

**MINUTES OF A MEETING OF HINXWORTH PARISH COUNCIL HELD  
IN THE VILLAGE HALL ON THURSDAY 6th JANUARY 2022 AT 7.00 PM.**

**Present:**

**Mr R. Cobb (Chairman)**  
**Mr N. Tiffin (Vice-Chairman)**  
**Mr A. Lloyd**  
**Mr A. Dawson (for Christy's Yard Application only).**  
**Mr B. Higgins**  
**Mrs W. Kitchener (Clerk)**

**Apologies: Steve Jarvis, Hertfordshire County Councillor.**

**Other Councillor present: Tom Tyson, District Councillor.**

**Twenty one members of the public.**

The Chairman welcomed everyone to the meeting and noted those attending was in response to the Christy's Yard planning application. Therefore it was his intention to deal with this item after the current Item 1 on the agenda.

**1. The Minutes of the last meeting:** The minutes of the meeting of 2<sup>nd</sup> December 2021 were agreed by the Parish Councillors. Proposed by Nick Tiffin and seconded by Brian Higgins.

**North Hertfordshire Council Planning Application 21/03121/FP: Land Adjoining Christy's Yard.**

**The Chairman invited the residents of Hinxworth present to make their representations to allowed four minutes to state their position. (Councillors Nick Tiffin and Brian Higgins "declared an interest" therefore excused themselves from participating in the meeting or voting on this item).**

The persons who came forward were:-

Ian Alderman, Christy's Yard.

Julien Mignonac, Chapel Street.

Mark Gammon, Christy's Yard..

Jill King, Chapel Street.

Tony Lloyd, Parish Councillor, The Close.

They gave a brief resume of their objections.

Please see the North Hertfordshire District Council Planning website for the full text of their representations.

**The Chairman summed up the Parish Council's position:-**

"Chapel Street is a conservation area of some note. The open view and vistas around two of its important listed buildings Middle Farm and Cantlebury with the pond as a centre piece are unrivalled in North Hertfordshire. We believe that this application will undermine this conservation area, especially with the parking for this proposed development in front of the barn which was part of Middle Farm.

The parking of two cars would totally block the view of the pond from one side. The access to the proposed development by foot from Chapel Street alongside the barn gives a clear understanding on what vehicles would be left around the pond area. This would totally undermine the vista from Cantlebury House across the pond and over the gardens of Middle Farm also.

Additionally, people embarking from these parked vehicles would embark onto the grass area at some point. so a pavement would have to be constructed, even if not requested in this application. This proposed development would be totally at odds with this environment. This green space with open vistas are very important to this conservation area. We see no benefit to the Village or our many visitors to Hinxworth from this development in such a sensitive conservation area.

The Parish Council objects to this application". This was agreed unanimously by the Parish Councillors.

Please see as posted on the North Hertfordshire District Council Planning website. All but two members of the public attending then left the meeting at 7.25pm.

**2. Matters arising not elsewhere on the Agenda:** Nothing to report.

**3. Correspondence:**

**North Hertfordshire Council Planning Application 21/03121/FP: Land Adjoining Christy's Yard**

Please note additional letters received by the Parish Council from residents, and as advised by the Chairman, to forward a copy to North Hertfordshire District Council Planning Department for posting on their website.

**4. Finance:**

**Current Parish Council Funds:** The Councillors agreed to the expenditure for the current month. Proposed by Nick Tiffin and seconded by Tony Lloyd.

**5. Planning: North Hertfordshire District Council Planning Application 21/03222/PQN: Prior Approval Class Agric to Dwelling Q: Change of use of two agricultural barns into two 4-residential dwellings (Class C3 Use) including the creation of amenity space and parking. Place Farm. New Inn Road, Hinxworth, Baldock, Hertfordshire, SG7 5HB**

Re: Parish Councils comments on 21/03222/PNQ. Class Q to Dwellings. Place Farm. (Follow-up from December Minutes under "Any Other Business" as reported to NHDC for posting on their website.).

Hinxworth Parish Council are aware of Class Q to Dwelling as we have had one in the Parish recently.

We are **Neutral** in our response to the application, but we urge NHDC to take on board the following points as very relevant, given the HCC application for a Care Home also at Place Farm.

1. There is strong concern that these converted Barns to Dwellings could also form part of a bigger Care Home complex by the "back door." We therefore ask NHDC to explore possible restrictions and ensuring that these properties are sold as private dwellings.
2. The Parish Council is very concerned regarding having two four -bedroom dwellings on this land which is surrounded by waterlogged fields. There are no main drains and the additional disposal of domestic water by these new dwellings will cause greater problems. We ask NHDC to take note of the informed comments by Mr Smyth (already on your website) who lives opposite Place Farm and farms the surrounding land. The impact on Jacks House and the water which builds up in the ditch surrounding the property already. As a result, two more houses will/could overwhelm this ditch and a full drainage assessment needs consideration prior to approval. The necessary steps taken to prevent increasing issues in this local area i.e., Investment in new drainage/ ditches must form part of any granted permissions.

**6. Highways:**

**Flooding:** Many of the roads in and surrounding Hinxworth are flooded. Steve Jarvis is to be contacted to "Walk the Village" to identify the problem areas.

**.7. Village Hall:** The Car Park lighting has been renewed.

**.8. Recreation Ground:** David Granger to be contacted to provide a quote for the 2022/23 season.

**9. The Tennis Court:** Nothing to report.

**10. Allotments:** Nothing to report.

**11. Any Other Urgent Business:**

**Unknown "Tommy" for Hinxworth:** The Royal British Legion has a programme to commemorate the centenary of the War Memorials of the First World War by Towns/Villages the Parish Council is to purchase a figurine of an "Unknown Tommy" next month.

**The Queen's Platinum Jubilee:**

Plans will be underway in the near future for the weekend commencing 3<sup>rd</sup> June. Organisations in the Village will be approached for their input.

**Playground Area Report:** Nothing of significance requires repairing.

**12: Date of the Next Meeting:** Thursday 3rd February 2022 in the Village Hall at 7.00pm. The meeting closed at 7.55 pm.