



COLNEY HEATH PARISH COUNCIL

Highfield Park Office
Highfield Park Visitor Centre
Hill End Lane
St Albans AL4 0RA

Village Office
83 High Street
Colney Heath
Hertfordshire AL4 0NS

Tel: 01727 825314 Email: clerk@colneyheathparishcouncil.gov.uk

MEETING:	Full Council
MEETING DATE:	Thursday 21 st October 2021
SUBJECT:	DAMAGED PIPE ON COMMON
AGENDA ITEM No.	Item 21/22 – 63b
REPORT BY:	Clerk to the Council and Responsible Finance Officer

1. BACKGROUND



A resident advised that a pipe had been damaged by a contractor recently. After discussions with the contractor, it was stated that this was not the case

Comments from a representative of the three properties where the pipe is located states:

The roadway in front of our houses is the individual property of each house but we have joint responsibility for maintenance. This block paved road has stayed in reasonable condition for many years but is sinking in one spot where it was widened during the construction of the houses. This spot is close to the hedge which we originally thought was the boundary with our properties. As the road is not sinking elsewhere, we assume that the distance between the road and the edge of the ditch is critical for the support of the road.

Hopefully the incident has already been reported to you and you are making arrangements to replace the broken pipe.



COLNEY HEATH PARISH COUNCIL

Highfield Park Office
Highfield Park Visitor Centre
Hill End Lane
St Albans AL4 0RA

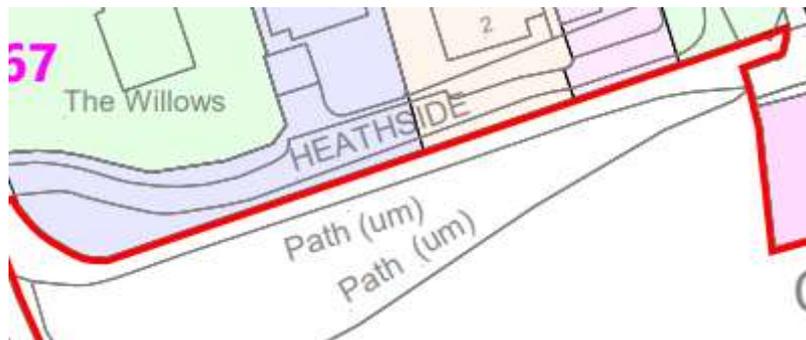
Village Office
83 High Street
Colney Heath
Hertfordshire AL4 0NS

Tel: 01727 825314 Email: clerk@colneyheathparishcouncil.gov.uk

2. OTHER CONSIDERATIONS

The resident refers to a Land Registry plan that indicates to them that the residents of the properties own land the other side of the hedge. The amount of land they own seems to be at the very least to the middle of the current ditch.

The drain sits either side of the red line along Heathside in the below screenshot



The Common Ranger instructed to review the pipe confirmed after taking the above picture. *I looked at the pipe emptying on to common and it looks like old damage, also I can't find any broken pieces anywhere. I removed some flaking terracotta, and you can see the difference in colour. The pipe is still serviceable.*

3. COUNCIL DECISION

A resolution is required on the following:

1. To consider instructing for quotes to repair and replace the pipe
2. As the pipe remains serviceable consider monitoring only
3. The Clerk will take further instructions at Council