

PLEASE BRING TO MEETING
ON 13 MAY 1998.

COLNEY HEATH PARISH COUNCIL

MINUTES of the meeting of Colney Heath Parish Council held at the Pavilion, High Street Recreation Ground, Colney Heath on Wednesday 8 April 1998 at 7.30 p.m.

PRESENT

Cllr. S. Parish (Chairman)
" C. Brazier
" D. Crump (from 8.05 p.m.)
" F. S. Ellis
" Mrs. H. Lynch
" Mrs. M. Nash

IN ATTENDANCE

D. Becker - 95 High Street
F. Graham - 58 Tollgate Road
Mrs. G. Graham - 58 Tollgate Road
Mrs. G. Moody - Greenleas, Roestock Lane

Mrs. C. Pluck - Clerk to the Council

APOLOGIES

Cllr. Miss A. Thomas (work commitment)
" Mrs. S. Defoe (District Council meeting)

1. MINUTES

The Minutes of the meeting held on 11 March 1998 were taken as read, confirmed and signed as a true record.

2. MATTERS ARISING

Page 1 - Trees to rear of 41 High Street

Received a letter from the CDC Trees & Woodlands Officer advising the Council that he had re-inspected the Willow trees on the Common to the rear of 41 High Street following concerns from the resident that the trees were too high and were posing a threat to his property.

The Trees & Woodlands Officer advised that no further action was necessary as in his opinion the trees were not too tall and were of no danger to the nearby houses.

Page 1 - Common Rangers Report

The Clerk reported that the County Council had now cleared the footpath along Coursers Road, approaching the Warren Farm Track.

Page 2 - Village Hall

The Clerk reported that the sign, to direct users of the hall to the parish car park at the HSRG, had now been installed in the Village Hall car park.

Page 3 - Finance

Received a letter of thanks from the Colney Heath WI for the Parish Council's contribution towards the Senior Citizens' Christmas Party.

2. MATTERS ARISING (CONT.)

Page 6 - Planning

Received a letter from Mr. Kerry Pollard MP sympathising with the Parish Council's concerns over the recent appeal by Butterfields, which was upheld by the Dof E.

Mr. Pollard offered his support if the Parish Council was to institute a judicial review to have the decision reversed.

RESOLVED to write to the CDC Solicitor asking for information on the procedures and costs involved in instituting a judicial review.

Page 7 - Common Ranger's Report

The Clerk reported that she had still not received a report on the usage of the eight dog bins installed in the Council's recreation areas.

RESOLVED to write to the Managing Director of SDK Kilsyth to ask for a usage report as soon as possible.

The Clerk reported that four residents of cottages numbered 65 to 81 High Street had rung following receipt of the Council's letter regarding dumping of garden refuse on the Common to the rear of the cottages.

All four callers had reported that one resident was responsible for carrying out the offence.

RESOLVED to write to nos. 65 to 81 High Street informing them that, following reports from several residents, the Parish Council had been able to identify who had been responsible for dumping garden refuse on the Common. The Parish Council had arranged for the refuse to be cleared, at a cost to the Council, and the situation would be carefully monitored in future and the perpetrator charged for any future offences.

Page 7 - High Street Recreation Ground

The Clerk reported that the additional floodlight requested by the Football Club for the HSRG had now been approved by the CDC as an amendment to the previous planning application.

Received a letter from the Environment Agency confirming that the strip of land to the west of the HSRG was not a former landfill site.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no report on any items which had been notified to him since the last meeting.

4. SPECIAL BUSINESS

a) Peter's Green to South Mimms Gas Pipeline

Received a request from Transco BG for a meeting with the Parish Council to discuss a start date for work on the Common and other matters related to the pipeline.

RESOLVED to hold a meeting with Transco on Wednesday 22 April at 7.30 p.m. in the Pavilion and to invite Martin Hicks (HERC) to attend.

b) Millennium Greens Funding - Shell Land at Church Lane

There was no report on any progress with the Open Market Valuation requested by the Council for the land to the west of Church Lane.

RESOLVED to pursue an expedient response from the Valuation Officer and remind the Environment Agency of the request for sight of their report on the land.

Received a request from the CDC for information on sites in the Parish Council's area which may be eligible for consideration as a Millennium Green bid.

4. SPECIAL BUSINESS (CONT.)

Councillors discussed including the registration of Tyttenhanger Village Green as a possible Millennium Greens project and agreed that the Recreation Areas Working Party should look at all open spaces in the Parish with a view to their potential as possible projects.

RESOLVED

- i) to ask Mrs. Joy Tomkins for any suggestions on possible Millennium Greens sites.
- ii) to ask the CDC what the Millennium Greens funding arrangements were and to suggest consideration of the piece of land adjacent to the Common which was currently for sale.

Councillors discussed their recent requests in the Chronicle for suggestions on Millennium projects in the parish.

RESOLVED that Cllr. Parish writes an article for the next Chronicle on suggestions received so far and asking for further ideas to be forwarded to him.

c) Community Policing - Staff Changes

Received details of police staff changes affecting Colney Heath from Community Inspector A. E. Thomas.

5. FINANCE

a) Parish Council Accounts

Received copies of all emergency accounts, having previously been circulated to all Cllrs.

RESOLVED that the Chairman's action in authorising the signing, out of meeting, of all emergency cheques be confirmed and that cheques be drawn to cover all current accounts.

b) Charity of Charles Morris for Allotments Accounts

Caroline Pluck, as Honorary Clerk to the Trustees, presented an up-to-date financial report.

6. PLANNING

a) Planning Applications

Received weekly lists of planning applications from St. Albans City & District Council.

Cllrs. considered comments collated by the Planning Applications Officer as circulated since the last meeting.

5/98/0369 First floor side extension at 51 Tyttenhanger Green.

1. There are in principle no objections to this application. A lot of garages are built with a view to extend to the first floor. This site has the added advantage that it has no neighbours to the right of the plot where it might be considered that a first floor extension could be overbearing.
2. The garage is distanced from the house by a corridor link which makes the extension quite large. The applicant is changing the façade layout to make a more balanced front.
3. To the rear of the property the balcony could have an effect on the neighbours privacy and amenity by nature of its overbearing capacity.
4. The Parish Council feels that the application must be considered against the provisions of Policy 13(I) in a rural village where there is a diverse and interesting variety of house styles and sizes that give the village its special rural Green Belt character.

5/98/0370 Erection of Doctor's surgery for temporary period at land off Hill End Lane. NO OBJECTIONS

6. PLANNING (CONT.)

5/98/0378 Use of annexe as ancillary residential accommodation at Roestock Cottage, Roestock Lane.

1. The Parish Council objects very strongly to this application. There already exists an active approved application to provide an add-on annexe to the main dwelling at Roestock Cottage. The idea of this was to comply with the guidance in Policy 12 that annexes needed to be attached to the main dwelling or in close proximity such that the original entrance of the main dwelling is a common entrance. This precludes the development of a building that is independent or freestanding which would amount to a new dwelling being created in the Green Belt which is directly against the provisions of Green Belt Policy and DLP Policy 1.
2. There is an active enforcement on the granny annexe (games room) and it is incomprehensible that both the application proposal and the existing granny annexe should be allowed permission.
3. There must be an understanding or rationalisation of this situation:
 - i) If the granny annexe can be considered ancillary to the main dwelling under PPG provisions then the other approved granny annexe extension will need to be revoked under a section 106 agreement.
 - ii) If the Enforcement Notice is upheld in principle, this application is refused then the applicant needs to be encouraged to proceed with the approved extension in an effort to rationalise their intentions for the future of the site. If this is not accepted the PC thinks it is high time that the Inspectors from the D of E appeal process should decide this situation which is almost "a repeat".
4. As retrospective applications of a similar nature are occurring in this and other Green Belt localities, it would benefit both the communities and the SADC LDP process to have the benefit of a ruling on the interpretation of the relevant use of the PPG's that are being accessed in this application. The D of E made the provision it seems logical to try the system to find out the criteria for application of the provision.
5. The Parish Council cannot support this application and would wish the Enforcement Notice to be supported and this request refused.

5/98/0398 Single storey rear extension at 6 Fellowes Lane, Colney Heath NO OBJECTIONS

5/98/0409 Two-storey side and rear extension and single storey rear extension at 92 Tollgate Road, Colney Heath. NO OBJECTIONS

b) Appeals and Enforcement Notices

Received notification of any appeals or enforcement notices issued since the last meeting.

Appeal by Shell UK Ltd. concerning Shell Smallford, 608 Hatfield Road, St. Albans< Herts (ref: APP/B1930/A/97/292287).

1. The application in 1991 was approved with conditions to protect the amenity of this rural location and the residents - "the premises hereby permitted shall only be for sales to members of the public between the hours of 7 a.m. and 11 p.m. only and at no other time.
2. The Parish Council sees no justification for this condition to be changed or removed. The amenity of the area would be seriously affected and all night opening would make the garage a fill up stop for overnight lorries that use the Hatfield Road as a through route.
3. Any increase in the hours of use of the garage would cause noise, pollution and extra activities that are unacceptable to the amenity of the locality - particularly as sound carries further at night.

c) Planning Decisions

The Clerk reported that no planning decisions had been received since the last meeting.

7. OPEN SPACES

a) Colney Heath Common

i) Common Ranger's Report

Received the Common Ranger's report for March.

RESOLVED to forward information on the sighting of two water voles to the HERC.

The Clerk reminded Councillors of the Annual Common Clearance to be held on Saturday 18 April commencing at 10 a.m. at the Warren Farm Track.

b) Recreational Areas

Roestock Park

Received a quotation from Kompan Ltd. for the supply and installation of a replacement platform for the climbing frame in Roestock Park.

Kompan were offering to cover 50% of the cost.

RESOLVED to accept the quotation.

Gloucester Playground

Councillors discussed the future of Gloucester Playground which was now owned by Horizon Trust. The lease had expired in 1997 but no indication had ever been given on the plans for the playground.

RESOLVED to write to the Chair of Horizon Trust to ask again for information on the future of the land.

Sleapshyde Pond

Cllrs. discussed the CDC Trees & Woodlands Officer's report and recommendations on the trees at Sleapshyde Pond.

RESOLVED to ask Oakapple Landscape for a quotation to clear the broken branches and remove any dead parts of the trees.

Cllr. Mrs. Defoe was still in the process of compiling a written list of items requiring attention at the recreational areas, as agreed at the March Council meeting.

c) High Street Recreation Ground

Received a letter from Redland Aggregates regarding the conveyance to the Parish Council of the strip of land adjacent to the HSRG and suggesting a site meeting to confirm the exact measurements of the land.

The Clerk reported that the site meeting had been held on 8 April 1998. Redlands had marked out the land and representatives from the Club and the Council had agreed with the measurements.

RESOLVED to confirm the details of the Council's solicitor with Redlands in order that the legal work to transfer the land could proceed and to inform the Club that, until completion of the deeds, the only work permitted on the plot of land would be strimming.

Received a report on the recent meeting of the Football Club Working Party held on 14/3/98.

The Football Club invited members of the Parish Council to attend a meeting on 15 April at 8 p.m. to discuss "football".

Cllrs. discussed the recent Schedule of Dilapidation report compiled by Rumball Sedgwick

RESOLVED to arrange a meeting on Wednesday 22 April at 6.30 p.m. to discuss the contents of the report with the Football Club.

Received Cllr. Brazier's report on a recent meeting of the Village Day committee.

d) Park Ranger's Report for March.

Received the Park Ranger's report for March.

7. OPEN SPACES (CONT.)

e) Community Park

Received a letter from the CDC Trees & Woodlands Officer suggesting that all the willow trees in the group opposite the end cottage in St. Mark's Close be reduced by 50% which would reduce the risk of falling dead wood and may help to stem the spread of die-back.

RESOLVED to ask Oakapple Landscapes for a quotation for the necessary work.

f) Highfield Trust

Cllrs. were concerned to learn that the CDC was looking into the number of ex-patients being accommodated at The Lodge and around the Highfield area.

RESOLVED to ask the WHCHC how many ex-patients were being dispersed and where they were being accommodated around the Highfield area.

8. HIGHWAYS

a) Public Transport

Received letters from residents in response to the article in the Spring Chronicle asking for suggestions on how local bus services could be improved.

RESOLVED to write to the HCC Passenger Transport Unit stressing the local need for a bus service to Hatfield and an increase in frequency of the Colney Heath to St. Albans service.

To ask the Unit how the Parish Council should proceed to try and establish a service to Hatfield and to also query the bus routes currently using Colney Heath Lane.

b) Smallford Trail

Cllrs. were concerned that the gates on the Smallford Trail at Smallford Bridge had not yet been replaced.

RESOLVED to query the replacement of gates with the CDC Leisure Department.

c) Footpaths & Bridleways

Received information on the new arrangements for administration of the Parish Paths Partnership.

Cllr. Mrs. Lynch stated her concerns over the flooding of Bridleway 7.

RESOLVED to contact the CDC Footpaths Officer to report the flooding.

9. COUNCIL OWNED (OR TRUSTEE) BUILDINGS

a) Village Hall

Received Cllr. Brazier's report on the recent meeting of the Village Hall Council.

Representatives from the Village Hall Council attended the meeting to voice their anger at the inaccuracy of a recent election leaflet. The Liberal Democrat leaflet for Colney Heath ward had stated that their lottery bid for improvements to the Village Hall, Parish Office and Telecottage was progressing well.

The Village Hall Council felt this was a misrepresentation as it had been a committee comprising representatives from the Village Hall Council and the Parish Council who had submitted an application for Millennium Funding from the 21st Century Halls for England Project.

RESOLVED that this inaccuracy be acknowledged.

b) Charles Morris Hall

Cllr. Ellis reported that the sign outside the Charles Morris Hall, stating that the play equipment was for use by children under 15 years of age, needed replacing.

RESOLVED to seek a quotation for a replacement sign from RP Fabrications.

9. COUNCIL OWNED (OR TRUSTEE) BUILDINGS (CONT.)

Received a letter from the Chairman of the Tyttenhanger Green Residents Association on several matters relating to Tyttenhanger Green.

RESOLVED to respond that

1. The Parish Council would endeavour to establish whether Tyttenhanger Village Green was officially registered as such by contacting HCC and Open Spaces.
2. The Council would consider the idea for erecting gates along Highfield Road as a possible Millennium Project.
3. Representatives from the Council would meet on site to identify the exact point of subsidence at Tyttenhanger Playing Field.

10. OUTSIDE ORGANISATIONS

a) CPRE

Voice - Spring 1998

March 1998 newsletter

b) CVS

CVS news - March 1998

c) HALC

Information - no. 2 March 1998

Information - no. 3 April 1998

Environment Forum - issue 18 March 1998

Request for information on elderly people in the community who are experiencing problems due to the proposed withdrawal of some day and home care services provided by Social Services.
RESOLVED to contact Age Concern to ask for an article for inclusion in a future issue of the Chronicle.

Briefing note on Gas Competition for caring agencies.

d) HCC

Consultation document on youth & community service

Extending work with communities in St. Albans City & District

e) Highfield Park Trust

Spring 98 newsletter

f) London Green Belt Council

Notes - issue 107

Minutes of meeting held on 4/3/98

g) London Colney News

Spring 1998

h) Neighbourhood News

Spring 1998

i) North West Herts. Community Health Council

Annual Report

All Points North West - newsletter

j) Open Spaces

Open Space Magazine - Spring 1998

11. STAFF

Cllrs. considered a verbal request from the Editor of the Chronicle for the Council to consider paying him on receipt of a monthly invoice rather than as an employee.

RESOLVED that as the vacancy for Editor had advertised for an employee rather than a self-employed person, the Council was not prepared to consider altering the current arrangements until the first year of the contract had ended.

11. STAFF (CONT.)

Reported on the appointment of John Roberts as High Street Recreation Ground Groundsman with effect from 1/4/98.

The Clerk reported that Mr. Roberts had been offered the opportunity to join the Local Government Superannuation Scheme but had declined.

The Clerk also reported that due to the 1995 Local Government Pension Scheme Regulations all employees should be given the opportunity to join the scheme.

RESOLVED to seek clarification from HCC on who was eligible and whether their inclusion in the scheme should be backdated.

Councillors considered an appropriate hand over period for the retiring Groundsman.

RESOLVED that the retiring Groundsman work alongside the new Groundsman for a period of one month, to be reviewed if considered necessary.

Councillors considered the Clerk's calculations for a gratuity payment to be paid to the retiring Groundsman, based on advice obtained from HCC.

RESOLVED that due to the confidential nature of this item, discussion be deferred until Part Two of the meeting.

12. ST. ALBANS CITY & DISTRICT COUNCIL

17/3/98 Health Sub-Committee

23/3/98 Planning Sub-Committee (South)

25/3/98 St. Albans Festival & Millennium Committee

13. URGENT BUSINESS

No items of urgent business had been received.

The Chairman thanked Councillors for their support during his year as Chairman and all their hard work over the past four-year term of office.

He expressed his best wishes to those Councillors who were standing for re-election.

There being no further business the meeting closed at 10.10 p.m.

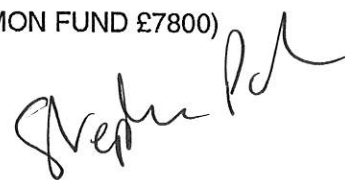
CHAIRMAN..... *A. Crump*

DATE..... *13/5/98*

COLNEY HEATH PARISH COUNCIL - STATEMENT OF ACCOUNTS

APRIL

ITEM	BUDGET ALLOCATION	MONTHLY EXPENSE	PREDICTED EXPENSE TO DATE	ACTUAL EXPENSE TO DATE	UNDERSPEND OVERSPEND(-)
ADMIN					
Salaries	16289	1384	16289	16566	-277
Wages	11410	973	11410	11595	-185
Office Accommodation	612	51	612	612	0
Copying	1020	86	1020	1026	-6
Telephone	633	230	633	930	-297
Mileage	2053	137	2053	1742	311
Subs. & Dons.	674	404	674	549	125
Courses	102	0	102	0	102
Petty Cash	1056	0	1056	1000	56
Office Equipment	663	0	663	2107	-1444
	34512	3265	34512	36127	-1615
OPEN SPACES					
Grass Cutting	8000	683	8000	5464	2536
Common	1000	110	1000	1383	-383
Boissy Park	400	0	400	403	-3
Roestock Park	1600	20	1600	52	1548
Community Park	500	0	500	70	430
Gloucester Playground	400	0	400	0	400
High Street	1700	8	1700	2431	-731
Sleapshyde Pgd. & Pond	1500	100	1500	376	1124
Tyttenhanger Pgd.	700	0	700	515	185
St. Marks Church	200	0	200	803	-603
Dog Bins	1900	79	1900	2195	-295
	17900	1000	17900	13692	4208
BUILDINGS					
Village Hall	2350	0	2350	5656	-3306
Building Fund	10000	0	10000	0	10000
Shelters	5200	0	5200	6400	-1200
Notice Boards	400	0	400	293	107
Pavilion	657	0	657	848	-191
	18607	0	18607	13197	5410
MISCELLANEOUS					
Chronicle	4000	0	4000	2926	1074
Miscellaneous	5750	0	5750	3716	2034
Contingency	1000	0	1000	0	1000
	10750	0	10750	6642	4108
TOTAL	81769	4265	81769	69658	12111
INCOME	10604	1774	12378		
BALANCE 1996/97	39397	(GENERAL ACC. OF £67197			
LESS OVERSPEND	12111	LESS BUILDING FUND £20000 AND COMMON FUND £7800)			
BALANCE 1997/98	51508				



COLNEY HEATH PARISH COUNCIL MEETING ON 8 APRIL 1998**PARISH COUNCIL ACCOUNTS****A) EMERGENCY PAYMENTS**

	£
R. Paxton - post installation	30.00
Wages Account - March payments	850.00
C. Pluck - March salary & allowances	1,206.74
SDK Kilsyth - dog bin maintenance to 13/3	78.96
Oakapple Landscapes - tree work behind 41 High Street	99.88
R. Paxton - March grass contract	682.50
British Telecom. - phone bill to 23/3	<u>229.51</u>
	3,177.59

B) CURRENT ACCOUNTS

	£
Inland Revenue - March	488.72
Kall Kwik - March account	85.79
Eastern Electricity - HSRG to 31/3	8.46
CPRE - annual subscription	17.50
St. Albans CDC - rental of Sleepshyde Playground	100.00
.C - annual subscription	355.00
HALC - 4 x Local Council Review	31.80
	1,087.27

BALANCES AT 6/4/98

Current Account	7,306.49
Business Reserve	15,163.09
Capital Reserve	50,727.25
Wages Account	455.47
Map - current account	40.85
Map - business reserve	655.86

Included in Capital Reserve Account:

Common Trust	7,800.00
Building Fund	30,000.00

MONIES RECEIVED AND BANKED SINCE 11/3/98

Colney Heath Football Club - April rental	217.67
Parish Paths Partnership - 97/98	1,200.00
Colney Heath Football Club - Final pitch fees installment	331.00
S. Lloyd - March tennis takings	<u>25.50</u>
	1,774.17

CHARITY FOR CHARLES MORRIS FOR ALLOTMENTS ACCOUNT AT TYTTENHANGER GREEN**BALANCES AT 6/4/98**

Current Account	5.00
Business Reserve	6.01
Capital Reserve	3920.73

