

## PARISH OF HEMPSTEAD

### Minutes of the Meeting of Hempstead Parish Council held on Thursday 18<sup>th</sup> May 2023

**Present:** Nick Turkentine (Chair), David Drane, Diana Frost, James Nicholson, Mark Welbourn, District Councillor Mike Tayler, County Councillor Martin Foley and the Clerk. 17 members of the public were in attendance.

#### The Parish Council meeting started at 8pm

#### **23/017 Election of Chair and Vice-Chair** The election of Chair and Vice Chair –

**Chair:** Nicholas Turkentine was proposed as Chair by Diana Frost, which was seconded by David Drane. This was passed unanimously.

**Vice Chair:** Diana Frost was proposed as Vice Chair by Nick Turkentine, which was seconded by David Drane. This was passed unanimously.

#### **23/018 Apologies for Absence** None

**23/019 Public Forum** 17 members of the public were in attendance and two planning applications were discussed during the forum:

**Fields Farm barns** – UTT/23/0973/PAQ3. Prior Notification, under Class Q permitted development, for change of use of 2 barns to 4 residential units (discussed by Hempstead Parish Council on 24<sup>th</sup> April). Residents of Howe Lane, both in Hempstead and Great Sampford, raised concerns regarding the proposed development including the demolition of attractive wooden barns, possible increase of traffic on Howe Lane if the development goes ahead, and whether the barns are within the curtilage of the neighbouring, Grade II listed farm house. Residents were also concerned that they had not been notified by UDC about the planning application (only adjoining neighbour had been informed), and queried how notice of future applications might be offered by the Parish Council. The possibility of a “call-in” to the UDC Planning Committee was raised, but District Councillor Tayler confirmed that the time limit for this had passed. The Clerk noted that the Parish Council Agenda will always include planning applications to be discussed, and that this is available on the village website and noticeboards.

**Church Farm** – UTT/23/0854/FUL. Change of use of agricultural buildings to light industrial. The applicant, Michael Sills, was in attendance and gave a brief description of the proposed change of use to the Council and other members of the public. This included information on the type of usage allowed under the planning regulations (activities that can happen in close proximity to housing without impact), restrictions of use (days/timings), improvements to hedging/fencing and that the project will be phased.

Members of the public raised concerns regarding the change of use, including increase in traffic, especially heavier vehicles, on narrow roads; impact of the new usage on surrounding properties; and impact on neighbouring listed buildings. The main concern was that any increase in traffic would be very detrimental, especially as Church Hill is used by children walking to the school buses, families walking and cycling, and horse riders. Suggestions were made that possible access restrictions could be imposed along the narrow lanes approaching Church Farm, including Howe Lane.

**23/020 Declarations of Interest** Nicholas Turkentine, the Chair, declared an interest regarding the Church Farm planning application and did not take part in any discussions relating to it.

#### **23/021 Reports from District and/or County Councillors**

**District Councillor Tayler** was in attendance, having been newly elected as Councillor for The Sampfords ward, during the Public Forum, and had sent an email in advance. Update on the recycling/waste centre – the booking system is to be continued, there has been a 15% fall in usage but a small increase in fly-tipping.

**County Councillor Foley** had sent through a written report and briefly summarised. Issues highlighted and discussed: Potholes – £3m boost from ECC, move in the right direction, but Highways still lacking staff (40/50% undermanned). Traffic speed in Hempstead – Councillor Foley will request traffic speed survey wires be used to check speed in Hempstead (might allow ECC to fund repair/replacement of the non-working VAS sign on High Street). David Drane to provide locations to best place wires.

Blocked drain on Church Hill – this has been causing run off water to ingress onto resident’s driveway causing damage. The Chair to provide Councillor Foley with information.

Triangle of Land – Councillor Foley noted that there may be funding available from other areas, such as the CPRE, to assist with registering the land as a Village Green or Asset of Community Value.

## PARISH OF HEMPSTEAD

**23/022 Minutes of Previous Meeting of Wednesday 26<sup>th</sup> April** some minor amendments were raised by the Clerk, and the revised minutes were approved and signed by the Chair.

**23/023 May Elections** Councillors had all signed their Declaration of Acceptance of Office forms prior to the start of the meeting. Councillors were reminded to complete their Declaration of Interest forms and Election expenses forms, and submit to UDC before 1<sup>st</sup> June.

**23/024 Allocation of Responsibilities** it was agreed to defer this discussion to the June meeting.

### **23/025 Finance**

**Item 1** – current account balance £6439.

**Item 2** – Internal Audit documentation had been passed to Ross Midgley.

**Item 3** – The following payments were unanimously approved by the Council and related invoices signed by the Chair: Grasscutting (cuts 1 and 2) – £470 to Outdoor Jack. Coronation expenses – £50 to the Village Hall Management Committee (hire of the village hall), £36.95 to Diana Frost (bunting and flags) and £226.60 to Dave Boreham (food for BBQ). The Clerk to submit Coronation expenses to UDC for reimbursement from the approved £700 grant.

**23/026 Document Update** The Clerk had circulated updated Standing Orders and Financial Regulations for approval. These were unanimously approved, and copies signed by the Chair.

**23/027 Planning** to review and comment on new planning applications and to note any decisions as at 11/05/23.

**Church Farm:** UTT/23/0854/FUL. Change of use of agricultural buildings to E(g)(iii) and B8 use with associated alterations, car parking and landscaping.

The Chair having declared an interest, did not take part in the discussion.

The consideration of this application was moved up the agenda to follow the Public Forum. Council members Diana Frost, David Drane and James Nicholson had met with the applicant earlier, to allow questions to be answered on the proposed change of use. The Council discussed the application, with specific comment on the views the public and the applicant had raised. It was noted that permitted development rights would allow development of the farm in a more unrestricted way, albeit only 500sqm versus 2965sqm proposed in application, plus potential housing from barn conversions, and the understanding that “doing nothing” is not an option. The Council agreed that access to the farm is complicated by the narrow lanes, which have seen a steady increase in traffic recently, particularly by delivery vehicles.

It was proposed by Diana Frost that the Council should submit comments to UDC Planning **neither supporting or objecting** to the application, but highlighting concerns and requesting that if the application is approved certain conditions should be met as follow: conditions for lighting, signage, environment, noise, hours of operation and access; and residents traffic concerns, highlighting the narrow roads. This was unanimously agreed. It was also agreed for District Cllr Tayler to call it in to UDC Planning Committee, if the planning officer was minded to approve. Diana Frost to draft the comments in full, to be approved by email, and the Clerk to then submit to UDC before the deadline of 24<sup>th</sup> May.

**Lakehouse Farm:** UTT/23/0997/FUL. Conversion of 3 barns to 3 separate dwelling houses, change of use of land to residential, erection of 2 cart sheds and 1 garden shed with electric charging points. AWAITING DECISION

**Fields Farm:** UTT/23/0973/PAQ3. AWAITING DECISION

**Fairview Bungalow:** UTT/22/1872/FUL. AWAITING DECISION

**1 Lake House Farm Cottages:** UTT/23/0542/HHF. APPROVED

**Chaseside Cottage:** UTT/23/0644/HHF. APPROVED

**23/028 Correspondence** None

**23/029 Triangle of Land** Following advice received from a law firm it was agreed that using legal experts to help register the land as Village Green would be too expensive. The Parish Council would therefore investigate the feasibility of registering it as an asset of community value. Chase up cutting of verges with Highways.

**23/030 Speedwatch/Police speed checks** No update.

## PARISH OF HEMPSTEAD

### **23/031 Reports from Councillors**

**Highways and Rights of Way** – Pot holes continue to be a problem but the RideLondon cycling race has led to increased action on repair. David Drane noted that a bridge on footpath 49 is sagging, and will report.

**Environment** – no update

**Communications** – Hempstead village website project is ongoing. Diana Frost noted that the design will hopefully be impactful, and that the mobile version will be the last part implemented.

**Village Hall** – Diana Frost noted that a new storage unit is being pursued.

**Flooding** – County Councillor Foley and Highways' reps will be visiting in the near future to go through current issues with the Chair. The worsening flooding situation on the B1084 opposite Sellands Farm continues to be an issue; the Chair has been liaising with Anglia Water and will chase.

**23/032 Matters Arising requiring decisions, to be included on the next Agenda** None

**23/033 Future Meeting Dates:** Annual Parish Meeting on Friday, 26<sup>th</sup> May. 15<sup>th</sup> June and 13<sup>th</sup> July.

**The meeting ended at 10:15pm**