

Colney Heath Parish Council



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MINUTES OF THE COLNEY HEATH FULL PARISH COUNCIL MEETING **HELD AT COLNEY HEATH VILLAGE HALL** **THURSDAY 6th DECEMBER 2012 at 7.30.pm**

Present: - Cllr R Solts (Vice Chair) took the Chair-Cllr K Barnes-Cllr J Day
Cllr D Horner-Cllr E Martin-Cllr C Brazier (County & Dist Cllr) & *One Parish Vacancy*

Clerk: Mr J E Dean

Public Attendance: Mr D Becker-Mr-Mrs Myland-Mr Turner Boutle-of Briffa Phillips
Jeff Lewis & Chris Musk Rajiv Kara from SRA

810 APOLOGIES/ANNOUNCEMENTS

The Chair was taken by Cllr R Solts with the meeting starting at the earlier time of 7.30pm to allow adequate time for a Part II budget meeting beginning at approximately 8.30pm. It is noted by the start of the meeting council just became quorate after a fourth member arrived at 7.35pm. Apologies were received from Cllr Gowens and Cllr D Crump. Other apologies from Deputy Clerk Mrs Parker Mead-unable to attend. The Chair reminded the meeting he will adjourn for 5 minutes in planning for a presentation from Mrs Myland on a new developer consultation in Barley Mow Lane. Councillors Brazier & Day arrived after the start time having misunderstood the earlier start but in time to hear the presentation.

811 MEMBERS DECLARATIONS

No specific declarations made but option remains for members during agenda topics.

812 MINUTES for the FULL COUNCIL MEETING 8th NOVEMBER 2012

The minutes were approved and **Resolved.**

Proposed by; -Cllr K Barnes

Seconded by; Cllr E Martin

813 MATTERS ARISING FROM THE ABOVE MINUTES

There were no matters arising or corrections forthcoming or required.

814 WEB SITE-Peter Fleming Design

The web site moved from a dummy site to be open to all on 1st December, the Clerk said Cllr Gowens had joined the staff on a review session with web-master on 30th November. The site was on display here now for all to see and various updates and fresh content and copy has been applied including *Facebook® & Twitter®* so it was now ready to use and inform. Members all agreed the site was a great improvement after being taken through the features by the Clerk. It was accepted by all as a work-in-progress document noting the office will be looking at ways to update regularly from time to time. The plans are to update the news scrolling panel weekly as and where we can. Any details members wish to put on should be sent to the office but any political comments are really best avoided.

The “Parish Matters” will go on after each Chronicle is published and plans for inclusion of the magazine and back copies an idea for another feature can come later. On the question of the current administration e-mail address the Clerk has reasons for continuing our current address for admin purposes. But it may be the new site will in time allow other address to be used alongside. Something for further consideration once the site matures after a few months. We also have in reserve other similar domain names we can also use later.

815 OAKLANDS FIELD

The Clerk reported he dealt with a couple of legal issues and topped up our client account relative to costs incurred so far and in line with the budget allowed. A brief explanation was given to the meeting on the progress and completion plans in hand and going forward.

816 SMALLFORD STATION

The Chair invited Jeff Lewis to give an update on the progress. In his report he mentioned the station launch meeting had taken place, everyone is pleased at the overall progress so far. The issue of the land swap is being assisted by Cllr Brazier and his local contacts with the owners of adjoining land. Allowing the station building to remain in place on original footings is vital in the issue of listed status. He added the other station halts are also being looked at along the entire line. Council invited the project to be on our web site as a link.

817 ST MARKS CHURCH-Closed Graveyard and Tree Works

Reported previously in 777- the meeting dispensed to spend up to £850 for the works to the closed graveyard lime trees to be crowned 40%. Clerk has engaged same contractor who has felled the poplars on the High Street Recreation area with the intention of having all the works completed, risings removed in good time for Christmas festivities and services.

818 CHRISTMAS BISCUITS

The allocations had been prepared along with the distribution list by the Deputy Clerk for all members to take away and deliver. Provision will be made for any not receiving biscuits during the Christmas leave and office closure.

FINANCE

819 REPORT-APPROVAL OF CHEQUES-PAYMENTS-DECEMBER 2012

The Clerk presented a report of the payments to the meeting and gave explanation to council. The approval of cheques for December total £11178.19 net was **Resolved:**

Proposed Cllr D Horner

Seconded Cllr E Martin

820 BUDGET 2013-14

This will be dealt with in a Part II following the full council meeting at about 8.30pm.

821 OTHER FINANCIAL ISSUES

The Clerk advised the notices were out on completion of Audit for 2011-12.

Details of bank and account balances were supplied to the meeting.

The insurance contribution percentage for the Village Hall will be invoiced this month.

PLANNING

822 REPORTS FROM LEAD MEMBER PLANNING ADVISORY

Cllr Brazier gave his report adding the application 5/ 2012/2709 -Maslen Road Highfield was called in by committee, supporting the CHPC opinion was later refused by SCADC

There are also two other new seemingly contentious applications, for 22 homes for Chester Nurseries [5/2012/2831](#) and the Oaklands housing development of 350 homes adding the latter was refused with the support of the Liberal & Labour joining voting in committee.

PINS APPEALS

No reports to add

Here 5 minutes adjournment

823 BARLEY MOW DEVELOPMENT Consultation on new Application Pending

This was not an application at this stage but a consultation according to Mrs Myland by returning to council again to propose a way forward. Suggesting they were recognising the need for new homes in the area, their new plan was using Brownfield Land along with defined leisure use of the remaining GB land on site. The plan was presented in detail on the screen and a supporting folder of scheme drawings showing past (refused) plus the new ideas defining units of 22-29 homes within a circular roadway plan. This will deliver 35% affordable units of between 7-11 two bedroom terraced homes on a mixed development. All with adequate parking and garden plots to make suitable for family use. Other features included access to nearby A414 cycle way- public transport shops, and to employment in the nearby towns. Jointly Mrs Myland plus planning consultant from firm Briffa Phillips said the new scheme answered the council past queries by not developing GB land whilst maintaining openness. Use of the remaining GB land was open for suggestions from CHPC or other ideas, having offered some uses that fall within leisure use. The new plans will reduce HGV using the lane, frequency of deliveries to serve current 12 stables there now. Members put a series of questions to the presenters. Emphasis was made on their intent to take note of what was said last in council last time. In his summing up Cllr Solts made clear council were neither approving nor disapproving of this revised Brownfield Development. A final decision will have to come when the full planning submission is delivered to the District Council but as a stakeholder we have taken note. He added that council maintain opposition to GB land development reminding that past debate had produced an a debate over what decisions are made on GB land within SCADC and its core plan going forward We as a parish council can only act and debate accordingly within the planning limitations.

824 PLANNING-

(Planning Advisory Committee)

Planning List for Colney Heath Parish extracted-St Albans & District Council Web Site.

(Paper lists are no longer distributed-Members are advised to check the detail for themselves from the SCADC web-site)

Planning List received

Number	Address	Application	Decision/Recommendation
5/2012/1842 5/2012/2709	20 Maslen Rd	Two storey side extension incorporating garage, single storey rear extension and alterations to openings (resubmission following invalid application 5/12/1842)	Council oppose this application for reasons of over development of the site-in the Green Belt. Also the overall view of a street scene relatively similar in design to five other properties in a small cul-de-sac area served by block paved drive type roads. It will render quite a different aspect to the street scene and at risk of overshadowing other nearby properties by the predominance. The proposed development may not fall within the PPG guidelines for car parking on and off the site affecting other neighbouring properties with shared amenities. We are

			concerned at the possible loss of a screen hedge to the N/west-near a parking bay We suggest this development is referred to a committee decision.
5/12/2525	Shell UK Oil	Advertisement Consent – Installation of internally illuminated 7m high totem, four non-illuminated and two internally illuminated canopy signs, one internally illuminated fascia sign, seven non illuminated freestanding directional signs and ten non-illuminated pump signs, ten non illuminated poster boxes and thirteen non illuminated signs to refuelling area	No objections – Comments on SADC website
5/12/2831	Chester Nursery	Outline application (all matters reserved) for residential dev comprising of 22 dwellings (resubmission following withdrawal 5/12/1631)	Called into Committee by Cllr C Brazier for open discussion due to the nature of the application. – Comments on SADC website
5/12/2847	Oaklands College	Discharge of Conditions 4 & 5 (soft landscape works) and 6 (landscape management plan) of planning permission 5/12/1972 dated 12/9/12 for R barn for ed and tr use	No objections – Comments on SADC website
5/12/2821	21 Princess Diana Drive	Conversion of garage into habitable room	No objections – Comments on SADC website
5/12/2984	4 East Drive, Oaklands	Conv of existing dwel to create two, one bed flats (retro)	No objections - Comments on SADC website
5/12/2747	8 Roestock Gardens	Construction of two bedroom bungalow with associated access and parking	Opposes – While the house will fit onto the site the planned exit and entrance from Franklin Close is not acceptable. Franklin Close is a compact cul de sac with a limited turning circle. Parking in Franklin Close is already congested. CHPC is against the application on Green Belt and Highways reasons. - Comments on SADC website
5/12/2855	The Granary,	First floor side ext	No objections - Comments on SADC

	Roestock Lane	with rear dormer window, insertion of rear dormer window /rooflight to existing roof, part conv of g/ge and alt to opns	website
5/12/2944	2 Redhall End	Alterations to existing storage shed	No objections – A shed for the owners benefit should be allowed as long as it does not infringe neighbouring properties. - Comments on SADC website
5/12/3002	116 Puddingstone Drive	Rear conservatory	No objections - Comments on SADC website
5/12/3003	Colney Heath Farmhouse	Discharge of condition 3 (sample of materials) of listed building consent 5/12/1521 for external alterations to stables outbuilding including removal of rooflights, gutters and down pipes; cladding to front elevation following removal of brickwork, insertion of external brick pier, alterations to openings and reinstatement of hayloft and ventilation openings	No objections - Comments on SADC website
5/12/3036	9 Sleapcross Gardens	Two storey rear extension	With Cllr Brazier 3/12/2012

Planning Approvals & Decisions

Number	Address	Application	SCADC Decision
5/12/2704	Oaklands College	Non material amendment – Reduction in window size to front elevation and removal of door to left hand side, window size reduced in west elevation and addition of two small windows to toilet areas, one window removed in east side elevation and addition of door and slight alteration to position of adjacent window to planning permission 5/11/1961 & 25/10/2011 for demolition of existing building and erection of replacement building to provide teaching space	Non – Material Amendment Approve

5/12/1967	The Hyde, Sleapsyde	Two single storey detached dwellings following demolition of existing dwelling	DC3 Conditional Permission
5/12/2079	The Hyde, Sleapsyde	Conservation Area Consent, Dem of exit bungalow and garage (retro)	DC11CA Conservation Area Consent
5/12/2076	Colney Heath Farmhouse	Insertion of window in existing hay loft and retention of internal alterations to Bay 1 of barn outbuilding to include block partition to form shower room, clay and tile wood strip finishes to floor, replacement staircase, one rooflight, boiler flue/kit and bathrooms units	Listed Building Refusal
5/12/2693	46 Sleapsyde Lane	Part single, part two storey rear extension	Dc3 Conditional Permission
5/12/2709	20 Maslen Rd	Two storey side extension incorporating garage, single storey rear ext and alterations to openings	Refusal
5/12/2798	Earthworks	Cons of single storey building	Conditional Permission

Appeals/Discharge of Conditions

Number	Address	Application	SCADC Decision
5/12/1598	Hill End Farm Ty	Install solar to stable roof (retro)	Appeal Lodged

End of planning report.

825 LOCALISM and NEIGHBOURHOOD PLAN-LOCALISM ACT 2011

Cllr Brazier gave a report saying the parish had been circulated with a questionnaire to all households. Cllr Solts asked if it was on line, but with recent opening the site it was not on so far, perhaps possible in the new year. Results and deadline to be considered in January.

826 NEW-BARNFIELD-HCC WASTE STRATEGY

Now reportedly called in by Secretary of State Eric Pickles, much opposition is gathering from local residents, a protest group "bintheincinerator" is becoming active in protest. This council is totally opposed to the facility on the site suggested.

827 WELWYN & HATFIELD EMERGING CORE STRATEGY

Members noted the consultation is out for public opinion.

828 HERTFORDSHIRE WASTE DEVELOPMENT FRAMEWORK

Consultation to adoption was noted

829 DISPUTE OVER PAST Sect 106 MONIES

The issue remains unsolved, Cllr Brazier did his best to assure the members he will do all he can to see it becomes reality. Several comments were made at last meeting and again at this meeting regarding the site and position it should be put on Hill End Lane.

830 LAND AT RADLETT AERODROME-RAIL FREIGHT DEPOT PLAN

Council has sent an objection to what is seen as a further delay in arriving at the final choice between nearby Radlett and Colnebrook. The application has gone to the CLG and Secretary of State- Eric Pickles MP asking to separate the two applications and not conjoin.

OPEN SPACES & ENVIRONMENT

831 LEAD MEMBER REPORT – ALLOTMENTS COMMITTEE

With absence of Cllr Gowens no report this time, other than the water is to be turned off. Other open spaces reports of a request for goal posts in Roestock Park, offer to supply mini free standing if risk of theft could be overcome. Resident was advised Council are unlikely to replace the larger metal style goal places requiring ground sockets due to safety issues.

832 TRANSFERS OF PARISH ASSETS

Held pending a policy statement expected from AVDC expected in New Year regarding transfer issues applicable to Town & Parish Councils.

833 COMMON LAND AND PUBLIC OPEN SPACES

The Chair invited Mr Jeff Lewis SRA to give a brief report on the site open day and tree planting 1st December at former BT Site woodland hectare being offered to CHPC from the developer Taylor Wimpey and consultants. The occasion in fact run by TW was mainly to plant some saplings and gather public opinion. Jeff Lewis gave views on the issue for SRA and mainly about us making sure the developer was tasked providing what public inquiry had asked for. The consultants are returning to the next meeting at Charles Morris Hall. Jeff Lewis wanted to review the BT issue ahead of the January full council meeting, the Clerk went through to offer various dates, 7th January 2013 at 10.am was agreed to meet in the community room. After which we can e-mail a list of suggestions with supporting facts.

834 PARISH REPORTS

Reports were made available and noted and distributed from the following:

Parish Warden-Report.

Ranger-Report.

Parish Gardener-Report, Cllr Brazier spoke of willingness to deal; with hedge issue.

Fly Tipping Report & past data available – no additional or specific issues.

Anti-Social Behaviour – website link on www.stalbans.gov.uk/-community-safety/antisocialbehaviour

835 HIGH STREET RECREATION AREA & CHFC GROUND

The Clerk reported tree felling of the ageing poplars was underway and would probably be complete this week end. We are grateful to Lafarge who carried out the works on safety grounds to fell the at least 70 years old trees. The Club will need to decide on the fencing priority as yet we are not sure if that will be included on the land after felling. Further need to contact Lafarge site manager after the Christmas holiday.

836 HIGHWAYS REPORT

Cllr Brazier unveiled recent county highway plans just in, for a scheme to make the A414 longabout safer. The suggestion is for a slip route to the right side exit of High Street towards Smallford direction by dissecting the longabout with T/lights to control the flow. This would have the purpose of slowing or stopping the A414 fast traffic from Hatfield direction under TL control allowing safer exit out of Colney Heath. A new left feeder lane will go towards London Colney and Watford. Cllr Brazier said he could not agree to allow publication at this stage as it was still being worked on in county by Highways engineers. Cllr Barnes said about the plight of elderly residents in Hobbs Close and Swans Close in icy conditions. How bad he found it in the recent spell of bad weather. He spoke to the residents whilst delivering the Christmas biscuits. Issues where to some degree they are trapped in their homes due to icy roads/pavements, also with no salt or grit applied there. The Clerk is to contact SCADC and request attention in times of bad weather

COMMUNITY

837 COMMUNITY BUS

Cllr Horner reported also alerting all to note no bus is to run on Thursday 27th December

838 VILLAGE HALL COMMITTEE

Cllr Horner said they had not met and so no report. Cheque has been sent for £250 towards the replacement cooker.

839 MEMBERS ATTENDING MEETINGS ON BEHALF OF THE COUNCIL

Cllr Horner said he attended the Arboriculture digester liaison committee inaugural meeting with Cllr Day on 25th November. It is hoped to further this relationship to allow dialogue from us and LCPC on issues that concern residents and get resolved. Cllr Horner said better to attend and voice opinions rather than complain and get nothing considered.

840 PARISH COUNCIL EVENTS

Cllr Horner gave update on planned lunch party 14th December at St Marks Centre up to 49 are so far booked to attend and 11 others as dignitaries or other guests.

841 CORRESPONDENCES

All relevant letters received brought to members' attention and all informative e-mails have been circulated to members.

842 PARISH MATTERS & OFFICE & CHRONICLE

Chronicle will be published this week announcing the new web site. The next issue is spring with a deadline of February 2013 for copy. The Clerk advised office closure from 20th December for holiday, returning on 3rd Jan and Treasure Tots on 8th January 2013

843 PUBLIC QUESTIONS

Public involvement had already been noted in debate where applicable.

845 MEMBERS QUESTIONS OR LATE MATTERS

No questions, reports or late matters.

The next meeting is on 10th January 2013 at Charles Morris Hall-starting at 8pm

This part of the Meeting ended – 8.40 pm after which a Part II followed declared under Sect 100 & 102 Local Government Act 1972

Signed



John Dean

Clerk to the Council

*Note>PDF Copies available from the parish web site.-Note no responsibilities accepted for errors typos or mistakes or statements until *approved by council in next meeting. Published-18 December 2012-Final. © Jed/full-CHPC- mins 2012-13-No copies or noted parts extract should be made- or alterations without written permission of Clerk- *Accuracy and decisions subject to ratification and approval at next Full Council Meeting.-This is a * FULL COUNCIL FINAL COPY from the meeting notes-until approved in council and signed by the Chair-File-CHPC-MINS-MONTH-FULL-DEC -2012-13-DOCS FILE- & stick 1+ D/Share- Word count 3278 -& 8 pages- E&OE-*

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6th December 2012 CONFIDENTIAL-Part II-(BLUE PAPER)

COLNEY HEATH PARISH COUNCIL

MINUTES OF THE PART II BUDGET & SETTING for 2013-14 held at THE VILLAGE HALL ON THURSDAY 6th DECEMBER 2012-8.45 pm

Present; - Cllr R Solts Vice Chair & acting Chair-Cllr J Day-Cllr C Brazier-
Cllr K Barnes-Cllr E Martin-Cllr D Horner.

Clerk; Mr J E Dean

Apologies Announcements & Declarations

Apologies given for Cllr Gowens & Cllr Crump-Deputy Clerk & no declarations

The Business of the Part II

This was explained by the Clerk who reminded members present that all confidential matters of budget & other financial issues 2013-14 will be debated and discussed. The decision and content are not a public document until conclusion is resolved by a vote at the Full Council meeting 10th January 2013 or later to ratify a precept decision.

846-Current Financial Situation 2012-13-Income and Expenditure

The Clerk produced relevant papers, reports past year and excel spread-sheet review for guidance explaining council current financial position. Plus reconciliation to end of October 2011 showing a cashbook balance of £136,598.52 (Not including latest cheques) A review of payments & receipts comparison headings with 2011-12 & current year to date 2012-13 to month 8-(November 2012) including an excel tablet prediction to year-end cash indicating payments and projecting for the anticipated y/end receipts. Plus an explanation for both year cash books (I&E) and projections of the cash flow. The Clerk has also published the 2011-12 financial report in Chronicle Winter edition

847-The Budget to set a Precept for the Parish Year 2013-14

The Clerk provided details of the Budget "drivers and proposals" to the meeting and explained with power point. The Clerk submitted excel tablet projection in percentage values from increasing at just 1% £161,600 to £168,000 at 5% expenditure increase as a total for next year 2013-14-With cash in expectations for a revenue prediction from how we finance the budget to 31st March 2014. Also projected was any overspend be financed by forward incoming revenue, or use of reserves in order to balance books in the 2013-14 budget going forward. New pension legislation coming down the line will add to payroll expenditure next year. Following further consideration and full examination of the proposals before members, the debate addressed the increasing costs faced. Cllr Solts thought £172,000 was more like our realistic requirement. After the debate it was finally agreed the figure -*£164,800 be accepted as the precept sum for 2013-14 as taken from the tablet of percentage increase values. The Clerk said this should now go forward to January 2013 meeting for final ratification in full council.

**The figure may be reduced or capped on new policy from CLG over community charge reductions.*

848 & 849 -Grant Aid and the Section 137 Payments-2013-14 year Projection

Taken as one item-noted more applications for Grant Aid this year shown on the list the Clerk and presented an excel list to be considered and agreed as part of the budget for 2013/14. Members debated all grant applications in detail totalling £23,020.00 suggesting this level is clearly unaffordable. In drilling down to costs Cllr Solts went through one by one looking at the requests carefully. In taking the list applications 1-6 were approved as requested which if granted to pay will not change. Application 7 and 8 were not agreed as being not beneficial to this parish or not having sufficient power to grant. The CHFC application was reduced to £1000 as they have previously benefited from large grants. This was to go towards fencing requirements once the poplar trees had been felled. Grants 10-11-12 were agreed in principle with item 13 being reduced to £200 with tools in kind purchased by CHPC to make vat savings. All grants are paid in June following year. Council to be given an opportunity to look again verify or review at the 10th January 2013 meeting. Grant amounts are reduced to a maximum of £12,200 which if approved and ratified in January 2013 is budgeted.

Note-Grant Aid must be qualified by powers council are able to use for grant aid. A note is required to be defined in Audit. Clerk has listed the appropriate powers within the A.O.P in the papers given to members at meeting.

850-Treasure Tots Pre School-Parish owned business-Audited Accounts 2011-12

Cllr Horner suggested we split the debate in two halves the payroll issue first and the second about the consultation regarding new admission dates be left or deferred until after the meeting with Mr Rose and JMI School Governors on 12th December. We have until September to make our decision as to continuing viability or sustainability of the Pre School. What was important was payroll increase where we must resolve this evening especially after the recent OFSTED report. All T/T Payroll details were presented and examined. After a short debate studying cost projections all agreed to backdate to April 2012, an immediate graduated rise across all pay scales to be paid now in December. Payment of all back pay once checked and verified is to be paid in January 2013. A further review in line with national scale increases paid after April 2013 if a national award follows. All agreed this pay action be resolved immediately.

851-Parish Staff & Contracts including Treasure Tots pay review.

Agreed for Treasure Tots, going forward new contracts to be arranged. General Staff payroll review is due in 2013 according if a national award on pay scales follows.

852-Lease to CHPC-High Street Recreation Area-Pavilion and Pitch fees

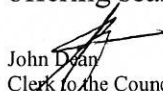
It was agreed to have no change again this year, with league issues and poor trading.

853-Legal implications to the Parish Council -2013-14

Issues were explained on LR title matters including bailiff implications for land we are purchasing. Other land issues at Charles Morris Hall. A letter was read out from D/Ottaway-29/11-all agreed not to take a copy, and defer a decision to the New Year.

854 Members questions concerning the Budget

No further questions raised The Chair thanked members for staying after 10pm and offering seasons and new-year greetings to all. The meeting ended at 10.16pm


John Dean
Clerk to the Council

Part II-(Blue paper) Mins Published 18 /12//12 CHPC© 2012
Precept setting from Budget 2013-14

* CLG-Announcement expected 19 December