

# Wareside Parish Council

Minutes of Wareside Parish Council Meeting  
Thursday 3<sup>rd</sup> August 2023 held in the Village Hall at 7.30pm

**PRESENT:** Cllr Paul Goodman (PG) (chair), Cllr Kim Nicholson (KN), Cllr Stuart Richards (SR) and Cllr Mike Ryan (MR).

Others: Rebecca Burdick (Clerk) (RB)

Members of the public: Four 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**

None.

## **2. Declarations of interest and dispensations:**

a) To receive declarations of interest from Councillors on items on the agenda (including non-pecuniary).

PG agenda item 6 specifically planning application 3/23/1026/ARPN due to the close proximity of the site to his house,

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**

None.

## **4. To approve and sign meeting minutes**

a) Thursday 15th June minutes were signed by PG.

## **5. To undertake the co-option process to fill Councillor vacancies**

The PC received four applications for the three vacant seats on the Council. Robert (Bob) Kerr, Kerry Raworth and Nicola Gildersleve were all present. Ian Campbell was unable to make the meeting. PG thanked the candidates for their applications and explained each vacant seat would be co-opted separately with the applicant with the most votes winning the seat. PG asked the candidates to wait outside the hall whilst the voting took place.

RB ran the co-option process asking Councillors to vote for the applicant they wished for each vacancy as she read out each name by raising their hand. RB read out each applicant's name and counted the votes for each. The applicants receiving the most votes and consequently taking seats on the PC were as follows:

- Vacancy one: Kerry Raworth
- Vacancy two: Nicola Gildersleve
- Vacancy three: Robert Kerr

PG invited the applicants back into the meeting and informed them of the results. Each person signed a declaration of acceptance of office and stayed for the remainder of the meeting as Councillors.

## 6. Planning

a) To consider planning applications received between 15th June 2023 - 3rd August 2023

**Application:** 3/23/1090/LBC

**Proposal:** Change of use from an agricultural outbuilding to a single dwelling house and annexe. Alteration to fenestration. Demolition of detached outbuilding and construction of three bay, two storey garage with storage and office space.

**At:** The Grange Swades Farm Wareside Hertfordshire SG12 7QG

**WPC comments:** Comments made

**Application:** 3/23/1387/HH

**Proposal:** Installation of 16 solar panels to South-facing garage roof.

**At:** The Retreat Scholars Hill Helham Green Wareside Ware

**WPC comments:** None

b) To review planning decisions made by EHDC

**Application:** 3/23/0556/FUL

**Proposal:** Demolition of side and rear extensions. Erection of a single storey rear extension and creation of 1, three bedroomed dwelling with associated access and landscaping

**At:** 2 Abbottsfield Cottages Fanhams Hall Road Wareside Ware Hertfordshire

**EHDC decision:** GRANTED

**Application:** 3/23/0803/FUL

**Proposal:** Subdivision of house to create 2 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 properties and off-street car parking spaces

**At:** Morley Hall Wareside Ware Hertfordshire SG12 7QP

**EHDC decision:** REFUSED

**Application:** 3/23/0804/VAR

**Proposal:** Variation to condition 3 of planning approval 3/22/2232/LBC - 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. It is requested that the condition is varied to read: 'Notwithstanding the details hereby approved, prior to occupation of the new flats, detailed specifications for the landscaping scheme for the new private gardens and parking area should be submitted to and approved in writing by the local planning authority'.

**At:** Morley Hall Wareside Ware Hertfordshire SG12 7QP

**EHDC decision:** GRANTED

**Application:** 3/23/0862/FUL

**Proposal:** Change of use and conversion of barns to 3 residential dwellings including the creation of new window and door openings, erection of ancillary cart lodge structures and solar array, following demolition of other farm buildings and structures. Installation of air-source heat pumps

**At:** Mardocks Farm Wareside Hertfordshire SG12 7QN

**EHDC decision:** REFUSED

**Application:** 3/23/0863/LBC

**Proposal:** Conversion of listed and curtilage listed barns to 3 residential dwellings including the creation of new window and door openings, erection of ancillary cart lodge structures and solar array, following demolition of other farm buildings and structures. Installation of air-source heat pumps.

**At:** Mardocks Farm Wareside Hertfordshire SG12 7QN

**EHDC decision: REFUSED**

**Application:** 3/23/1026/ARPN

**Proposal:** Change of use of three agricultural buildings to provide 4 dwelling houses

**At:** Appletons Farm Babbs Green Wareside Ware Hertfordshire

**EHDC decision: Prior Approval is Required and Granted Subject to Conditions**

#### **7. To receive reports from County Councillor and District Councillor**

County Cllr report received - see appendix item A. No District Cllr report received.

#### **8. To receive updates from Councillors/Clerk on:**

a) Little Oak Heath

i. LOH Maintenance

PG, MR and KN met with Chris from E-Scapes Landscapes to review work to date and to discuss any additional work required. Councillors asked for the area around the orchard to be added to the cutting schedule as this had become overgrown. A discussion of work required over Winter was discussed, it was agreed Chris would list some ideas in an email. It was agreed that all outstanding invoices could be paid.

ii Playground maintenance

RB has the replacement sign for the gate. RB and PG to visit playground to put up the sign and check the gate latch and springs.

#### **9. To receive update on repositioning of defibrillator electrics**

MR has contacted Community Heartbeat Trust and is awaiting confirmation of a date one of their electricians can visit, it should be this month.

#### **10. To receive update on maintenance of street lighting**

RB and PG are continuing investigations which are proving challenging. They will update the Council as soon as they have news.

#### **11. Finance**

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

<b>Payee</b>	<b>Work done/goods received</b>	<b>Amount</b>
Rebecca Burdick	Salary (June)	£274.28
E-Scapes Landscapes	Grounds maintenance - May	£372.00
E-Scapes Landscapes	Grounds maintenance - June	£372.00
E-Scapes Landscapes	Grounds maintenance - July	£372.00
E-Scapes Landscapes	Grounds maintenance - August	£372.00
Much Hadham Forge	Tree guard	£360.00

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

None.

**Meeting finished at 9.05pm**

**Next meeting 21st September 2023 at 19.30**

**Signed: .....**

**Date: .....**

**Chair Cllr Paul Goodman**