

STOCKING PELHAM PARISH COUNCIL

Minutes of Meeting held on Thursday 21st January 2016 at the Village Hall at 7pm

Present: D Nicholls (Chairman) M Hutchins R Whitefield
P Lucas R Banks G Mackrell
J Lucas (Clerk), Councillor Geoff Williamson and one Parishioner

Action

01:16	<p>Councillor Geoff Williamson, member for the ward of Little Hadham and John Carter, a local resident, were welcomed to the meeting.</p> <p>1. Apologies: None.</p> <p>2. Minutes of the last meetings: The minutes of the meetings held on 9th November 2015 and 10th December 2015 were signed as correct.</p>	
02:16	<p>3. Matters arising from the last meeting</p> <p>3.1 <u>Correspondence relating to the site of the Cock Public house (see also item 4.1)</u></p> <p>a) 3/15/1969/FUL: planning application for 5 garden letting rooms and parking area to the rear of The Cock Public House; A letter has been sent, objecting to this application.</p> <p>b) Re 106 agreement: Letters have been sent the Developer (Winchmore Developments) and to the Estate Agent reminding them about the 106 agreement. These letters were copied to Kevin Steptoe of East Herts Planning.</p> <p>3.2 <u>Picnic tables for Recreation ground:</u> this item carried forward</p> <p>3.3 <u>Transparency Code:</u> The application for funding was submitted and has been successful (see also item 7.2)</p> <p>3.4 <u>Mugs to commemorate Queen's 90th birthday:</u> The manufacturer used for previous mugs is unavailable. A new source is needed.</p> <p>3.5 <u>Christmas lights in the village:</u> Mike Hutchins reported that the total cost was £360. The Village Hall Committee has asked the SPPC to contribute to this. This was discussed in light of the current strength of the Village Hall funds. It was agreed that SPPC will donate £180 towards the costs. The lights were very well received by local residents.</p>	<p>MH/GM</p> <p>RW</p> <p>GM</p>
03:16	<p>4. Planning</p> <p>4.1 <u>Development of the pub site:</u></p> <p>a) 3/15/1969/FUL: planning application for 5 garden letting rooms and parking area to the rear of The Cock Public House. This application has been refused.</p> <p>b) Re 106 agreement: A response has been received from Kevin Steptoe, stating that East Herts Planning have agreed that the Developer has fulfilled the 106 agreement by the construction of a public house and the securing of a licence, indicating that the pub is in 'operational state' and that both houses can now be occupied.</p> <p>A discussion followed. Some councillors felt that SPPC has been misled by East Herts Planning, who gave the impression that 'operational state' meant that the fixtures and fittings for a pub would need to be in place before a premises licence is granted. They also felt that local residents might expect SPPC to raise a legal investigation into the decision that the 106 obligation had been met.</p> <p>Other councillors pointed out that the 106 agreement had been put in place to ensure that a building capable of operating as a pub would be <i>constructed</i> on the site, an objective which has been achieved. Although many people agree that the resulting 'pub' building looks more like a house, the planning requirement is still that it must be used as a pub. The fact that the 'pub' is overpriced and in an unfinished state is preventing it from attracting buyers and from becoming a going concern. The length of time that it has stood empty has not helped.</p> <p>The cost of a legal investigation into the matter is estimated to be in the region of £700. It was pointed out that any legal challenge could jeopardise the current good working relationship that SPPC has with East Herts Planning. The Chairman said that to challenge EHDC would be a major undertaking and questioned what it would achieve. It was agreed that SPPC will not undertake a legal investigation at this stage. Mike Hutchins indicated that a group of interested parties may fund this investigation, independent of SPPC.</p> <p>Councillor Williamson offered to speak to the Planning Officers on behalf of SPPC to establish if there has been a breach in protocol with reference to the 106 agreement. His findings will be forwarded to SPPC via the Clerk.</p>	<p>GW/JL</p>

	<p><u>4.2 Other planning:</u></p> <p>a) 3/15/1951/HH: Single and two storey rear extensions and raising roof ridge to enable loft extension plus extension to existing garage and new pitched roof at White Gate House. SPPC were not notified of this application. It has since been refused due to being over-sized.</p> <p>b) Recycling at Silla Farm: David Nicholls explained that the situation at Silla Farm remains unresolved, despite a joint meeting and regular correspondence with the agencies involved (Environment, Planning and Waste Management). John Carter, who lives close to the site, has engaged private legal support.</p> <p>It has been established that the recycling business requires planning permission, which is unlikely to be granted. Following complaints about the potential environmental effects, the shredding activity (to convert the waste into biomass fuel) has been stopped and no new waste is being delivered. Removal of the huge amount of existing waste material has not occurred. The mound and surrounding bunds remain unsightly and are considered to be a potential fire risk. The damage to existing drainage ditches is also a concern.</p> <p>John Carter thanked David Nicholls for his efforts to address the situation even though many of his emails have gone unanswered. This has now become an issue that needs to be resolved at county level. David Nicholls and John Carter will discuss the way forward at a meeting with Councillor Graham McAndrew and Councillor Geoff Williamson next week.</p>	DN
04.16	<p>5. Highways</p> <p>The current condition of our local highways is of great concern, particularly where potholes are flooded and 'hidden' from view. One of these (on road past the church) was subject to a temporary fix/intervention as a result of emails sent to the District Service Agent (James.Vine@Ringway.co.uk). The resurfacing of this section of carriageway is due in the 2016/2017 financial year.</p> <p>The deterioration of the local roads and the verges is attributed to the recent poor weather and to a significant increase in the number of lorries passing through the village.</p>	
05:16	<p>6. Finance</p> <p>A financial statement for the period 1st April 2015 to 31st December 2015 was circulated. The closing balance of £2,610.40 does not take into account the planned donations towards picnic tables and Christmas lights. There have been changes in the way that New Homes Bonus payments are made. As the balance is currently healthy, Graham Mackrell recommended that SPPC members identify local projects that might benefit from financial support. It was pointed out that SPPC need to keep some funds in reserve in case of unforeseen costs such as legal support.</p>	
06:16	<p>7. General Parish Business</p> <p>7.1 Mike Hutchins reported that Sarah Hutchins had set up a Stocking Pelham community page on Facebook.</p> <p>7.2 The Clerk will liaise with Bob Moeser in order to set up the Stocking Pelham Parish Council website.</p>	JL
07.16	<p>8. Any Other Business/Date and Time of next meeting</p> <p>The next SPPC meeting will take place on Thursday 25th February at 7pm, at the Village Hall. Geoff Williamson and John Carter were thanked for their attendance.</p>	