

# Wareside Parish Council

Minutes of Wareside Ordinary Parish Council Meeting  
Thursday 17<sup>th</sup> August 2017 at 8.00pm in the Village Hall

**PRESENT:** Cllr Stella Beavis (SB), Cllr Paul Goodman (PG), Cllr Richard Northcote (RN), Cllr Mike Ryan (MR), Chairman and Cllr Ghassan Sheraidah (GS)

One parishioner

Clerk: Rebecca Burdick (RB), Clerk and Responsible Finance Officer to the Parish Council

The Chairman welcomed everyone and opened the meeting at 8.00pm

## 1. Apologies for absence

Councillors: Cllr Stuart Richards (SR)

Others: PCSO Stephen Blanks, County Cllr Eric Buckmaster and District Cllr Robert Brunton

## 2. Open Forum (Members of public welcome to attend).

Resident Sue Wilson presented a card to GS from residents of Babbs Green thanking him for all his hard work on the playground.

## 3. Matters arising

None.

## 5. Correspondence

- a. Paul Chaplin email – Rubbish and Detritus clearing – the rubbish and detritus that Paul had complained to EHDC about has now been cleared
- b. Letter from Mark Prisk MP regarding affordable homes
- c. EHDC correspondence regarding brown bin consultation
- d. BDO external audit response: Email received requiring extra information
- e. Willy Dunn email – War Memorial: See agenda item 10
- f. Transparency Fund application – WPC transparency fund application for a grant of £610 has been successful, a cheque is in the post.

## 6. Planning

- a. Decision by EHDC Development Control on earlier applications.

**Application:** 3/17/1359/HH and 3/17/1385/HH

**Proposal:** Proposed single storey side extension

**At:** Butlers Hall Ware Road Wareside Ware Hertfordshire

**Topics of concern raised and discussed by WPC:** None.

**Application WITHDRAWN**

**Application:** 3/17/1280/HH and 3/17/1281/HH

**Proposal:** Conversion of existing double garage into Annexe

**At:** New Hall Farmhouse Fanhams Hall Road Wareside Ware Hertfordshire

**Topics of concern raised and discussed by WPC:** None.

**Decision by EHDC: REFUSED**

**Application:** 3/17/1433/HH

**Proposal:** Proposed two storey side extension

**At:** The Kennels Fanhams Hall Road Ware Hertfordshire  
**Topics of concern raised and discussed by WPC:** None.  
**Decision by EHDC:** APPROVED

b. New applications received

**Application:** 3/17/1794/LBC

**Proposal:** Alterations to existing barn and creation of new gateway.

**At:** Morley Hall Wareside Ware Hertfordshire SG12 7QP

**Topics of concern raised and discussed by WPC:** None.

**Application:** 3/17/1744/HH

**Proposal:** Two storey side/front/rear extension, single storey front extension, single store, side/rear extension following demolition of existing conservatory, single storey rear extension to existing detached outbuilding following demolition of existing greenhouse and revised visibility splays to existing vehicular access serving The Hawthorns (approved under LPA ref: 3/13/1954/FP)

**At:** Hurley Cottage Wareside Ware Hertfordshire SG12 7QP

**Topics of concern raised and discussed by WPC:**

Initial email sent: "Wareside Parish Council have concerns regarding the "revised vehicular access to The Hawthorns" included in this application. There is insufficient information on the planning website to allow us to discuss this especially with reference to the Conservation Area Management Plan recommendations. The recent changes to the banks and hedgerow at this point have already raised complaints by local residents. Further work should be clarified with drawings, photographs etc. to allow this application to progress." No response from EHDC.

Final comment: Wareside Parish Council requested further information regarding this application 16/08/17 but this has not been forthcoming or replied to. Wareside Parish Council strongly object to further clearance of the lane's hedging/banks at the entrance to Hawthorns. This location is highlighted in the Conservation Area Management Plan in a number of sections, particularly:

6.33. Locally Important Historic Lanes. As previously noted there are a number of narrow lanes and footpaths that enhance the character of the Conservation Area. These are as follows: (a) lane extending from Coanwood Cottages to Wesleyan House thence south west past The Croft; (b) lane from Wesleyan House south east to the centre of Wareside; (c) Scholar's Hill and (d) footpath running west from Bourne Cottage defining the southern edge of the Conservation Area in this location.

6.34. These lanes and footpaths are characterised by being contained for the most part and to varying degrees by steeply sloping banks and surmounted by native trees or hedgerows. Their alignments are the same as shown on 19th century mapping. At this time and before, they connected the centre of Wareside with outlying farmsteads and cottages and over the years their unmettled surfaces would have been eroded by continuous use, erosion and weather, particularly where the topography was hilly. By these processes and over the years they became sunken and then frozen in time when they were properly surfaced. They are not only visually important but also of historic interest.

Further work will negatively affect the nature of this sunken lane. We have received considerable criticism from parishioners following 3/13/1954/FP when a large section of bank was cut back and the hedgerow replaced with non-native evergreen species despite the name of the house being "The Hawthorns". Should this application succeed it will show the Conservation Area concept has no value and was a waste of the public money spent compiling the report. It will bring planning consultations and both East Herts and Parish Councils into

disrepute. On this basis the Parish Council feel the whole application should fall despite our having no objections to the "Hurley Cottage" extension.

**Application:** 3/17/1868/FUL and 3/17/1869/LBC

**Proposal:** Demolition of outbuildings. Single storey rear extension, replace roof to rear with pitch and tiled roof with rooflight. Extension of car parking area. Internal alterations to include enlargement of kitchen and toilets.

**At:** The White Horse Ware Road Wareside

**Topics of concern raised and discussed by WPC:** The Council appreciate the current facilities of the White Horse are limited and accessibility could be improved. However, the capacity and size of the extension are not suited to the car park, Listed Building, Conservation Area, village or local roads. The proposed extension is not in keeping with, nor will it enhance, this listed building. Its regular use for functions other than as a restaurant (such as parties, wedding receptions etc.) may adversely affect neighbours and the village generally. The Council have received representations from neighbours who are opposed to the extension. They have put their concerns to the Planning website directly.

There are confusing differences between the LBC and FUL submissions e.g. [3\_17\_1869\_LBC-REAR\_GARDEN\_VIEW-1142278.pdf] and [3\_17\_1868\_FUL-PROPOSED\_3D\_IMAGES-1148468.pdf] (skylights and door openings). These should be resolved before the application can be approved.

We have no wish to stifle development especially that of a long-established business. However, we would suggest that the applicants withdraw and submit a more modest design geared to the locality. The revised application should involve consistent drawings and detail.

## **7. Reports from members representing the Parish Council on outside organisations and attending meetings on behalf of the council.**

- a. County Councillor Report: Emailed to RB – *“As the Council doesn’t have meetings in August there is little to report this month, there will be a scrutiny in September of Herts Valley CCG decision to cease funding of respite care for families of children with severe disabilities. I have been asked to chair it.”*
- b. District Councillor Report – None received
- c. Policing Report – None received

## **8. Neighbourhood Plan.**

MR has got the contact details of Ptarmigan (the developers of the Ware North site), he has called them and is awaiting a call back. MR also has the Ptarmigan Ware Strategic Access Report which he will share with Councillors via email.

In order for a NPlanning process to begin, a Neighbourhood Area must first be designated (approved by EHDC). The Council would like to get Parishioners views on what area of the Parish should be designated as a Neighbourhood as there are a number of options. To get this feedback it was agreed that a survey would be produced and posted to Parishioners with numerous ways to get in touch with their opinion. A meeting would be held, inviting Parishioners, to discuss NPlanning and make a final decision on if a Neighbourhood Area should be designated and if so what area. RB to draft survey and share with Councillors via email.

ToR not yet received from Ware Town Council, RB to chase.

MR drafted and signed the MoU with Thundridge, RB to send to Thundridge’s Clerk.

## **9. Phone Booth/Notice Board.**

Phone Booth: Ongoing

Noticeboard: Councillors agreed to Times New Roman as the font for the noticeboard header, RB confirmed with the supplier and the header is in production. Delivery of noticeboard expected early September.

#### **10. War Memorial restoration.**

Restoration work by Hugh McAlpine has been completed on the War Memorial. Parishioner Willy Dunn emailed the Council expressing his concern over the replaced/restored brickwork. GS contacted Laurie Humphries from EHDC (who awarded the grant for the restoration) in order for him to visit the site.

On inspection Laurie also expressed concern over the brickwork, he believes that too small bricks have been used which has resulted in an increased width of the pointings in between the bricks – increasing the possibility of damage by rain and frost brickwork. He has contacted Hugh McAlpine with how he would like the work to be altered in order for the grant to be paid in full. Laurie was happy with the work done cleaning the Memorial. Hugh has said he will replace the bricks as requested by Laurie – awaiting dates for this work from Hugh.

Councillors agreed that they would pay for the work that Laurie was happy with (£2250) but await paying the remaining amount (£1050) until Hugh has completed the remaining work and Laurie has inspected and approved it.

#### **11. Little Oak Heath (Allotments/Playing Field).**

GS updated the Councillors that the playground has been completed on the 21<sup>st</sup> July. The playground was officially opened at a very successful opening party on the 29<sup>th</sup> July, with children, parents, residents, Councillors and the Chairman of EHDC, Jeff Jones, in attendance. The Parish Council thanked Ghas for all his hard work and a plaque was presented naming the playground as “Gas’s Green” as well as a plaque thanking NH, EHDC and the Lottery for their generous grants.

Grants: Kirst from Network Homes is chasing the grant and EHDC have been informed of the playground completion so that they can do a site visit and then issue the grant.

#### **12. Finance**

##### **a. Spending for approval**

<b>To pay</b>	<b>Work undertaken</b>	<b>Amount</b>	<b>Cheque Number</b>	<b>Signed by</b>
Rebecca Burdick	Clerk salary	£130.00	623	MR and PG
Action Play and Leisure	Playground	£12,000	624	MR and PG
Wareside Village Hall	Grant application	£750.00	627	MR and RN

- b. Spending approved between July and August meetings: None
- c. Accounts Statement: Current Account: £15,201.53, Business Reserve Account: £5520.29
- d. NatWest online banking forms: Have been sent to RB, RB to read and review if appropriate for WPC
- e. Advance to Playground Fund: RB to send budget sheet for the playground
- f. Transparency Funding: Awaiting cheque for the successful application
- g. FY17/18 budget: RB to send suggested FY17/18 budget via email to Councillors

#### **13. WPC website**

RB presented options of website and domain providers, in order for a Parish website to be created. Councillors agreed for RB to make a decision on which provider she would like to use as all the options were of a similar price.

#### **14. Any other business**

None

**Next meeting date Thursday 26<sup>th</sup> October 2017 at 8:00pm in the Village Hall.**

**Meeting closed at 10.30 pm**

**Signed.....M.Ryan..... Date.....16<sup>th</sup> November 2017.....**