

Parish of Preston  
**PRESTON PARISH COUNCIL**

**Minutes of the Parish Council Meeting  
Thursday 10<sup>th</sup> June 2021 at 8 pm.**

<b>Present</b>	<b>Councillor</b>	Mr M Burleigh Mrs J Clark Mr J Healey Miss A Marshall Mrs S Palmer Mrs P Stark Mrs M Trinder (Chairman)
<b>In Attendance</b>		District Councillor F Frost Mr M Kellard Mrs S Kellard Mrs L Lathane (Clerk & Treasurer) Mr H Lamprecht (Osprey Homes) Mr M Wigley (Osprey Homes)

*The meeting was held by Zoom video conferencing.*

**21.18) Apologies for absence**

None

**21.19) Declaration of Interests**

Councillor Palmer declared an interest in Item No 21.21.

**21.20) Receive Chairman's Remarks and Urgent Items**

**21.20.1: Scheme of Delegation:** The Chairman noted that this meeting is being held under the Scheme of Delegation when decisions can't be made but the Clerk will ensure that any recommendations are actioned.

**21.20.2: Urgent Agenda Item:** The Chairman announced that item 21.26.3.2 has been added to the agenda as an urgent item.

**21.21) Comments from the general public and press (15mins)**

A resident of Castlefield attended the meeting in regards to his shared ownership property. It was taken on in 2016 with a maximum of 80% that could be purchased. They would like to

purchase the full 100% but have been told they need to liaise with the Parish Council on this. It was recommended that we take advice on this matter and liaise with the resident when we have more information.

**Action: The Parish Council will take advice on the shared ownership matter.**

## **21.22) County and District Update**

**21.22.1: Election Results:** Councillor Frost attended the meeting and informed the members that following the elections held in May Councillor Strong remains our District Councillor. Councillor Barnard also remains our County Councillor.

**21.22.2: Fly-Tipping:** John Marshall, Community Protection Officer at North Herts Council, has recently given a well-informed presentation on fly tipping across the rural areas of the district. The number of fly tips has almost halved from this time last year, this is the first reduction in a year.

NHDC Enforcement team has successfully increased the number of fines, court cases, and community awareness letters issued to those who tip in our lanes.

Covert cameras have been located in fly-tipping hotspots throughout our area to try and eliminate these criminal acts that blight our beautiful countryside.

Councillor Frost urges all residents to help in this fight. If you have CCTV at home, particularly facing a byway or lane, and spot a suspicious vehicle travelling past, please contact John Marshall at NHDC. If you see an unusual vehicle in a layby, note down the registration number, and any telephone number possibly marked on the side, and pass this information on to John.

No matter how small or insignificant the information may seem, it may be the missing piece in the jigsaw to prosecute offenders. You can contact John Marshall at [john.marshall@north-herts.gov.uk](mailto:john.marshall@north-herts.gov.uk)

**21.22.3: Boundary Change:** There is a proposed constituency boundary change being discussed. This would mean that Preston would fall in with Hitchin and would no longer be linked to Harpenden.

**21.22.4: Grants:** The Southern Rural Committee grant process is now open. Councillor Frost will check if precept receiving organisations can apply yet. Councillors no longer have a personal grant budget.

## **21.23) To adopt minutes of the previous meeting and the AGM**

These were agreed and will be signed at a later date.

## 21.24) To consider matters arising not already on the agenda

**21.24.1: Parking round The Green:** The Red Lion Board decided not to put a sign in the car park indicating that there is additional parking on Back Lane. They have put a sign on The Green asking people not to park. They had the signs but hadn't used them.

**21.24.2: Consultation on remote meetings:** The Chairman has sent in the Parish Council response indicating the majority view that remote meetings had worked well and that Councils should be able to decide for themselves whether to hold remote meetings and in what circumstances.

There is no indication as to when the Government will decide on any changes to remote meetings as a result of the consultation.

## 21.25) Finance

### 21.25.1: To authorise non-contractual payments and note payments to date:

#### Preston Parish Council - Summary Financial Report as at 8th June 2021

##### Community Account

		£	£
Balance as at:	5th May 2021		<u>£ 3,739.29</u>
Payments authorised at meeting:			
<b>Date</b>	<b>Recipient</b>		
06 May 2021	Royal Industrial Doors	£	1,080.00
12th May 2021	John Healey Expenses	£	43.43
13th May 2021	Came and Co Insurance (Arthur Gallagher)	£	681.67
19th May 2021	Margaret Trinder (Comet Advert Expenses)	£	60.00
19th May 2021	Margaret Trinder (Comet Advert Expenses)	£	334.08
26th May 2021	Clerk Wages	£	280.55
27th May 2021	E.on	£	26.69
		<u>£</u>	<u>2,506.42</u>
Monies received:			
<b>Date</b>	<b>From</b>		
10th May 2021	Preston Cricket Club	£	128.00
		<u>£</u>	<u>128.00</u>
Balance as at:	8th June 2021		<u>£ 1,360.87</u>

<b>Business Premium Account</b>			
Balance as at:	5th May 2021		<u>£ 9,729.93</u>
Payments authorised at meeting:			
<b>Date</b>	<b>Recipient</b>		
		£	-
Monies Received			
7th June 2021	Interest	£	0.25
		£	0.25
Balance as at:	8th June 2021		<u>£ 9,730.18</u>
<b>Total bank balances</b>			<b>£ 11,091.05</b>

### 21.25.2: To review budget:

The members noted the budget.

### 21.26) Planning

#### 21.26.1: To consider any new planning applications

None

#### 21.26.2: To note decisions and appeals

None

#### 21.26.3: To consider any other planning matters pertinent to the Parish Council

**21.26.3.1: Glebe House Access:** The Chairman reported that there had been no comments or queries arising from the notices in The Comet so she has instructed the solicitor to proceed with the sale.

#### 21.26.3.2: Land off Castlefield:

As announced at the start of the meeting, this has been added to the agenda as an urgent item. The Chairman introduced Mark Wigley from Osprey Homes and Henry Lamprecht from the Community Communications Partnership who had agreed at short notice to come to the meeting to answer questions about the proposed development. Key points from the discussion are:

- The Chairman noted that PR has been very disappointing with a number of residents not receiving the flier.

- Osprey Homes informed the Parish Council that there were more homes than identified in the Local Plan to get best value from the site.
- The Parish Council emphasised local views that the site was cramped with small plots.
- Osprey Homes noted that most new builds were less spacious than that of Preston properties.
- The 8 affordable homes will be 2 one bed, 3 two bed and 3 three bed dwellings. They will be in groups of four in two places on the site. The tenure of these homes will be organised jointly by NHDC and a local Housing Association.
- Osprey Homes will undertake another traffic survey on Chequers Lane as the original one was during lockdown. The outcome of this will be submitted to NHDC so that it can be considered as part of the planning application.
- There will be a construction management plan in place for the building period.
- The Parish Council asked if the plans for drainage and flood risk were enough, as there have been issues in the past.
- Osprey Homes explained the attenuation pond and the deep bore holes but also noted that, as part of the planning application, NHDC are obliged to consult statutory bodies, for example, Thames Water who has to ensure that the development will not cause flooding or drainage problems anywhere on the network, nor exacerbate any existing problems.
- There was discussion on sustainability and the Parish Council was concerned that gas heating will be used rather than ground source heat pumps.
- The access and local lanes were flagged up. Osprey Homes have had pre-application advice from Hertfordshire Highways which did not highlight any issues.
- The Chairman asked if there could be an extension for the consultation. This was agreed and the deadline will now be Monday 28 June.
- It is expected that planning permission will be submitted towards the end of June or early July.
- If planning consent is granted, the development is expected to take 18 months.
- There was a short discussion on Section 106 but this is organised locally and does not involve Osprey Homes.
- The Chairman has already had an initial discussion with NHDC about section 106.

The Chairman thanked Mr Wigley and Mr Lamprecht for attending the meeting.

The Parish Council recommended that a flier with further information would be circulated as soon as possible via the village databases and hard copies. It was also recommended that it would be best for village organisations to respond individually to the consultation.

**Action: A flier to be circulated to the residents giving further information on the proposed development.**

## **21.27) Local Plan**

A recommended response to the Local Plan was agreed.

### **21.28) Freedom of Information Policy**

It was recommended by the members that we adopt the suggested Freedom of Information Policy.

### **21.29) Parish Council Email Addresses**

It was suggested that the Parish Council should have designated Parish Council email addresses. It was agreed that all members will consider this and we will discuss again at the next meeting.

### **21.30) Covid Risk Assessment**

It was recommended that we adopt the Covid Risk Assessment.

It was recommended that the Clerk will find out when the nursery finishes for the summer holidays before we decide whether or not to meet in person in July.

**Action: The clerk to find out the end of term date of the nursery.**

### **21.31) Future Agendas**

It was recommended by the members that papers for all future meetings are posted online alongside the agenda for all future meetings.

### **21.32) Clerk's Report**

None

### **21.33) Playground Report**

None

### **21.34) Hertfordshire Highways Update**

None

### **21.35) Parish Paths Partnership**

**21.35.1: Fallen Tree:** A resident from Poynders End contacted the Clerk regarding a fallen tree on the footpath leading from Preston Hill farm towards Stagenhoe.

A Herts County Council contractor has now removed the tree from the path.

**21.35.2: Dead branch:** On the footpath leading to Wain wood off Chequers Lane there is a dead branch hanging quite high up in a tree. Mrs Woodward reported it to Councillor Clark as she didn't want it to cause harm.

On inspection it isn't directly above the footpath and too high to remove without specialised equipment. Councillor Clark will keep an eye on it and if it is still there in the summer, when the crops have been harvested, she will ask David Clark to remove it with the farm tele handler.

**21.35.3: Butchers Lane Footpath:** The footpath from Butchers Lane to the Millennium playground is looking overgrown with nettles and cow parsley. Councillor Clark will monitor it but she suspects trimming of local pathways will be on the HCC job list.

### **21.36) Cricket Club Representation**

The emptying of the cesspit has been booked.

### **21.37) Correspondence Received**

None.

### **21.38) Matters for future consideration**

Any matters will be emailed to the Clerk before the next meeting.

### **Date and Time of next Meeting:**

Parish Council Meeting: Thursday 22<sup>nd</sup> July 2021 8pm