

PLEASE BRING TO MEETING
ON 12 JANUARY 2000.

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 December 1999 at 7.30 p.m.

PRESENT

Cllr. C. Brazier
" D. Crump (from 8.15 p.m.)
" Mrs. S. Defoe
" F. S. Ellis
" Miss A. Thomas
" Mrs. J. Jeffrey

IN ATTENDANCE

D. Becker - 95 High Street
F. Graham 58 Tollgate Road
Mrs. G. Kentish 311 Camp Road
Mrs. C. McKernan 317 Camp Road
Mrs. G. Moody - Greenleas, Roestock Lane

Mrs. C. Pluck - Clerk to the Council

1. MINUTES

The Minutes of the meeting held on 10 November 1999 were taken as read, confirmed and signed.

2. MATTERS ARISING

Page 1 - Millennium Mugs

Received a letter from Mr. Ian Jardine, requesting mugs for four children at Camp School and making several points regarding the distribution.

RESOLVED to thank Mr. Jardine for his comments, which had been noted.

Page 2 - Best Kept Village Competition

Received a letter from the Chairman of Judges informing the Council that the comments made were not intended as criticisms but to persuade residents to keep their communities tidy.

Page 2 - High Street Recreation Ground

Received a letter from the Council's Solicitor regarding the Council's request for advice on matters relating to the High Street Recreation Ground and the area of the Common to the rear of the High Street Cottages.

The Solicitor had begun investigations but advised the Council that his charges would be £125 per hour.

RESOLVED to ask the Solicitor for an indication of how many hours he anticipated allocating to the investigations.

2. MATTERS ARISING (CONT.)

Page 2 - 1999 Senior Citizens' Christmas Parcel Distribution

The Clerk reported that the distribution had taken place on 6/12/99 but that the Savacentre had failed to organise the order despite prior, written notification. As this was not the first time that Mr. Stayton and Mr. Pluck had been kept waiting unnecessarily the Clerk suggested that the Council looks into alternative suppliers for future years.

RESOLVED to write to the Savacentre stressing the Council's disappointment that they had not organised the order in time and that none of the staff appeared to be aware of the collection arrangements.

Page 5 - Colney Heath Common

The Chairman reported that he had been unable to contact the arborologist recommended by Cllr. Miss Thomas but that he would continue to attempt to organise a site visit to look at the willows on the Common.

Page 6 - Recreational Areas

The Clerk reported that the first day of clearance work at Sleapshyde Pond had taken place on 3/12/99. The children from Year 4 at Colney Heath JMI School had attended and helped with some of the clearance work. The Clerk had taken photographs of the clearance and two Year 4 children had prepared a report of the work for inclusion in the winter Chronicle.

Hertfordshire Outdoors would return in the spring to continue with the next stage of the clearance. Councillors considered other necessary improvements to the pond area i.e. new gate, sign etc. and the Clerk undertook to obtain some costings.

The Clerk reported that the CDC Housing Department had cleared the garage area at Sleapshyde but had not responded to the Council's concerns about the possible presence of asbestos.

RESOLVED to write to the Housing Department asking that the presence of asbestos at the garages be addressed.

Received a full specification from Graham Stephens (CDC) for the works required to widen the car park at the High Street Recreation Ground.

RESOLVED to send the specification to the two contractors who had quoted for the job and ask them to quote again using the specification provided.

Received an invoice from Zurich Insurance Co. for the additional premium to raise Public Liability Insurance to £5,000,000.

Received details of the recommended three-tier system of playground inspection.

RESOLVED to discuss playground inspections at the January Council meeting.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman suggested that the Council organise a Christmas get together for Councillors and Staff on 16/12/99 at the Pavilion.

RESOLVED to book a room at the Pavilion and invite all the staff to attend.

4. SPECIAL BUSINESS

a) Peter's Green to South Mimms Gas Pipeline

Received the Chairman's report of a meeting held on 22/11/99 to discuss the pipeline route restoration along with other matters relating to management of the Common.

Martin Hicks and Kate Maltby had undertaken to provide the Council with a report to be used when writing the grass cutting contract for 2000/03.

To date the report had not been received.

4. SPECIAL BUSINESS (CONT.)

b) Parish Council - Casual Vacancies

Received applications for co-option onto the Parish Council.

Due to the confidential nature of the item

RESOLVED that all discussion be deferred to Part Two of the meeting.

After discussion in Part Two

RESOLVED to co-opt Mrs. H. Falk and Mr. I. Day onto the Parish Council.

5. FINANCE

a) Parish Council Accounts

Received copies of all emergency accounts and current 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.

c) Parish Council Budget meeting - 24/11/99

Received Cllr. Brazier's comments on the meeting held on 24/11/99, which was poorly attended.

Cllr. Brazier stressed the importance of budget meetings and urged Cllrs. to make a special effort to attend the final budget meeting on 26/1/00.

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.

5/99/1961 8 Wilkins Green Lane, Smallford

CONCERNS:

- 1) This application seems excessive and the Parish Council is concerned that the use it is needed for is domestic, personal use only. The Parish Council would want to see extremely restrictive conditions applied to any approval if given.
- 2) The roof is high and the bulk of the building impacts in the locality. The open area for turning is very large and the reasons for this are not apparent. The Parish Council is concerned that the application is to facilitate a business use of some type that will involve extra vehicles inappropriate in this quiet residential area.
- 3) Concerns are also raised over the necessity to develop an extra access to the curtilage when one already exists.

Conditions to control use should be:

Condition 61	Private, domestic garages
Condition 420	Only one access
Condition 421	Existing access to be closed
Condition -	to restrict habitable development in the roof space

5/99/1962 Single storey rear extension (resubmission 5/99/1536) at 57 Highfield Lane.

NO OBJECTIONS

5/99/1982 Single storey side extension at 67 High Street, Colney Heath.

NO OBJECTIONS

6. PLANNING (CONT.)

5/99/2086 Erection of doctors surgery for temporary period (renewal 5/98/0370) at 20 Hill End Lane.

NO OBJECTIONS

5/99/2090 Single storey rear extension and replacement garage at 1 Meadway, Colney Heath.

NO OBJECTIONS

5/99/2123 Variation of condition 2 (time limit - outline) planning permission 5/96/0854 six dwellings, garages, access road and landscaping at Coopers Yard, Church Lane, Colney Heath.

NO OBJECTIONS

5/99/2130TA Prior approval of erection of telecommunications equipment opp. Cranbrook Drive.

NO OBJECTIONS

5/99/2135 Erection of nine dwellings with access parking and landscaping (outline - resubmission following refusal 5/99/1646) Coopers Yard, Church Lane.

OBJECTIONS

- 1) Same as for 5/99/1646
- 2) The addition of landscaping improves the site but there is intensification in the rural green space location.
- 3) Large areas of hardstanding to plot 67 are unacceptable whereas attached garages would allow more landscaping and reduce hard surface areas. At Plot 1 an attached garage would allow continuation of landscape screen along boundary. Wall in frontage is an unacceptable urbanization of rural natural locality. All of the landscape screen will need to be trees and shrubs. Landscape enhancement area - there is a need to offer improvements to the existing. Rebuilding a wall, however tall or short, in the same location as the old wall, which is to be removed, is totally unproductive.
- 4) The site is still constrained by the provisions of garages to the large houses thus the area of hard standing is indicatively larger and more urbanising in this design.
- 5) The original application 5/96/0845 which has permission in outline has had the benefit of a reduction scenario from 12 to 10 to 8 and then to 6, through both the Parish Council and District Council in the same year. All the issues were addressed at the same time and a very acceptable and reasonable application was submitted. The constraints of Serplan nor the Crow Report do not impact as of yet on the policies of St. Albans Local District Plan such that the criteria for those policies should be abandoned.
- 6) The Parish Council recommends refusal.

5/99/2142 Glasshouse and replacement garden centre glasshouse building at Notcutts Garden Centre.

NO OBJECTIONS provided that the actual part of the glasshouse that is to be replaced would not culminate in a larger structure or development than that which was previously approved and that the finished height of the glasshouse has not changed. It would be unacceptable if the whole structure was higher and impacted to a greater degree on this Green Belt setting.

6. PLANNING (CONT.)

5/99/2213 First floor extension at 2a Roestock Lane.

OBJECTIONS

- 1) The applicant has had the benefit of extensive development to this dwelling under the criteria and provisions of Policy 13 and Policy 1 Green Belt. This fails as the level of extension and conversion is no longer modest and has at this stage created a building totally out of character with the original.
- 2) The first floor extension over the extended garage is totally unacceptable and excessive. It will materially affect the amenity of the neighbouring property being overbearing and intrusive. It will also be totally out of character with the street scene.
- 3) The building already exceeds the rule of thumb provision in Green Belt terms. There are also issues on the site which have not been resolved since the last approval at this site. The three parking spaces on the site are not allocated or used.
- 4) A motorbike stands in front of the garage extension and the rest of the area has a skip and rubbish all over it. The large transit van/carrier parks in the turning area or on the footpath every day. The other grey Audi saloon also parks in the turning area. Residents have problems with obstruction, walking on the footpaths and builders rubbish put down drains. These matters need to be addressed as a matter of urgency.

b) Appeals and Enforcement Notices

There was no notification of any appeals or enforcement notices issued since the last meeting:

c) Planning Decisions

The Clerk reported on the following planning decisions received since the last meeting.

5/99/1669 Single storey front and two storey rear extension at 98 Hill End Lane.

APPROVED

5/99/1675 Change of use of storage building to assessment centre at Oaklands Campus, Hatfield Road.

APPROVED

5/99/1698 Two-storey side and single storey rear extensions to form "granny annexe" at 31 Cutmore Drive.

REJECTED

5/99/1705 Sales kiosk extension, new canopy, storage tank and alterations at Colney Heath Service Station, North Orbital Road.

APPROVED

5/99/1765 Garden shed at Plot 21, Beaufort Place.

APPROVED

5/99/1870 Garden shed at 22 Stanmore Chase

REJECTED

5/99/1902 Two storey side extension, rear dormer and front porch at 123 Colney Heath Lane.

APPROVED

5/99/1947 Rear conservatory and shed at 36 Princess Diana Drive.

APPROVED

6. PLANNING (CONT.)

5/99/1955 Two storey side extension and detached garage at 12 Oaklands Lane.
REJECTED

5/99/1957 Conservatory at 38 Princess Diana Drive
APPROVED

5/99/1962 Single storey rear extension at 57 Highfield Lane
APPROVED

5/99/1982 Single storey side extension at 67 High Street, Colney Heath
APPROVED

7. OPEN SPACES

a) Colney Heath Common

i) Common Ranger's Report

Received the Common Ranger's report for November.

Received Cllr. Brazier's reports on the recent meeting of the Common Working Party. It had been felt that the volunteer workdays on the Common had not been successful and that the Council would need to budget for the removal of trees and thistles. The CMS were looking into possible grants for work on the Common. RSK Environmental had discussed the spot spraying of weeds along the pipeline area and undertaken to remove the fence in April.

Received a request from the owner of the land, for a vehicular wayleave on the area of the Common adjacent to land at Coursers Road.

RESOLVED to reply to the Solicitor acting for the landowner that the Council is concerned about the state of the area of land, due to its proximity to the Common and that Cllrs. would like to receive clarification on the intended use of the land.

b) Recreational Areas

There were no matters to report on the Council's recreational areas.

c) High Street Recreation Ground

No further quotations for the painting of the exterior of the Pavilion had been received.

RESOLVED to accept the lower of the two quotes received and to ask the contractor how much Sadolin was required and whether he would prefer to use a porous type due to the present weather conditions.

Cllrs. discussed the terms of the lease of the Pavilion.

RESOLVED to write to the Football Club, informing them of the contract for the painting of the exterior and asking them for their proposal on a contribution towards the cost of the work.

d) Parish Warden's Report for November

Received the Parish Warden's report.

Cllrs. agreed to look at Roestock Park with a view to a revamp of the play equipment area as the fencing and safety surfaces were in need of replacement.

Cllrs. received a report on the broken gates and gatepost at Tyttenhanger Playground.

RESOLVED to ask Mr. Paxton to purchase and install a new gatepost, appropriately preserved and painted and to mend the gates at Tyttenhanger Playground.

7. OPEN SPACES (CONT.)

e) Community Park

The Clerk reported that the chain and gate at the Community Park had been damaged.

RESOLVED to ask Mr. Paxton to repair the chain and gate.

f) Highfield

There was no report from the Trust representative.

8. HIGHWAYS

a) Public Transport & Highways

Received information from the CDC on the zones, response times and grading of litter in the St. Albans District.

RESOLVED to obtain more copies of the leaflet for distribution to Cllrs. and parishioners.

Received copies of letters and a petition from residents of Camp Road (East) regarding their concerns over safety due to the increase in volume and speed of traffic along that stretch of road. Since the recent housing development in the area it was felt that the situation had worsened between Hill End Lane and Ashley Road and the residents had contacted the CDC to make them aware of the problems and to urge for traffic calming measures to be installed.

RESOLVED that the Parish Council write to the CDC giving their strong support to the residents and urging the CDC to install traffic calming measures as soon as possible.

b) Smallford Trail

Cllrs. were concerned to learn that employees of "Highground" (the grounds work company employed by the HCC) were parking their cars for the whole day in the car park at the Smallford Trail. This was creating problems for anyone else wishing to park there to use the Trail or visit Smallford Post Office due to the limited number of parking spaces.

RESOLVED to write to the CDC asking for action to be taken to relieve the parking problems at the Smallford Trail.

c) Footpaths & Bridleways

Received Cllr. Brazier's report on footpaths in the parish.

Cllr. Brazier reported on problems with Footpaths 51 and 51a, which run from Roestock Lane to the A414. Local 4-wheel drive groups had been using the paths which were designated as BOATs (Bridleways open to all traffic) and causing disturbance to nearby residents and possible danger and security hazards for the adjacent Girl Guide camp.

Cllrs. were also concerned that the vehicles were gaining access onto the A414 at the end of the Footpath despite the Highways Agency being opposed to any official exits off the dual carriageway.

RESOLVED to write to the CDC Footpaths Officer suggesting possible options to resolve the problems over usage of the footpaths.

9. COUNCIL OWNED (OR TRUSTEE) BUILDINGS

a) Village Hall

Cllr. Mrs. Jeffrey reported on progress with the building of the Village Hall extension and the work to repair the sewers.

RESOLVED to arrange a meeting of the Village Hall Extension Working Party on 5/1/00 at 8p.m. at Cllr. Mrs. Jeffrey's house to discuss various matters related to the extension.

b) Charles Morris Hall

There was no report on matters relating to the Hall.

10. OUTSIDE ORGANISATIONS

a) CDA

September newsletter

Annual Report 98/99

East of England Development Agency - summary 99/00

b) CVS

General Information and Evaluation Questionnaire

c) HALC

Parish Information Sheet - November 1999

d) Hertfordshire County Council

Sustainable Transport in Rural Areas Project - report from conference

e) Open Spaces Society

Open Space magazine - Autumn 1999

f) St. Albans & District Footpath Society

Into 2000 - Walks Programme

g) Wheathampstead Parish Council

Wheathampstead Pump - Winter 1999

11. STAFF

There were no matters to discuss relating to Council staff.

12. ST. ALBANS CITY & DISTRICT COUNCIL COMMITTEES

19/10/99 Road Safety Advisory Cttee.

3/11/99 St. Albans Festival and Millennium Cttee.

17/11/99 Planning Cttee.

22/11/99 Planning S/Cttee. South

24/11/99 Housing Liaison S/Cttee.

1/12/99 Highways & Works Cttee.

6/12/99 Joint Community Government Forum

8/12/99 Economic Development Cttee. and Highways & Works Cttee.

There being no further business the meeting closed at 9.35 p.m.

CHAIRMAN

DATE

C. M. Braye
12/1/99