

Wareside Parish Council

Minutes of Wareside Parish Council Meeting
Thursday 17th November 2022 held in the Village Hall at 7.30pm

PRESENT: Cllr Paul Goodman (PG) (chair), Cllr Jane Moseley (JM), Cllr Shusanah Pillinger (SP), Cllr Stuart Richards (SR) and Cllr Mike Ryan (MR)

Others: Rebecca Burdick (Clerk) (RB), County and District Councillor Eric Buckmaster (EB) - arrived at 8.20pm within agenda item 3.

Members of the public: Two members of the public were in attendance

The Chair welcomed everyone and opened the meeting at 7.30pm

1. To receive and accept apologies for absence

Cllr Kim Nicholson (KN).

2. Declarations of interest and dispensations:

- a) To receive declarations of interest from Councillors on items on the agenda (including non-pecuniary).
MR and SP agenda item 7 due to living in close proximity to the old Wareside school building and land
- b) To receive written requests for dispensations for declarable interests.
None.
- c) To grant any requests for dispensation as appropriate.
None.

3. To receive petitions, comments and questions from the public

One parishioner in attendance, on hearing that the Parish Council (PC) are in the process of assessing and organising seasonal work on LOH suggested discussing plans with a local farmer which in the past included LOH. They have access to heavy machinery and may be able to offer advice and services. The parishioner is happy to put the PC in contact with them. The PC thanked him for this suggestion and agreed it would be a good idea to talk with the farmer.

The other parishioner in attendance wished to discuss the possibility of an Asset of Community Value application being made on the old school site. He said that the PC needs to think about what it is that they wish to achieve and the likelihood of an offer being made to purchase the property within 6 months of it going up for sale. Also remember that there is no obligation for the vendors to sell it to the community. In his opinion it would be worthwhile submitting an application for the full site, school house, school building and playing field. He also suggested that the PC approach EHDC planning to ask if they would be likely to allow planning for housing development on the land. This information would enable the PC to know if there is a threat of building on the land or not, which would then aid in future discussions. He also commented that if the school house is not included in the ACV application, when it goes on to be sold, the new owners may object to the community's plans for the ACV. PG thanked the parishioner for his comments on the ACV application which would be considered in agenda item 7.

The parishioner went on to ask the PC if he could discuss s106 money in relation to the old school building. The PC granted permission. The parishioner highlighted how remarkable it is that Wareside will apparently not receive any s106 money from the Ware North development, despite the development being primarily in Wareside and it will undoubtedly impact the village. The parishioner along with PG had a number of discussions with EHDC with regards to s106 money for Wareside a few years ago, which did give rise to the lease extension for LOH but unfortunately no s106 money. The parishioner suggested that now the school site and playing field are likely to be sold, the PC can open discussions with EHDC again. Could s106 money be used to purchase the school site? PG thanked the parishioner for his comments and suggestions. PG suggested that the PC ask EB for his thoughts and if he could set up a meeting with EHDC. The PC agreed.

4. To approve and sign meeting minutes

- a) Thursday 4th August 2022 was signed by chair of the meeting Paul Goodman
- b) Extraordinary meeting 14th August 2022 was signed by chair of the meeting Jane Moseley
- c) ~~b)~~ Thursday 6th October 2022 was signed by chair of the meeting Paul Goodman

c) 5. Planning

- a) To consider planning applications received between ~~6th October 2022 – 20th October 2022 - 17th November 2022~~ and ~~application 3/22/2075/ARPN deferred from last meeting~~

Application: 3/22/2231/FUL

Proposal: Subdivision of house to create 2 new flats (whilst retaining the remainder of the property). Replace the garage door with windows and a door. Creation of new private gardens for the 2 new properties and off-street car parking spaces

At: Morley Hall Wareside Ware Hertfordshire SG12 7QP

WPC comments: Submitted

Application: 3/22/2232/LBC

Proposal: Subdivision of house to create 2 new flats (whilst retaining the remainder of the property). Replace the garage door with windows and a door. Creation of new private gardens for the 2 new properties. Internal alterations to install new partitions on ground floor and first floor.

At: Morley Hall Wareside Ware Hertfordshire SG12 7QP

WPC comments: Submitted

Application: 3/22/2090/FUL

Proposal: Alterations to agricultural access.

At: Watersplace Ware Road Wareside Hertfordshire SG12 7QQ

WPC comments: Submitted

- b) To review planning decisions made by EHDC

Application: 3/21/0798/LBC

Proposal: Removal and replacement of lighting to front elevation - Retrospective

At: Chequers Inn Ware Road Wareside Ware Hertfordshire SG12 7QY

EHDC Decision: REFUSE CONSENT (LBV and ADV)

6. To receive reports from County and District Councillor

Cllr Eric Buckmaster shared his report via email and highlighted specifics in the meeting. See Appendix for full report.

PG asked EB if the PC could have his support and help in setting up a meeting with the relevant people at EHDC regarding s106 money from the Ware North Development. EB thought that the outline planning document had been submitted and s106 contribution agreed. MR highlighted that EHDC has not given any further update on progress since the steering group meeting ended following the Master Planning stage. MR thought that a steering group meeting was going to be arranged for the next stage of the process. EB said he would email Kay Mead at EHDC for an update. The PC and a parishioner at the meeting voiced their frustrations that no s106 money is being spent in Wareside despite the PC pursuing all avenues and putting its case to EHDC. The majority of the houses are being built in Wareside parish and the development will have an impact on the village. EB stated that as the development sits on the outskirts of Ware and the s106 money is being spent on infrastructure within Ware and the development itself. The PC strongly disagrees with this decision and will continue to investigate options.

EB also detailed the government funding available to help communities to take over assets - he shared the link. It is match funding for a community group to apply for. SP said that both funding approaches should be investigated.

7. To discuss the possibility of an Asset of Community Value (ACV) application for the old Wareside School building

MR and SP did not take part in the discussion or any voting within this agenda item. The closure of Wareside School has left the school building vacant along with the accompanying School House (the tenant has been given notice). This has led the PC to question if an ACV application should be made. Discussion started at the October meeting but more information was needed before a decision could be taken. PG undertook the additional research required and shared his findings with the PC via email. JM, PG and SR all agreed that an ACV should be submitted for the school however thought needed to be given on which parts of the property and land should be included. PG also explained that a clear purpose for the "asset" needed to be stipulated. JM proposed that the asset be used for a community and education facility for the benefit of the community, PG and SR agreed. JM said that she was unclear what purpose the school house would have within this vision. SG and PG agreed. PG noted that he thought adding the school house to the ACV would weaken the application. Excluding it shows proper thought has been given to the application, and it will reduce the price of the asset and make it more affordable for the community to purchase. Doubt was also expressed over whether technically the house could be included as it is not serving a community use and has not done so in the recent past. It was unanimously agreed by JM, PG and SR that an ACV application would be submitted for the old school buildings and land and the playing field but not the school house. PG and SR to draft application asap.

8. To receive updates from Councillors/Clerk on:

a) Little Oak Heath

General:

LOH vision: With the extension of the LOH lease JM proposed a vision statement/10 year plan be written for the area. The purpose is to document the PC's intent for the land to guide future projects and to let future generations know what the purpose of the heath is and why specific choices were made. JM had drafted a vision statement and shared it with the PC prior to the meeting. MR noted that there has been a vision for LOH since the original lease was signed and he highlighted his concerns that the vision statement needs to take into account what can be afforded by the PC and what the short-term vision should include, brambles being cut down etc.. SP agreed it needs to be low maintenance and perhaps short term goals be added. RB noted that she has created a seasonal jobs list document following the visit by Councillors to LOH and suggested this sits alongside the vision document and is updated each season with jobs to be done. MR also asked about taking into account what parishioners wanted from the heath? JM agreed but said a starting point was needed for parishioners then to get involved - feedback from parishioners to be welcomed. SP proposed that the strategy be finalised with statements added on how the PC plans to guide the next steps. Short-term seasonal action plans guided by the vision to run alongside the document. The action plan to be reviewed at each meeting to monitor progress and gain feedback. This proposal was unanimously agreed by the Parish Council. It was agreed the draft vision statement should be finalised by JM, shared, and commented on by other Councillors for approval at the next meeting.

Councillor visit 30th October: Councillors visited LOH on the 30th October - it was a very productive visit and resulted in a list of seasonal jobs being produced which KN shared via email. SP has produced an aerial map of LOH divided into named sections and RB created a document containing the map and jobs required for each section (taken from KN's list). As a result of the seasonal work required the following decisions were unanimously resolved by the Parish Council:

- E-scapes Landscapes would fix the damage done by vandalism to the benches as detailed in a quote received via email.
- In order to undertake seasonal work a budget of £400 was approved
- In order to fix the playground fencing a budget of £150 was approved to buy materials
- The bench that was made by a local teenager to be moved to the playground.

MR and SP have started doing some bramble clearance since the walkabout. SP also untangled and reattached the football nets in time for the World Cup to inspire local players!

Rubbish on LOH from Kingham Road: Having emailed First Garden Cities homes highlighting the problem, a reply was received. Now the PC have a contact, negotiations are underway to resolve the issue.

Jubilee Tree: The red oak is due to be delivered on Monday 14th November. JM with the help of SR, MR and a couple of parishioners have organised receiving the tree at LOH and for its subsequent planting.

9. Finance

a) To approve signing of orders for payment online via BACS

Payee	Work done/goods received	Amount
Rebecca Burdick	Salary	£274.28
Jane Moseley	Reimbursement tree felling	£150.00
Jane Moseley	Reimbursement tree guards	£59.94
Jane Moseley	Reimbursement White Cherry Tree	£100.60
David Bracey	Annual Playground Inspection	£192.00

b) To review and discuss FY23-24 budget

This was postponed to the January meeting due to the meeting overrunning

c) To agree precept for FY23-24

This was postponed to the January meeting due to the meeting overrunning, precept decision deadline 20th January 2023.

d) Other

SP received £22 from The Chequers pub from sales of the Wareside Walks map. RB to investigate how to bank the cash with Unity Trust Bank.

10. Urgent matters not included on this agenda (for full discussion on the next agenda)

Larkshill

JM suggested that a Mature Great White Cherry Tree, Prunus Tai Haku, size 180-240cm be ordered to replace the dead apple tree outside of Larks Hill at a cost of £100.60. JM had acquired quotes for the tree removal - however a tree surgeon has generously offered to fell the tree for free, for which the parish council are very grateful. It was unanimously resolved that the tree surgeon undertake the work but should he be unable, £150 was approved to be spent on removal of the tree, in line with the quote from Mark Taylor. The tree would be removed to a low stump. Should the stump require grinding it would be organised at a later date. The PC thanked JM for all her hard work organising the trees for Larks Hill and LOH.

The village hall committee sent an email to the PC on the 16th November, JM drafted a response which was read at the meeting and it was agreed that RB would reply.

Meeting finished at 10.00pm

Next meeting 19th January 2023 at 19.30

Signed:

Chair Cllr Paul Goodman