

**PLEASE BRING TO  
MEETING ON 12/3/97**

**COLNEY HEATH PARISH COUNCIL**

MINUTES of the meeting of Colney Heath Parish Council held at the Pavilion, High Street Recreation Ground on Wednesday 12 February 1997 at 7.30 p.m.

**PRESENT**       " C. Brazier (Chairman)(from 8 p.m.)  
                  " D. Crump  
                  " Mrs. S. Defoe  
                  " F. S. Ellis  
                  " Mrs. H. Lynch  
                  " Mrs. M. Nash

**IN ATTENDANCE**

D. Becker - 95 High Street  
Mrs. J. Jeffrey 18 Roestock Gardens  
Mrs.G.Moody Greenleas Roestock Lane  
A. Paterson - Watling Chase Comm. For.

Mrs. C. Pluck (Clerk)

**APOLOGIES**

Cllr. Miss Thomas (work commitment)

The Vice Chairman introduced Mr. Andrew Paterson - Director of the Watling Chase Community Forest Team who had come to the meeting to speak to Councillors about future schemes to be included in the Upper Colne Valley Partnership.

He showed Councillors a map of the Upper Colne Valley boundary and explained that links were being made with Parish Paths and Rights of Way user groups in the hope of establishing a "wish list". Routes would be worked out and then passed to the parishes for public consultation before being implemented.

Mr. Paterson stressed the need for community involvement in all projects from tree planting to rights of way. Watling Chase was a means to get things done and Mr. Paterson explained the following grant sources available:

- 1) Community Conservation Grants - 75% of project up to maximum of £2000.
- 2) Watling Chase funding for some projects.
- 3) Various other sources for large projects where 50% grant may be obtained.

Mr. Paterson explained how Groundwork and the Countryside Commission distributed their grants and that MAFF and the DoE may replace any lost funding.

He appealed to the Parish Council to present Watling Chase with any ideas for schemes and projects and the Chairman thanked Mr. Paterson for attending.

RESOLVED to include a standing item on future agenda to consider schemes and projects for inclusion in the Upper Colne Valley Partnership.

**1a. MINUTES**

The Minutes of the meeting held on 8 January were taken as read, confirmed and signed as a true record subject to the following amendments:

Page 2 - Item 4b)

Delete "mentioned" and insert "referred".

Page 6 - Item 7e)

Delete "site" and insert "sign".

Page 7 - Item 10a)

Delete "Heat" and insert "Heath".

## **1b. MATTERS ARISING**

### Page 1 - Highfield Estate Spine Road

Received a letter from the CDC confirming that the Council's suggestion of "Highfield Park Drive" had been forwarded to London Colney Parish Council for their comments.

Received a letter from CDC Technical Services Dept. regarding weight restriction orders on Highfield Estate.

Cllrs. were concerned to learn of complaints from residents regarding the disturbance caused by concrete and brick crushing vehicles working on the Highfield Estate site.

RESOLVED to write to the CDC Director of Technical Services reporting the disturbance caused to the local residents by concrete and brick crushing vehicles operating from the site at times beyond those agreed in the original planning permission. To point out that some bricks were being imported to the site for crushing which was apparently not permitted without a waste disposal licence. The names "Kane" and "Gaywood" had been noted on vehicles carrying out these activities. To urge the CDC to take action to prevent further disturbance to local residents.

### Page 2 - Trees to rear of 41 High Street

Received a report on Willow trees on the Common from the CDC Trees & Woodlands Officer.

RESOLVED to request a quotation for the removal of the Willow to the rear of 41 High Street following the recommendation that it be removed due to the base cavity showing signs of fungal infection.

To also request a quotation for cutting a number of dead elm to ground level to encourage regeneration.

Cllrs. were concerned to learn that a washing line around one of the trees on the Common was too tight and should be removed to avoid further harm to the tree.

RESOLVED that the Common Ranger be asked to remove the line.

Cllr. Mrs. Defoe reported that a cherry tree had been removed from Roestock Lane by M.R.S. but that a 1m high stump had been left in the ground which was unsightly and dangerous.

RESOLVED to ask the CDC to arrange for the stump to be removed as soon as possible.

### Page 3 - Finance

The Clerk reported that the suppliers of the Council's computer had confirmed that it was "millenium proof".

### Page 5 - Colney Heath Common

Received a reply from the CDC regarding the Parish Council's enquiry about the introduction of a charge for garden refuse collection.

The matter was to be debated at the Policy & Resources Cttee. meeting on 6/2/97 and more details would be forwarded to the Parish Council after the meeting.

### Page 6 - High Street Recreation Ground

The Clerk reported that two of the three recommended companies had visited the HSRG to inspect the football pitches. One of these companies had sent comments but the other was waiting for the results of soil samples before forwarding a response.

### Page 6 - White Horse Lane Playing Field

The Clerk reported that she would be sending a copy of the suggested wording for the new sign at the site as the Community Forest Team were unable to locate the original copy.

### Page 7 - Sleafshyde Pond

Received a letter from the CMS suggesting 9 March as a suitable date for a management task at the pond.

## **1b. MATTERS ARISING (CONT.)**

RESOLVED to confirm the date of the management task and ask for adequate copies of notification to distribute to local residents.

### Page 7 - Public Transport

The Clerk reported receipt of a grant certificate for funding towards the proposed shelter in Station Road, Smallford.

The CDC were in the process of constructing the base for the shelter while the Clerk was making enquiries about the supply of a rural, timber shelter.

### Page 7 - Smallford Trail

Received a letter from the CDC informing the Council that the matter regarding pedestrian use of the Smallford Trail had been forwarded to the CDC Leisure Services Manager.

## **2a. MINUTES OF SPECIAL MEETING**

The Minutes of the Special Meeting held on 22 January 1997 were taken as read, confirmed and signed.

## **2b. MATTERS ARISING**

### Page 1 - Boissy Park

Received a letter from the CDC Valuer and Estates Officer who had studied the Council's lease for Boissy Park and advised on whether the site could be sub-let for organised football matches.

As the Football Club had since managed to lease an additional pitch at Highfield Lane the comments would be kept for future reference.

RESOLVED to thank Mr. Wearmouth for his comments.

### Page 1 - Parish Council Office

Cllr. Brazier stated that he had still been unable to contact the owner of the premises in the High Street to establish whether the Parish Council could lease the premises for use as an office.

The Clerk reported that Colney Heath JMI School Governors were happy in principle with the suggestion of an office being created within the school grounds if HCC were in agreement. The Headteacher was seeking advice from a building surveyor as to the practicality of the suggestion.

RESOLVED to write to the owner of the High Street premises to establish whether or not he would be prepared to lease the property and at what cost.

### Page 1 - Village Hall Toilets

Received a letter of thanks from the Village Hall Council for the Parish Council's decision to donate £2000 towards the refurbishment of the ladies toilets and the creation of a disabled toilet.

## **3. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman had no items of business notified to him since the last meeting.

## **4. SPECIAL BUSINESS**

### **a) Parking on Colney Heath Common**

The Chairman reported that he had not been able to meet with residents of nos. 17 to 43 High Street following their attendance at the Parish Council meeting in December 1996, to complain about the Council's intention to install a lockable post between nos., 35 and 39 High Street if parking on the Common continued.

Received a copy of the Open Spaces Society booklet "Parking and Driving on your local Open Space" which included various sections relevant to the situation where local residents were parking on Common land.

RESOLVED that the Commons Working Party meet with residents of the High Street to pursue the matter further.

#### **4. SPECIAL BUSINESS (CONT.)**

##### **b) COLNEY HEATH CHRONICLE**

Councillors considered the present organisation of the Chronicle and discussed any suggestions for improvements to content, circulation etc.

The Clerk reported that she had requested a quotation for an increase to the monthly print order of 100 to 1700 as there had been insufficient copies of the last issue.

**RESOLVED** to increase the print order to 1700 with effect from March 1997.

##### **c) ESTABLISHMENT OF NEW POLICE COMMUNITY PARTNERSHIPS**

Cllr. Mrs. Nash, as a Member of the Police Authority, informed Councillors of the establishment of the new Police Community Partnerships.

She read through the PCP Mission Statement which detailed the proposals and responsibilities.

**RESOLVED** to write to the Chairman of the Police Authority stating that the Parish Council supports the Mission Statement and its commitment to maintain public consultation and contact. To stress that the Parish Council was disappointed not to have received its own copy of the statement and dismayed by the lack of consultation.

#### **5. FINANCE**

##### **a) PARISH COUNCIL ACCOUNTS**

Received copies of all emergency and current accounts, having previously been circulated to all Cllrs.

**RESOLVED** that the Chairman's action in signing, out of meeting, all emergency cheques be confirmed, and that cheques be drawn to cover all current accounts.

##### **b) CHARITY OF CHARLES MORRIS ACCOUNTS**

Caroline Pluck, as Hon. Clerk to the Trustees, presented an up-to-date financial report.

##### **c) SUMMARY OF COUNCIL TAX BASE INFORMATION 1997/98.**

Received from St. Albans District Council Finance Department a summary of the 1997/98 Council Tax Bases for all Parish and Town Councils in the District of St. Albans.

#### **6. TOWN PLANNING**

**a) PLANNING APPLICATIONS** - weekly lists for 10/17/24/31 January and 7 February 1997. Cllr. Mrs. Defoe as the Planning Applications Officer, reported comments which had been passed to the C.& D.C. on any of the applications.

5/96/1999 First floor rear extension and a side facing dormer window at 163 Colney Heath Lane.

**NO OBJECTIONS:**

5/96/2000 Continued use of units without compliance with condition 10 of application 5/1181/83(50% of floor space area to remain industrial) at units 14, 15, 16, 17, and 18 Alban Park for Sun Life, Canada.

**OBJECTIONS:**

1) This site had a condition 10 (control of use of internal space) attached to its permission for particular reasons that obviously applied at the time.

2) The direction seems to imply that a base amount of industrial floor space was an important consideration of the permission. The Parish Council would wish to continue this condition, removal of which would have serious ramifications on the space and parking provisions available at Alban Park.

3) If to develop more office space is the reason for removal of condition 10 and this was to apply to all the units, it is very unlikely that the applicants can fulfil the requirements for parking spaces. If just one unit was involved it might be possible but to consider five units and the extra cars they could generate is unacceptable on such a constrained site (Policy 44).

## 6. TOWN PLANNING (CONT.)

5/96/2002 Two storey side and single storey rear extension at 12 Roestock Gardens, Colney Heath.  
NO OBJECTIONS:

5/976/0015 Two storey side extension at 57 Highfield Lane.

### OBJECTIONS:

1) The application site has already had the benefit of a previous planning application permission in May 1990 which was for a two storey rear extension and rear/front single storey extensions with car port rebuild. The existing size of 143.4 sq.m. was increased by 70.97 sq.m. in 1990 and this current application would add another 50% of the existing building. If this present application was small it could possibly be accommodated but the Parish Council recommends refusal on grounds of Policy 1 and Policy 13.

5/97/0028 Change of use to storage of vehicles at no. 3 Holding, Highfield Farm for Mr. J. Norman.

OBJECTIONS - Cllr. Mrs. Defoe to advise after consultation with County & District.

5/97/0037 Erection of stable block, new vehicular crossover and landfill of site at land to rear of Colney Heath Farm, Coursers Road for R. Small.

### OBJECTIONS:

1. There is no justification for the need to landfill this site. It is part of the flood plain that has existed since the 16th century.
2. This is a valuable natural wetland habitat, identified by an appeal inspector as worthy of retention and protection.
3. This is Metropolitan Green Belt and there are no provisions for such landfill within this area.
4. The stables are appropriately moved 8 metres from the river which is acceptable.
5. The access surface is too close to the footpath. A fence could protect walkers and footpath access (C.H. 33)
6. In relation to the new application which includes landfill the Parish Council would be reluctant to grant a vehicular wayleave across part of the Common.
7. Hedges and shrublines will be lost and the whole topography of that area altered which will have repercussions on other landowners and properties.
8. This site has flooded more in the last few years in a different pattern due to the inappropriate landfilling on the other side of the river. This does not justify further damage being visited in this area on the flood plain.
9. This site is adjacent to Colney Heath Common which is currently in the final stages of designation as a Local Nature Reserve. This application's intention to landfill the whole of the application site will cause immeasurable damage to the Common and its heathland habitat.
10. The engineering scale to remove topsoil and landfill to 1 metre will remove shrub base and hedges and trees. The importation of fill will need earth moving equipment and will also generate traffic to and from the site that is totally unacceptable.

The application is totally inappropriate and must be refused.

5/97/0142LB Conversion of garage to study at Old Forge Cottage, Wilkins Green Lane.

5/97/0170 Conversion of garage to office at Old Forge Cottage, Wilkins Green Lane.

Cllr. Mrs. Defoe to advise after investigation.

## **6. TOWN PLANNING (CONT.)**

### Application to transfer a Justices' Licence

Received notification of the transfer of a Justices' Licence to E. E. Grzywacz at the Chalkdrawers' Arms, Roestock Lane.

### Application for a Goods Vehicles Operators' Licence

Received notification of the granting of a GVOL to Eve Claydon Ltd. operating from Unit 108 Smallford Works, Smallford Lane, subject to certain conditions and restrictions.

## **b) APPEALS AND ENFORCEMENT NOTICES**

Cllr. Mrs. Defoe reported on any appeals or enforcement notices received since the last Council meeting.

## **c) PLANNING DECISIONS**

The Clerk reported there had been no notification of any planning decisions received since the last meeting.

## **d) REDLAND AGGREGATES - TYTTENHANGER APPLICATION**

Received a letter and attached news releases and plans relating to the proposals for an extension to the existing sand and gravel extraction at Tyttenhanger.

RESOLVED that Cllr. Mrs. Defoe draft a letter of opposition to the proposals.

## **7. OPEN SPACES**

### **a) COLNEY HEATH COMMON**

#### **i) Common Ranger's Report for January.**

Received the Common Ranger's 102nd report.

Cllrs. noted the Ranger's concerns over the widening of the Warren Farm Track by vehicles turning round and eroding the vegetation.

RESOLVED to ask Mr. Paxton if it would be possible to place large logs either side of the track to return it to single width and therefore prevent turning and further erosion.

#### **ii) Colney Heath Farm**

##### Deed of Easement

Cllr. Mrs. Defoe reported on progress with the outstanding Deed of Easement at Colney Heath Farm and showed Cllrs. a letter from the Council's Solicitor requesting payment of £1556.98 towards the legal fees incurred in drawing up the Deed of Easement.

RESOLVED that Cllr. Mrs. Defoe advise the Solicitor that a formal invoice, with a breakdown of costings, should be sent to the Clerk for payment at the next Council meeting.

Cllrs. queried the outstanding enforcement against landfill at the farm especially as an adjacent land owner had now applied to landfill. The lack of enforcement action could be seen as a precedent for the existing and future applications.

RESOLVED to write to Mr. Parrish of the Environment Agency asking what progress had been made in enforcing removal of the landfill materials at Colney Heath Farm.

#### **iii) Declaration of Local Nature Reserve**

Received a letter from the CDC District Secretary confirming that the Common was to be declared a Local Nature Reserve. A legal agreement between the Parish and District Council would need to be entered into and copies of the title deeds to the Common were required for the agreement.

RESOLVED that Cllr. Mrs. Defoe and Toby Lowe (CMS) write an article for the Chronicle explaining the process and the benefits of designation of the Common as a Local Nature Reserve.

## **7. OPEN SPACES (CONT.)**

### **iv) 1997 Common Clearance**

Cllrs. considered a suitable date for the annual Common Clearance.  
RESOLVED to hold the Common Clearance on 19/4/97.

### **v) Flood Alleviation**

Cllr. Mrs. Nash was concerned about the flood alleviation plans for the Mimmshall Brook Improvement Scheme.

RESOLVED to write to the Environment Agency asking for a progress report on the scheme and what effect the anti-flood measure would have on the Common and Colney Heath.

### **vi) Common Land to west of Church Lane**

Cllrs. discussed the section of chain link fencing which had been erected between the old and new stiles along Church Lane.

RESOLVED to write to Shell Mex asking if they had erected the chain link to contain horses grazing on the land and if so would they arrange for it to be removed as permission from the Secretary of State was required before any construction, included fencing, was erected on Common land.

To suggest that fencing be erected along the Shell side of the Common boundary marker posts to keep horses off Common land.

To query whether Shell had sold their piece of land and if so to whom.

## **b) RECREATIONAL AREAS**

There was no report on any matters relating to the recreational areas.

## **c) HIGH STREET RECREATION GROUND.**

Received a letter from the Football Club regarding various plans and proposals for the future.

RESOLVED that the Football Club Working Party meet on 10/3/97 to discuss the plans in detail and report back to the full Council.

## **d) PARK RANGER'S REPORT FOR FEBRUARY**

Received Mr. Paxton's report.

RESOLVED to ask Mr. Paxton to rake the bark at Sleapshyde in order to eliminate the weeds.

## **e) COMMUNITY PARK.**

The Clerk reported that she had placed an order with Neptune Furniture for a "Southampton Seat" for the Community Park. Mr. Paxton would install the seat.

Cllrs. discussed the need for scything on the mound and Cllrs. Crump & Mrs. Defoe agreed to undertake this work.

## **f) HIGHFIELD TRUST**

Cllr. Ellis reported that no meeting had been held since his last report.

## **g) SLEAPSHYDE VILLAGE GREEN**

Received a letter from Mrs. Tomkins who was concerned about the safety for traffic and pedestrians negotiating the village green at Sleapshyde. She had attached a diagram of her suggestions for improving the safety with additional road lines and signage.

RESOLVED to forward the suggestion to the CDC with the Parish Council's approval.

## **8. HIGHWAYS**

### **a) PUBLIC TRANSPORT**

Passenger Transport Update no.108 February

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## **8. HIGHWAYS (CONT.)**

Received from the CDC details of bus shelter cleansing in the St. Albans District.

### **b) SMALLFORD TRAIL**

Received an update on matters relating to the Smallford Trail.

### **c) FOOTPATHS AND BRIDLEWAYS**

Received Cllr. Brazier's report on footpaths in the Parish.

Cllr. Brazier reported he had applied for the 1997 Parish Paths Partnership Grant.

Cllr. Mrs. Lynch stressed her concerns over Bridleway No. 7 - Ashley Road to Hill End Lane, which because of inadequate lighting, tended to attract disturbance after dark which resulted in vandalism to neighbouring properties.

RESOLVED to write to the CDC pointing out the problems experienced due to the poorly lit urban footpath and requesting that consideration be given to installing an additional street light somewhere towards the middle of the path to discourage these nocturnal activities.

Cllrs. suggested contacting the local community Police Officer to enquire if this bridleway came within his area and if so requesting that he investigate the problem.

## **9. COUNCIL OWNED (OR TRUSTEE) BUILDINGS**

### **a) VILLAGE HALL COUNCIL**

Received Cllr. Brazier's report as representative of the Village Hall Council.

### **b) CHARLES MORRIS HALL MANAGEMENT CTTEE.**

Cllr. Ellis reported there were no items affecting, or requiring the decision of, the Parish Council.

## **10. OUTSIDE ORGANISATIONS**

### **a) BEAMS**

Continuing Professional Development Conservation Area Appraisals Seminar - 17/2/97 - invitation to attend at a cost of £25.00.

### **b) CBTA**

Minutes of AGM on 16/1/97.

Accounts for y/e 31/10/96.

### **c) CDA**

Hertfordshire Village Ventures - 1996/97. Invitation to enter this year's competition.

### **d) HALC**

Chairman's allowances and deemed offices of/for profit.

ADC/NALC joint statement - Securing effective District/Parish relationships in England.

Millennium Green Breathing Spaces - an introduction to the programme.

### **e) HCC**

National Car Free Day 17/6/97 - invitation to attend a seminar on 19/2/97.

Environment magazine

"Working with Communities Workshop" - 10/3/97 - Fielder Centre.

### **f) Herts & Middx Wildlife Trust**

Wildlife Matters - Spring 1997

### **g) Local Agenda 21 Forum**

Agenda for meeting on 14/4/97

### **h) LGBC**

Agenda for meeting on 29/1/97

### **i) NALC**

Local Council Review - January 1997

### **j) Redland Aggregates**

Hertfordshire Newsletter

### **k) St. Albans District Association of Parish Councils**

Drug awareness course - 22/1/97 to 12/3/97.



**10. OUTSIDE ORGANISATIONS (CONT.)**

**l) St. Albans City & District Council**

Economic Development Strategy 1997/98.  
Handbook for Carers in St. Albans & Harpenden.  
Easter Refuse Collection - details.  
National Spring Clean 18-27 April 1997.

**m) St. Albans Police Consultative Committee**

Agenda for meeting on 27/1/97.

**11. STAFF**

There was no report on matters relating to the Council's staff.

**12. ST. ALBANS CITY & DISTRICT COUNCIL**

**a) AGENDA, MINUTES, REPORTS**

|         |                             |
|---------|-----------------------------|
| 20/1/97 | Planning S/C South          |
| 29/1/97 | Full Council                |
| 4/2/97  | Road Safety Advisory Cttee. |
| 10/2/97 | Planning S/C South          |

**13. ST. ALBANS CITY & DISTRICT COUNCIL (CONT.)**

**b) WRITTEN REPORTS ON MEETINGS ATTENDED BY COUNCILLORS**

Received Cllr. Brazier's report on the Twinning Association meeting held on 14/1/97.

There being no further business the meeting closed at 10.55 p.m.

CHAIRMAN.....

DATE.....

*C. W. Brazier*  
*12/3/97*