**WIGGINTON PARISH COUNCIL**

**PARISH COUNCIL MEETING**

**Held in Wigginton Village Hall**

**Tuesday 20th February 2024 at 8 pm**

**MINUTES**

In attendance: Cllr Walker (Chair), Cllr Pattison - Lora, Cllr Maisey, Cllr Stillwell and Cllr O’Sullivan who joined the meeting during agenda item 24/015 Public Participation.

Gosia Turczyn- Parish Clerk and 8 members of the public

**24/013 Apologies.**

To consider and accept apologies.

The Council received and accepted apologies sent by Cllrs Axon and Western, both away on holiday.

**24/014 Interest and Dispensations.**

To receive any declarations of interest for items on the agenda or requests for dispensation.

Cllr Pattison-Lora declared an interest in 24/00130/FUL Demolition of existing stable buildings and construction of a residential dwelling Tal-y-llyn Crawleys Lane Wigginton Tring Hertfordshire HP23 6FF planning application as a next-door neighbour and abstained from discussion and voting.

**24/015 Public Participation (max 15 minutes).**

Members of the public can raise matters of concern or queries.

1. Members of the public had spoken about 24/00130/FUL Demolition of existing stable buildings and construction of a residential dwelling Tal-y-llyn Crawleys Lane Wigginton Tring Hertfordshire HP23 6FF planning application asking the Council for support. Cllr Maisey had visited the site which he defined as essentially being a brownfield site. He said that the proposed design and appearance of the dwelling falls within the Chilterns Conservation Board guidelines and suggested that the Council supports this planning application.
2. Members of the public raised concerns regarding the re-consultation for 23/02290/FUL Change of use of the existing property from Sui Generis (garage and coach hire business) to residential (Use Class C3). Demolition of all existing buildings and construction of 2 residential units with associated works. Wigginton Garage Chesham Road Wigginton Tring HP23 6EJ planning application and the Council encouraged affected residents to submit their objections on the DBC planning portal.

**24/016 Minutes**

To approve and sign the minutes of Wigginton Parish Council meeting held on the 16th January 2024.

Resolved, PROPOSED BY Cllr Stillwell and SECONDED BY Cllr Pattison-Lora to approve the minutes as a true record of proceedings. The minutes were duly signed by the Chair.

**24/017 Parish Council Website.**

To consider proposal for a new website from Eyelid Productions.

Resolved, PROPOSED BY Cllr Maisey and SECONDED BY Cllr Walker to accept a quote of £1,001.99 and appoint Eyelid Productions as a website hosting company, carried unanimously.

**24/018 Reports to Council**

1. Clerk’s report. Appendix 1

To note the report.

1. The Council had received £3,000 from Dacorum Borough Council Community Grants towards the playground resurface.
2. The Church Fete will be held on the 7th September.
3. The Council had agreed to hold the community litter pick on the 20th April, starting at 10 am. This will be advertised in the Oddy.
4. Warden’s report. Appendix 2

To discuss matters arising from the report and approve expenditure if required.

1. The Clerk will ask Berkhamsted Raiders to take down the red mesh fence after each match.
2. The Council agreed to close off the Osborne Way path and put up a sign to let the ground recover.
3. Cllr Walker agreed to reinstate the benches at the Recreation Ground into the ground.
4. The bonfire debris will be cleared when the weather allows.

1. PCSO report.

 Included in the Clerk’s report.

 The following report was received:

“There was only one crime in Wigginton during January in the public interest. Between 3/1/24 and 4/1/24 an offender has approached a property on Grymsdyke Road, Wigginton and removed a childs football Goal and net from a front garden before making off. This crime remains undetected”.

**24/019 Planning Matters**

1. Application(s):
* 24/00130/FUL Demolition of existing stable buildings and construction of a residential dwelling Tal-y-llyn Crawleys Lane Wigginton Tring Hertfordshire HP23 6FF The Council resolved unanimously to support this planning application.

Resolved, PROPOSED BY Cllr Maisey and SECONDED BY Cllr Stillwell to support this planning application.

* 24/00212/TPO Fell and works to trees. Chiltern House Upper Tring Park Wigginton Tring Hertfordshire HP23 6FB

The Council resolved to support this planning application, carried unanimously.

1. To consider and approve any Parish Council responses to any planning applications received during the period after which the agenda was published. List of planning applications relevant to Wigginton Parish can be found at [www.dacorum.gov.uk](http://www.dacorum.gov.uk)

1. 23/02290/FUL Change of use of the existing property from Sui Generis (garage and coach hire business) to residential (Use Class C3). Demolition of all existing buildings and construction of 2 residential units with associated works. Wigginton Garage Chesham Road Wigginton Tring HP23 6EJ

Resolved, PROPOSED BY Cllr Maisey and SECONDED BY Cllr Pattison- Lora to object to this planning application on the following grounds:

a) Whilst the revised plans show some concessions, the proposal still represents overdevelopment and risks further potential issues regarding overlooking, loss of light etc. Hence any recommendation to grant consent could reasonably include a condition withdrawing Permitted Development rights under Schedule 2, Part 1, Classes A, B, C and E.

b) The Parish Council is concerned about the implication of comments made by the case officer at the Development Management meeting regarding the revised plans for the 4 dwellings on the same site. It seemed that the Affordable Housing Clarification Note was being interpreted to mean that no commuted sum is payable for 6 dwellings in Wigginton. Whilst that wasn't a determining factor in that application, it could produce a perverse outcome for the present application, as explained below.

The clarification note clearly states that " However, Wigginton falls within the ‘rural area’ designated in the PPG, new dwellings will only need to be affordable where the scheme creates 6 or more units." Furthermore, the decision flow diagram (Figure 2) clearly indicates that, for 6 units or more but less than 10, a commuted sum is payable.

There is some possible ambiguity in the clarification note as it does go on to explain that as infilling is defined as 2 units or less then Clause (b) of CS6 no longer requires any affordable units. Surely this doesn't mean that if an exception is made to Policy CS6 allowing more than 2 dwellings then it automatically removes any requirement in respect of the affordable housing policy. If that had been the intention then it would have been clearly spelled out and incorporated into Figure 2 accordingly.

c) There seems little doubt that the two applications are on the same site in terms of ownership, planning unit and constitute a single development hence meeting all three of the established case law criteria. This is clear from the various applications and whilst several company names appear on the documents they are all in the same group with a common director.

1. Decision(s) issued by Dacorum Borough Council:
* 23/03002/DRC The Cow Roast Inn, Tring Road, Cow Roast, Tring, Hertfordshire, HP23 5RF, Details as requied by condition 3 (Historic Building recording) attached to planning permission 22/02976/LBC (Single and two storey side and rear extensions and alterations to existing building including removal of the kitchen addition, closing and deepening of some windows and removal of modern studwork partitions.) GRANTED
* 24/00042/DRC Champneys Health Resort, Chesham Road, Wigginton, Tring, Hertfordshire, HP23 6HY Details as required by condition 3 (completion of barns) attached to planning permission 21/04636/FUL (Change of Use of Orchard Cottage Class C1 to Class C3 (Amended scheme) GRANTED
* 23/02961/DRC The Orchard, Hemp Lane, Wigginton, Tring, Hertfordshire, HP23 6HF Details as required by condition 3 (Externl materials) attached to Planning Permision 23/01860/FHA and 23/01861/LBC (Single Storey Rear Extension) GRANTED
* 23/03041/FHA 98 Hemp Lane, Wigginton, Tring, Hertfordshire, HP23 6HE Single storey front extension GRANTED

**24/020 The Oddy 2024.**

To agree delivery arrangements and article delegation.

The Council discussed article delegation for each member. The Chair suggested to write about highway visibility in his report. The articles to be submitted to Cllr Axon by middle of March.

**24/021** **Internal Controls – Governance, Policies and Procedures.** Appendix 3

 a) To approve Complaints Procedure.

 b) To approve Publication Scheme.

 c) To review and approve Communication and Engagement Strategy.

Resolved, PROPOSED BY Cllr Stillwell and SECONDED BY Cllr Walker to approve the above documents.

**24/022 Play area resurface.**

To consider a quote of £15,180.00 for ground preparation received from R.M.L Tree and Graden Services and revised quote for resin bound mulch received from RTC Safety Surfaces Ltd.

Discussion deferred to the next meeting.

**24/023 Sports Field maintenance and upgrade.** Appendix 4

To consider a quote of £4,980 including VAT to carry out Phase 2 of the project in line with the 2024-25 budget.

Resolved, PROPOSED BY Cllr Maisey and SECONDED BY Cllr Stillwell and carried unanimously to approve the above quote and appoint R.M.L Tree and Garden Services to carry out the work.

**24/024 Sustainable Wigginton.**

To approve expenditure under the Climate Change Action Plan and in accordance with the budget.

Resolved, PROPOSED BY Cllr Pattison-Lora and SECONDED BY Cllr O’Sullivan and carried unanimously to approve the expense claim of £59.60 for apple picker and handle.

 **24/025 Finance.** Appendix 5

1. To review and agree the accounts that were circulated prior to the meeting including bank statements and reconciliation and cashbook report.

The Council noted and agreed the accounts. Cllr Maisey agreed to sign off the documents.

b) To pass resolution to authorise schedule of payments circulated prior to the meeting.

 Resolved, PROPOSED BY Cllr Walker and SECONDED BY Cllr Pattison-Lora to

 approve the following payments:

**BACS/DD presented for payment at the meeting of Wigginton Parish Council held on 20th February 2024.**

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| --- | --- | --- |
| **PAYEE** | **DESCRIPTION** | **Amount** |
| M W Agri Ltd | Ground Maintenance January (paid by DD) Deducted from total | £374.32 |
| M Turczyn | Reimbursement for Dog Poo Bags (PAID)  | £43.05 |
| M Turczyn  | Clerk’s mileage January/February | £25.20 |
| M Turczyn | Clerk’s salary January (PAID) deducted from total | £620.20 |
| HMRC Cumbernauld | Clerk’s PAYE January (PAID) deducted from total | £147.40 |
| M Turczyn | Clerk’s salary February  | £620.20 |
| HMRC Cumbernauld | Clerk’s PAYE February | £147.40 |

 **Total to be approved: £835.85**

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1. To note receipt of income.

The Council noted that the school donated £81 towards the tree project.

 **24/026 Any other business not requiring formal decision.**

1. Cllr Stillwell suggested 14th September 2024 for the Big Picnic.
2. Cllr O’Sullivan reported that work had been carried out to the Footpath 21.

 **Meeting close:** 21:11

 **Next meeting will be held on the 19th March 2024 at 8 pm.**