

Markyate Parish Council

MINUTES OF MARKYATE PARISH COUNCIL HELD ON TUESDAY 4 DECEMBER 2007 IN THE JONES ROOM, MARKYATE VILLAGE HALL, MARKYATE

Present: Councillors: E King, Chairman, P Bunyan, Vice Chairman, I Crawford, S Deacon, C Dullea, R Peterson, S Pilkinton, Mrs J Bissmire (Clerk)
In attendance: Two members of public

353/07 APOLOGIES FOR ABSENCE

To accept apologies from B/Cllr H Chapman and Cllr J Gower due to business commitments and Cllr J Patel due to sickness.

354/07 DECLARATIONS OF INTEREST

Cllr I Crawford declared a personal interest in Item 360/07.2.3 Planning Application 4/02739/07/FHA Bartholomew Green due to this being his neighbour.

Cllr E King declared a prejudicial personal interest in Item 376/07.3 Path leading to Peggy's Field due to living in close proximity

355/07 MINUTES OF THE LAST MEETING

It was **RESOLVED** that the minutes of the Meeting of the Council held on 6 November 2007 were a correct record and were signed by the Chairman. This was proposed by P Bunyan and seconded by S Pilkinton.

356/07 MINUTES OF THE FINANCE AND BUDGET MEETING HELD ON 30.10.07

That the minutes of the Finance & Budget Committee meeting held on 30.10.07 as circulated be received and adopted. This was proposed by R Peterson and seconded by S Pilkinton.

357/07 MINUTES OF THE FINANCE AND BUDGET MEETING RECONVENED MEETING ON 5.11.07

That the minutes of the Finance & Budget Committee meeting held on 5.11.07 as circulated be received and adopted. This was proposed by P Bunyan and seconded by S Pilkinton.

Cllr C Dullea arrived at 7.40pm

358/07 PUBLIC QUESTIONS IN ACCORDANCE WITH STANDING ORDER 68.

No public questions

The Following item on the agenda was moved forward to allow a member of public to speak regarding this application.

Planning Application 4/02703/07/FHE

Old Beechwood, Cheverells Green, Conversion and alterations to existing outbuilding to provide ancillary domestic accommodation

It is considered this application is more damaging than the previous application for demolition of existing building and erection of a triple garage.

The statement 'for some time the outbuilding has been used as ancillary to the dwelling' is misleading; this has never been used as an ancillary dwelling.

The chairman quoted from the Description of Development 'this will remain in use as an ancillary to existing dwelling' and confirmed this has not belonged to that property.

As this proposal is adjacent to Cheverells Green, the impact on an area of outstanding beauty is important because if these buildings did not exist no planning permission would be given for development. Any reuse can only be permitted in exceptional circumstances. Unsightly buildings should be removed.

Cheverells Green has been subject to a number of planning applications over a number of years, these have been refused. For the sake of the village and this area of outstanding natural beauty this needs to be maintained in its present urban state as this may encourage other potential developments.

The Parish Council **agreed** to object to this application for the following reasons:-

- a) Concern expressed that within a short period of time this will be a separate dwelling
- b) This could promote further building in Cheverells Green
- c) The Open Space Study Stakeholder Consultation Draft issued in September 2007 states: 'Markyate had a shortage of open space'
- d) Not appropriate in this area
- e) Derelict building which has not been used

Clerk

f) This has only been owned by this property for the last 5 years.
The member of public thanked the Parish Council and left the meeting at 8.10pm

359/07 CORRESPONDENCE

A list of correspondence received was circulated to all Councillors.
A full list of correspondence is in the minutes folder and available at the Parish Office.
The following item was discussed:

- 1 Letter dated 27 November 2007 from Churches Together asking to hire the Village Hall on Monday 5 May 2007 for the Markyate May Fayre and asking the Parish Council to consider waiving the hire charge.
Agreed: As this is a community event, no hire charge will be made, this was proposed by P Bunyan and seconded by S Pilkinton.

360/07 PLANNING

1 **Planning Decisions received from Dacorum Borough Council**

1.1 **4/02380/07/FUL**

45-47 High Street, Dwelling with associated parking (Amended Scheme), Granted

1.2 **4/02380/07/FUL**

Land r/o 45-47 High Street, Dwelling with associated parking, Granted.

The Parish Council asked for a letter to be sent to DBC asking why the comments objecting to this application have been ignored.

1.3 **4/02343/07/RET**

2 Bartholomew Green, satellite dish to side, Granted

2 **Planning Applications**

The Parish Council considered the planning applications which had been referred by Dacorum Borough Council for observation. The Parish Council requested the Local Planning Authority to take the following comments in to consideration when determining the under mentioned applications.

- 2.1 **4/02703/07/FHA**, Old Beechwood, Cheverells Green. Conversion and alterations to existing outbuilding to provide ancillary domestic accommodation, discussed during Public Speaking

- 2.2 **4/02786/07/TCA**.North Court, Buckwood Road, Works to Trees

No objection

The following 3 planning applications were received after publication of the agenda.

- 2.3 **4/02739/07/FHA**, 14 Bartholomew Green, Conservatory

No objection but reservations and concern as this may overlook adjacent property

- 2.4 **4/02793/07/OUT**, Land r/o Outbuildings at Gooseacre, Buckwood Road, Construction of three Detached Dwellings

Objection for the following reasons:-

- a) Entrance to properties is in Buckwood Road
- b) Not appropriate in this area
- c) Very dangerous entrance on already dangerous area
- d) Ribbon development, expanding the boundary of the village

- 2.5 **4/02845/07/LDE**, 101 High Street, Use as Public House

Objection due to plans being inaccurate

361/07 CLERKS REPORT

- 1 Peter Hamilton, DBC is looking into obtaining a valuation for the Y2K Hall for insurances purposes.
2 The following items have been forwarded to B/Cllr David Lloyd to discuss at a meeting with Peter Lamprell. A further meeting will be held on 4 January 2008 to ensure all these items are moving forward.

- Lights out in the underpass between High Street and Church End
- Erosion of grass bank by the Scout Hut in Church End (caused by cars/lorries, a few bollards would solve the problem)
- An official start date required for the cobbles in the High Street
- A new light at the junction of Hicks Road and Pickford Road
- One extra street light by Old Vicarage Gardens and Cavendish Road by the lock up garages
- High View reducing the growth of a tree near No 12 High View.
- Consideration be given to some form of traffic calming along the High Street, we previously emailed Peter Lamprell who said he would give this some thought.

- 3 It was reported the extra hours worked by the Clerk and Halls Administrator will continue until after Christmas when it is anticipated the new Financial Officer will be trained in the main aspects of that post. In January 2008 normal working hours will commence of 17 hours per week for the Clerk and 12 per week for the Halls Administrator.

362/07 ACCOUNTS FOR PAYMENT

To approve the schedule for payment as attached.

Clerk

Clerk

Clerk

It was proposed by I Crawford and seconded by P Bunyan and **agreed** unanimously to approve the schedule for payment.

RESOLVED: that the schedule of payment be signed as circulated.

The schedule of accounts listed the balances of the Parish Councils accounts on 4 December 2007 as follows:

MPC Current Account	£ 1195.76
MPC Deposit Account	£ 12924.38
National Savings Account	£ 48845.82
Village Hall Current Account	£ 13980.51
Warden Account	£ 1582.32
Luncheon Club	£ 512.29

363/07 FINANCE AND PRECEPT REQUEST FOR 2008/2009

A copy of the Draft Estimate of Expenditure for 2008/2009 had been circulated to all members prior to the meeting.

The Chairman itemised each item with an explanation for members not sitting on the Budget & Finance Committee.

It was proposed by R Peterson and seconded by C Dullea to approve the Draft Estimate of Expenditure in preparation for a precept request to be made to DBC which will be approved at the 8 January 2008 Parish Council meeting.

FO

364/07 INTERNAL AUDITOR

Letter dated 2 November 2007 from DBC confirming they are able to undertake the 2007/08 internal audit function during May/June 2008 at a cost of £385.00 (7 hours @ £55ph) plus VAT.

It was proposed by C Dullea and seconded by P Bunyan and **agreed** that Dacorum Borough Council be appointed to conduct the internal audit for 2007/08

Clerk

365/07 NEW BANK MANDATE

It was reported a meeting had been held with HSBC in Dunstable and the new Bank Mandate has been submitted.

Two further forms entitled Moving your Account to HSBC and Change of Name/Account Title were duly signed by all Yorkshire Bank authorised signatories to enable closure of these three accounts in order for one account to be held with HSBC as requested by the internal auditor.

This form will to be forwarded to HSBC in Dunstable. On going.

Clerk

366/07 EXTERNAL AUDIT

In absentia B/Cllr Chapman, it was reported this is progressing. On going.

HC

367/07 INTREPRETATION BOARDS

On going

RP

368/07 WELCOME SIGNS

In absentia B/Cllr Chapman it was reported Hertfordshire Highways do not permit advertising on Welcome Signs.

B/Cllr Chapman to ascertain if advertising is permissible on the ground below the actual sign.

On going.

HC

369/07 WALKING MAPS

It was confirmed a Walking Maps meeting is being held on 5 December 2007 in the Jones Room, Markyate Village Hall to discuss the submission of two applications forms for funding to The Conservation Board. One form will apply for funding for the production of a further three maps and a second application is for reprinting of the first four maps produced, stocks of which need replenishing.

RP/
Clerk

370/07 TRAINING FOR PARISH COUNCILLORS

It was reported the training provided by HAPTC will only consist of that previously covered as the material is the same. Standards Training (Code of Conduct) was not available through HAPTC.

Agreed: S Pilkinton to discuss this with Area Working.

SP

371/07 VILLAGE CLOCK

It was confirmed an invoice had been received from Smiths of Derby for the dismantle of the drum to effect repairs and to supply and install a new dial, for a further dial, scaffolding and pavement license at a total cost of £4490.85. A copy of this invoice has been sent to the insurance company as part of this damage was due to impact. The fitting of an additional dial comes under maintenance. This has been upgraded for Health and Safety reasons in the event of further damage. The only way authorisation would be given by

Hertfordshire Highways for a pavement licence for the scaffolding was on the basis of this being re-erected for the second visit, which involved extra cost. Access to the flat where the mechanism of the clock is located was also denied by the then tenant which also involved extra cost. The work is now complete and the Village Clock is now in full working order. Complete.

372/07 PHOTOCOPIER

It was reported Altus Adtek, a Canon dealer, were assigned to fit a new part and repair the machine which has not worked since a paper jam caused obstruction.

A telephone conversation with the Managing Director of easycopiers, the company which the machine was purchased from, was recorded and replayed to Cllr Peterson who reported the Clerk had put forward a positive case but no progress was made.

The Parish Council were advised a Maintenance Contract should be obtained and three quotations would be presented at the next meeting. On going.

Clerk

373/07 LICENSING ACT 2003: APPLICATION

An application for a Premises Licence Application for Broomhills Shooting Ground Ltd, Windmill Road, Markyate had been received.

This application was received on 2 November 2007. The application is to vary the existing opening hours on Friday and Saturday to 03:30 hours and New Years Eve until 03:30 hours. With regulated entertainment and the sale of alcohol finishing 30minutes before the terminal hour.

No representations were made by residents therefore there was no objection to this application.

374/07 CARE OF THE VILLAGE

The nameplate at the entrance to Hicks Road car park and doctor's surgery is broken. (HH)

Cars parked on yellow lines with 'For Sale' signs in Hicks Road making difficulty for on going traffic (DBC)

The legality of cars for sale in land behind Markyate Tandoouri to be looked in to. (DBC)

Name plate at the bottom of Pickford Road still not replaced. (HH)

Properties with gates leading to Peggy's field, letter to be sent advising access to Peggy's Field to be available at all times and pointing out garden debris must be disposed of correctly and not left in Peggy's Field, if this is the case, this must be removed.

Progress report from DBC on the listed wall at the rear of the Tandoori in Hicks Road,

The possibility of double yellow lines at bottom of the T junction of Cavendish Road and High Street due difficulty in turning when cars are parked in High Street at this point. (HH)

Grit bins to be filled by Hertfordshire Highways and grit to be purchased for the grit bin to be placed by the cemetery.

Flooding in Luton Hill entrance to Church End, towards scout hut. (HH)

Clerk

Clerk

HC

Clerk

Clerk

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Clerk

375/07 REPORTS

Finance Committee. No meeting.

It was reported Mrs Christine Redmond, the new Financial Officer had been appointed and commenced duties on 26 November 2007.

Halls Committee

A meeting had been held and the following reported:-

a) Guest Speaker Mr P Sands attended the meeting to give a presentation on his role as Extended Schools Coordinator for Redbourn and villages which involves consulting with the local communities to try and discover what sort of after school provision or community learning they would benefit from. Ms Micky Waters also attended the meeting.

b) Security measures were discussed, Pc David Mahon, Hertfordshire Police is to visit and discuss the way forward.

HAPTC

No meeting. S Pilkinton urged all members to visit the HAPTC website to obtain information and updates on various issues.

School Governors.

A meeting was held but no report given as Cllr Bunyan was unable to attend due to holidays

Youth Management

Next meeting Tuesday 11 November 2007

Local Working

A meeting was held and the minutes were circulated for information.

376/07 AREAS OF SPECIFIC INTEREST

Alley Green Cemetery Committee. A meeting was held and reported as follows:

- The budget has been set; the increase will be 2%.
- Artificial flowers are being asked to be removed from graves.

Parish Borough Liaison meeting. A meeting was held and reported as follows:

- Olympics 2012 was discussed, Broxbourne are to have a canoe slalom

- We are going to be host county, tickets to be issued in 2011
- Police Volunteers are being sought

3 **Path leading to Peggy's Field**

It was reported EW Tomblin & Sons Ltd felt a 20 year lease could be **agreed** at a peppercorn rent, providing the Parish Council pay legal fees for access rights to Peggy's Field.

Agreed: No action at present but a thank you letter to be sent to E W Tomblin & Sons Ltd for their consideration in this matter.

C Dullea confirmed she will cover environmental issues and fund raising projects on behalf of the Parish Council

4 **Village Garden Services**

It was reported a meeting was held with Village Garden Services to determine any work required at Peggy's Field.

Agreed: The hedge needs trimming to be carried out under Warden duties

5 **Items for Markyate Monthly**

- Date for next Special Skip in Hicks Road 19 January 2008
- Citizens Advice Bureau outreach service no longer available in Markyate
- May Fayre
- Dates of mobile blood donors van at Village Hall
- Presentation at Halls Meeting, P Sands and M Waters
- List of waste disposal bins
- Progress report on Village Warden
- New Financial Officer

Clerk

Clerk

There being no other business the meeting closed at 10.06pm

Next meeting Tuesday 8 January 2008

Signed: _____

Date: _____