legal interest or liability no later than next financial year April 2018 or as soon as possible*'.

It was agreed that the Environment Working Party would look at the possible impact of the areas in which expenditure could be saved and the HR Committee would review implications of this resolution.



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John A. Cook 22/06/17