

Markyate Parish Council

MINUTES OF MARKYATE PARISH COUNCIL MEETING HELD ON TUESDAY 1 SEPTEMBER 2009 AT 7.30PM IN THE JONES ROOM, MARKYATE VILLAGE HALL, MARKYATE

Present: Councillor: E King, Chairman, Cllr P Bunyan, Vice Chairman, Cllr C Bennett, B/Cllr Chapman, Cllr S Deacon, Cllr C Dullea, Cllr R Peterson, Cllr S Pilkinton, Mrs J Bismire (Clerk)

In attendance: 3 members of public

141/09 APOLOGIES FOR ABSENCE

Apologies were received from Cllr I Crawford and Cllr J Gower due to personal commitments.

142/09 DECLARATIONS OF INTEREST

Cllr C Bennett declared a personal interest in item 145/09.2. Planning Application 4/00918/09/ADV due to living in close proximity.

Cllr R Bunyan declared a personal interest in item 146/09.2 Planning Application 4/01365/09/FUL, due to family member living in close proximity

Cllr E King declared a personal interest in item 152/09 and 156/09 Peggy's Field due to living in close proximity

Cllr R Peterson declared a personal interest in item 163/09, Albert Street/Wesley Road due to living in close proximity

143/09 MINUTES OF THE LAST MEETING

It was **RESOLVED** that the minutes of the Meeting of the Council held on 4 August 2009, as circulated, were a correct record and was signed by the Chairman. This was proposed by Cllr C Dullea and seconded by Cllr P Bunyan.

144/09 PUBLIC COMMENTS AND QUESTIONS IN ACCORDANCE WITH STANDING ORDER 68

It was **RESOLVED** that Standing Orders be suspended in accordance with the provisions of Standing Order 68 so that members of the public might speak.

Three members of public expressed their concern regarding Planning Application 4/01365/09/FUL, front extension, new entrance with lift at the Baptist Church.

They said this is a Chapel not a community hall, their gardens back on to the Chapel and they are disturbed by noise, in particular from bands. Also they allege people sleep in the Chapel. They totally objected to any extension which they feel will cause more noise and congestion in the area.

The chairman suggested they write to DBC expressing their view with a copy to the Parish Council and thanked them for voicing their opinion.

It was suggested a letter is sent to the Baptist Church asking them to be aware of disturbance caused to neighbouring properties.

Standing Orders were reinstated

Cllr S Pilkinton arrived at 7.39pm

145/09 PLANNING DECISIONS

1. 4/00944/09/FHA, 28 London Road, detached Double Garage and Parking. Granted.
2. 4/00918/09/ADV, 66-68 High Street, Fascia and Illuminated Sign. Withdrawn.
3. 4/00687/09/DBC, 71-73 High Street, Details of ventilation system as required by Condition 3 of planning permission 4/02221/02 (Change of use from Class A1 to Class A3 and construction of single storey rear extension). Granted.
4. 4/00789/09/FHA, High Oaks, Cheverells Green. Replacement Orangery. Granted.

Cllr Bennett asked the outcome of the meeting relating to item 145/09.2. Facia with illuminated Sign, 66-68 High Street. The chairman reported this was a very successful meeting with the owner, a representative from NISA, 2 Conservation Officers from DBC, Cllr Gower and herself.

A photograph from the History Society showed the whole of the front of the building. The next phase is to try and alter the signage to make it more in keeping with a conservation area and in the longer term the shop front too. Grants may be available. The owner is fully supportive.

Cllr Gower will now research this and progress further.

146/09 PLANNING APPLICATIONS

1. **CB/09/05593/FUL**, Greenvale, Watling Street, Caddington, Dunstable, LU6 3QP, Change of use of land and buildings to mixed use as residential, commercial and travellers site

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

- This will be overlooked from the footpath therefore will have an affect on the landscape, hedgerows and trees
- Conflict with planning policy e.g. Green Belt
- Traffic generation, access, road safety, dangerous access on the A5, a major trunk road.

The following two planning applications were received after publication of the agenda:-

2. **4/01365/09/FUL**, Baptist Church, Buckwood Road, Front extension, new entrance with lift

The Parish Council objected to this application for the following reasons:-

- Concern regarding a larger room, larger capacity resulting in more people, more noise and later functions.
- Additional Parking
- Allocated parking not used causing road danger due to cars parking in Sebright Road and Buckwood Road.

- 3 **4/01354/09/FUL**, Hillside, 1 The Ridings, replacement Dwelling

No objection but concern regarding the weight of the new property which could have an adverse effect on the retaining wall and its stability.

Action: Clerk

Three members of public left the meeting

147/09 CLERKS REPORT

It was reported the licence application for The Swan has been referred to DBC Council's Licensing of Alcohol and Gambling Sub Committee for determination on 10 September 2009 at Hemel Hempstead.

148/09 CRICKET CLUB

The solicitors are dealing with this and we await their report. On going.

Action: HC

149/09 EXTERNAL AUDIT

It was reported the chairman has spoken with Mr Newman from the external auditors Lubbock Fine, who has advised the accounts are close to completion and a report should be received shortly.

No action. On going

150/09 ACCOUNTS FOR PAYMENT

To approve the schedule for payment as attached.

It was proposed by Cllr C Bennett and seconded by Cllr E King 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 as at today's date as follows:

MPC Current Account	£ 1196.40
MPC Savings	£ 44,177.78
MPC Investment	£ 50,028.51
Petty Cash	£ 15.62
Luncheon Club	£ 478.29
TOTAL	£ 91,896.60

151/09 PARISH PLAN

It was reported 33 business questionnaires have been delivered and 26 responses have been received to date. These have proved invaluable for input in the Core Strategy. One comment in particular is the need for precision engineers not to move premises as their equipment has to be imbedded into concrete at considerable cost, for this reason it is suggested their particular buildings stay where they are.

It was agreed this was a very worthwhile exercise and the PP must be picked up and worked on.

A thank you was given to all volunteers who worked on this project.

Action: ALL

152/09 WORK TO TREES IN PEGGY'S FIELD

Having assessed the trees at Peggy's Field, the following was reported:-

- The Ash is the only tree which should be removed and replaced with a small tree which could be pruned with hedge cutters.
- The lower branches of the trees should be cut back in order for the grass to be cut around them.
- The trees which back on to houses should have just the green wood trimmed, must be even all round. If trees are crowned they will not require cutting back every season.
- Where the trees back on to gardens, it was considered these do not pose a problem as the gardens are long and the trees do not block out the sunlight.

- Apart from the one Ash, all the trees in Peggy's Field are considered beautiful, healthy trees

It was

RESOLVED

- To obtain quotations for the removal of the Ash tree to be presented at next meeting.
- The chairman to visit the complainants to discuss this further.
- Cllr Deacon to liaise with the Village Warden

Action: EK/SD/VW/Clerk

153/09 LAYBY ON A5

It was reported a meeting was held with M Penning MP, B/Cllr Chapman, Cllr King, DBC Environmental Health and Carillion at the lay by layby going north on the A5 between the southern end of the village and Hicks Road backing on to property in Long Meadow. M Penning MP is the catalyst for the closure of the layby and will assist where he can.

It was

RESOLVED

A letter to be sent to M Penning MP, copies to Hertfordshire Highways, Carillion, B/Cllrs Lloyd/Chapman stating:-

- The debris in the ditch is a health hazard, rats have been seen in the vicinity
- Lorries park overnight with refrigeration units running
- The layby backs onto a residential area and the noise from the refrigeration units disturb residents sleep.
- There are 5 other lay-bys along this stretch of road from Markyate to the M1 which all back on to Greenfield sites
- There is a truck stop approximately 1.5 miles away

In conclusion it was agreed this was a good meeting and M Penning MP should be thanked for attending on site.

Action: Clerk

154/09 CORRESPONDENCE FOR INFORMATION ONLY

The Clerk circulated the list of general correspondence which was duly noted

155/09 NEWSLETTER

Due to other commitments a draft was not presented at this meeting, deferred to 6 October 2009 meeting. Members were reminded to forward contributions for the newsletter to Cllr Peterson.

Action: ALL

156/09 ACTIONS IN THE VILLAGE

- The parking signs near the doctors surgery are obscured by foliage. (DBC)
- Free parking signs should be placed around the village to indicate parking at the surgery. (DBC)
- No Parking sign requested in High Street, signs to be on walls rather than poles in pavements if possible (DBC)
- Road signs around the village are obscured by tree growth (VW)
- Trees at the end of The Coppins are very large (HC)
- The drains need clearing up to Hicks Road (HH)
- Pot holes in Buckwood Road on left (HH)
- Large Willow tree on footpath backing on to Becks Close (HC in hand)
- Fly tipping at Caddington Common posts are being considered to stop tipping (HC)
- Grit Bins ordered have not been installed at the bottom and top of Cavendish Road (HH)
- Fly tipping in Pickford Road (HC)
- New litter bins in Peggy's Field, Farrer Top end (HC)
- New bins with lids requested have not been installed (HC reported there is a waiting list)
- Missing road name sign in Hicks Road by doctors surgery, post in situ but not sign (HC)
- Entrance to play area in Peggy's Field muddy, concrete slabs to be placed (VW)
- Village clocks needs adjusting (RP)
- Surface by netball in Peggy's Field, safety surface should be considered (CD to seek grants)
- Debris at Red Lion (HC in hand)
- The road sign at the bottom of Pickford Road needs replacing (Black and White) (HH)

157/09 RESIDENTIAL DEVELOPMENT AT MANOR FARM

No additional comments to be submitted.

No action.

158/09 TEMPORARY CLOSING OF BEECHWOOD LANE AND MARKYATE STREET LANE

This item was requested due to Markyate Street Lane being unknown, however, the work commenced this week.

No action.

159/09 CLIMATE CHANGE STRATEGIC FRAMEWORK CONSULTATION

This consultation document was forwarded to Cllr Dullea to formulate a response. Comments on the consultation were

invited by 2 October 2009. The consultation sought views on
The Hertfordshire Climate Change Strategic framework aims to:

- Illustrate the key climate change challenges for Hertfordshire
- Set out a range of objectives and action statements
- Avoid prescribed target setting
- Avoid replacing existing Climate Change Strategies across the county
- Outline key considerations for decision making, policy and action planning with partner organisations, and
- Place an emphasis on a strategic, enabling approach.

It was recommended and

RESOLVED

To approve the response as attached.

Cllr Dullea was thanked for her contribution.

Action: CD

160/09 CHRISTINA OF MARKYATE MOSAIC

Deferred to 6 October 2009 meeting.

Action: Clerk

161/09 REGIONAL EMPOWERMENT PARTNERSHIP

The Regional Empowerment Partnership was set up to improve the quality of community empowerment activity within the region, so that citizens and communities can increase their ability to influence decisions.

Nominations are currently being sought.

It was

RESOLVED

No comment to be submitted.

No action

162/09 INDUSTRIAL PAPER SHREDDER

A proposal was put forward to purchase an industrial shredder for use by all members which would be placed at the Parish Office.

After discussion it was agreed to look in to this matter and obtain quotations for presentation at the 6 October 2009 meeting and to obtain information on grants available.

Action: RP/SP

163/09 ALBERT STREET/WESLEY ROAD

- It was reported the paving stones in Albert Street were taken out and replaced with block paving which has resulted in parking on the footpath.

The question was asked why a consultation did not take place prior to this work being carried out.

- Wesley Road has a retaining wall, bollards were installed so far apart cars can park in between. The question was asked if cars park up to the wall who is responsible for holding the wall up as the compaction on the ground of the old wall is potentially dangerous.

It was

RESOLVED

DBC or Hertfordshire Highways to be contact.

Action: HC

164/09 STOP STANSTED EXPANSION CONSULTATION

This consultation document was forwarded to Cllr Gower to formulate a response. Comments on the consultation were invited by 2 October 2009. The consultation sought views on BAA's draft Noise Action Plan (NAP) for Stansted.

It was recommended and

RESOLVED

To approve the response as follows:

- The SSE reply comments seem entirely reasonable and well thought through.
- Like our own predicament with Luton Airport, the plans are very high level (no pun intended) and seem out of reach and difficult to influence.
- In my view we should support SSE where we can and within resources available.
- They do not mention the possible impact on important and listed buildings (which I know the SPAB (society for the protection of ancient buildings) does, and they should embrace this and include it in their comments.
- Stansted's expansion would not directly impact on us geographically but if expansion was to go ahead, perhaps Luton would not?
- Lots of lessons to be learnt from SSE.

Cllr Gower was thanked for his contribution.

Action: Clerk

165/09 REPORTS

Finance Committee. Next meeting 20 October 2009

HAPTC. Minutes to be circulated.

School Governors. No report.

Youth Management. The correct email address to be forwarded to Cllr Bunyan.

Watling Neighbourhood Action. Minutes to be circulated.

166/09 AGENDA ITEMS FOR NEXT MEETING

- Newsletter
- Mosaic
- Industrial Paper Shredder
- Poppy Wreath for Remembrance Sunday 8 November 2009

167/09 ITEMS FOR MARKYATE MONTHLY

- Work in and around the village
- Core Strategy additions
- Thank business for their contribution in the PP

168/09 EMERGING CORE STRATEGY FOR DACORUM

It was

RESOLVED

The following additions for the Emerging Core Strategy to be forwarded to DBC.

Question 1 (Markyate)

Add:

- Markyate has a strong history of engineering excellence dating back to the late 50s early 60s. The plant and equipment used are specialised and require adequate buildings with lifting systems. Existing businesses should be able to continue to provide highly skilled jobs for local people.
- Precision engineers need their plant equipment imbedded in concrete so it is impracticable for them to move premises.

Question 4(a) (Markyate)

Add:

- The road width of Hicks Road needs to be increased.
- Any development should be carefully laid out as residential properties would be affected by noisy industry – the businesses are precision engineering, motor mechanics etc, not commercial offices
- Relocation of some businesses would mean moving heavy industrial plant, which is not practical.
- Existing business rents should not be increased due to relocation. Any increase could put an employer out of business; there should be an agreed period of fixed rent.

Question 4(b)

Add:

Same as above

Question 8 (Markyate)

Add:

- Industry has always been an important part of village Infrastructure. Our recent study of all businesses confirms that this still exists.

Question 12 (Markyate)

Add:

Any industrial development must ensure existing businesses are catered for and they can feel secure and welcome to grow in Markyate to enable them to provide jobs for local people. Of 9 businesses directly affected by a redesign at Hicks Road, 6 expect to expand over the next 5 years. All are in leasehold or rented premises and 5 have been trading more than 15 years.

Action: Clerk

There being no other business the meeting closed at 9.50pm

Next meeting: 6 October 2009

Signed: _____

Date: _____