

**MINUTES OF A MEETING OF HINXWORTH PARISH COUNCIL HELD
IN THE VILLAGE HALL ON THURSDAY 7th OCTOBER 2021 AT 7.00 PM.**

Present:

Mr R. Cobb (Chairman)
Mr N. Tiffin (Vice-Chairman)
Mr A. Lloyd
Mr A. Dawson
Mrs W. Kitchener (Clerk)

Apologies: Mr Bryan Higgins.

Other persons present:- Steve Jarvis, Hertfordshire County Councillor. (Left the meeting at 8.30pm)
Tom Tyson, District Councillor.

Mr R. Kitchener (The Clerk's driver)

Eight members of the public for the Place Farm Planning Application.

The Chairman opened the meeting and welcomed everyone. The first item to be dealt with is as follows:

In his opening address to the eight members of the public attending the meeting, the Chairman stated that the Parish Council had already discussed the Planning Application and had no objections to the proposed change of use.

Hertfordshire County Council Planning Application PL/0233/21 (CCO829):- Place Farm, New Inn Road, Hinxworth SG7 5HB. The Chairman acknowledged the eight members of the public attending had concerns or objected to this Planning Application. He allowed a time constraint of four minutes per person to air their concerns. The Chairman asked those who wish to speak to give their name and to state where they lived. He also said that a summary of the points raised would be forwarded onto Hertfordshire County Council.

Members of the public who spoke in opposition to the application were:

Dr Derek McHattie The Stables, Pulters Farm Barns, Hinxworth

Who reiterated again his opposition to the Planning Application as outlined in his email to the Chairman dated 6th October 2021. (Available on request).

Mrs Rochelle Mortier & Mr Peter Stanier Jacks House, New Inn Road, Hinxworth.

Mrs Mortier reiterated again her opposition to the Planning Application as outlined in her email to the Chairman dated 7th October 2021. (Available on request) Rochelle raised her concern that there was inadequate transparency of the decision made by the Parish Council on the Change of Use Application for Place Farm; this was due to the lack of engagement with residents in the village, prior to Parish Councillors deciding not to object to the Planning Application and prior to the Parish Council meeting on the 7th October.

Mrs Dryden-Smith Foxhollow, New Inn Road, Hinxworth.

Who also sent the Chairman an email dated 7th October 2021. (Available on request) She objected to the Planning Application, she felt the property would be of better use reverting back to a smallholding or rented property.

Mrs Bridget Sheldrick , Dewmead Farm, New Inn Road, Hinxworth.

Who expressed her concerns regarding the proposed occupants of Place Farm and it's possible expansion in the future, and her objection to the Planning Application.

Mrs Annie Hull, West Barn Hinxworth Place.

Objected to the Planning Application. Firstly, she noted that none of the members of the Parish Council lived near the proposed development. Secondly, there being no local facilities in and around Hinxworth, the

proposed site would not be suitable for young children. And thirdly, the change of use would result in a loss of local rented accommodations.

Mrs Josephine Mills Hinxworth Place.

She objected to the Application because New Inn Road was unlit with no pavement and a 60 MPH speed limit. Plus the A1 being only a mile away.

Mr Anthony Smyth Glebe House, New Inn Road, Hinxworth

Raised his concern that Place Farm is in a somewhat dangerous environment.

That there was no description of the children's accommodation within the Planning Application.

The two large sheds adjacent to the building are not included in the Application. Therefore it is likely expansion of the area/property could occur. This in his opinion places a different scenario on the Application.

Steve Jarvis Hertfordshire County Councillor.

Said that he had spoken in respect of the failure of the County Council to notify all local residents of the Planning Application. Likewise, he is concerned of the rural location, with no public transport and further facilities/amenities. He was notified that HCC were well aware of this.

He also notified the meeting that the norm for such care homes in Hertfordshire for such vulnerable children was "two children, two carers" per home. Steve to contact the Children's Services Department at HCC for further information and if possible arrange a meeting with the residents of Hinxworth and the Department.

Steve Jarvis wanted it to be clear he does not sit on the HCC Planning Committee.

Tom Tyson District Councillor.

Outlined NHDC's involvement. NHDC is notified by HCC for comment. As yet no comment appears on the HCC website. The Chairman, Steve Jarvis and Tom Tyson urged those present to make their representations to HCC though the HCC Planning Portal and any comments should be based on the Application details not the children/intended occupants of Place Farm.

The discussion continued until 8.30 pm. From this the Parish Council issued the following statement to Hertfordshire County Council to add to their original statement. Both of these are detailed below as follows:-

Additional Response to HCC after the 7th October Parish Council Meeting (added to the one below).

The Parish Councillors have met and discussed the Planning Application for Place Farm, New Inn Road. Based on the Planning Application and Change of Use, we see no reason to object from our side. However, we are aware of a degree of unrest and concern regarding this Application from neighbours in the vicinity of the proposed accommodation and we have urged the residents to voice their concerns on the HCC website where HCC can and should take these up directly with all those concerned. The residents who feel most affected by the Change of Use of this property have made their concerns clear at our recent Parish Council meeting on the 7th October – mostly residents in the area of Pulters Farm and Hinxworth Place and residents living in New Inn Road.

The main points of concern, not in order of importance:

- The Change of Use would mean the village will lose a rentable property.
- Place Farm is on a busy road leaving to the A1 with a speed limit of 60 mph. There is no street lighting or footpaths.
- Concern that this Change of Use would expand – the large sheds on the property could be converted to enlarge the capacity of the care home in the future.
- There are no facilities in and around Hinxworth for young children.
- That the additional traffic of care staff for the two children and possible support staff would increase the carbon footprint of the village.
- The Access Statement 2.2 suggest that to the north is a single track leading to Jack's House. This is incorrect. The track is owned by HCC and leads to 7 residential properties. Jack's House is a residential property which sits in New Inn Road.
- There is no bus service as described in the Access Statement. (The Parish Council have raised this in their reply).
- Also, the distance from the village is inaccurate and shorter than described.

The residents have been encouraged by the Parish Council to make concerns and points of disagreement clear to HCC through the planning website and upload the emails and letters they feel fit to support their rejection of this Planning Application.

HINXWORTH PARISH COUNCIL

First Response from the Parish Council to HCC from the Parish Council (for information).

For the attention of Brian Owen
Team Leader, Development Management.

Dear Mr Owen

Further to the above please record the following paragraph as their response :-

"Hinworth Parish Councillors have "no objection" to this Planning Application. The Councillors note that the application details Hinworth as having a bus service. This is incorrect and therefore "**THE COUNCILLORS REQUIRE THAT THE APPLICATION BE AMENDED TO RECORD "THERE ARE NO BUS SERVICES/LINKS WHATSOEVER TO THE VILLAGE OF HINXWORTH"**".

Please confirm by return this will be recorded and actioned and notified to all parties concerned.

Yours sincerely

Wendy Kitchener
Clerk on and behalf of Hinworth Parish Council

This item closed at 8.30pm – The members of the Public also left the meeting at that time.

1. The Minutes of the last meeting: The minutes of the meeting of 2nd September 2021 were agreed by the Parish Councillors. Proposed by Richard Cobb and seconded by Tony Lloyd.

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

3. Correspondence:

Bedfordshire Road Cycling Club.

The Chairman has replied to Graham Laming of BRCC to confirm that we will happy to see them at our Remembrance Service in November now the Covid restriction have been lifted.

Tree Sapling Planting:- Available via North Herts District Council. Tom Tyson advised this is a very popular initiative. The information is available via the following link:-

<https://new.north-herts.gov.uk/north-herts-councils-10000-free-trees-giveaway-express-your-interest-now>. The Councillors also agreed to pass the details onto the Village Voice.

4. Finance:

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

5. Planning: The following Planning Applications were received during September from NHDC:-

- **Farrowby Farm, New Inn Road:** The Councillors agreed to "no objection" to this application.
- **12 Francis Road:** The response to NHDC from the Parish Council to this application is as follows:- Hinworth Parish Council has "no objection" in principle to the above revised Planning Application but require a note to the Planners to be recorded as follows:- " that properties to the side may object to their privacy being eroded because of the enlarged loft works". (Tony Dawson withdrew from the meeting regarding this Planning Application).
- **Denewood, The High Street:** The response to NHDC from the Parish Council to this application is as follows:- "The Parish Council, though agreeing by a majority vote, do have concerns over the effect of raising the roof line on the adjoining bungalow and the street view in this conservation area."

6. Highways:

Traffic Calming Measures:- Richard Cobb is discussing with the appropriate authorities as to when monitoring of the traffic flow through the Village can take place.

7. Village Hall: The AGM took place in the Village Hall on September 14th. Helen Donohoe has been elected as Chairperson. The Parish Councillors wish her well.

8. Recreation Ground:

Cutting of the Perimeter Hedge: David Granger will complete this on Friday October 8th.

Ashwell Accies 11's :- The Parish Council received a letter for the use of the recreation ground by James Mc Hattie a member of Ashwell Accies 11's football team. His mother endorsed his request. Richard Cobb is to reply to them.

9. The Tennis Court: Nothing to report.

10. Allotments: All rent due on September 1st has been received from the Allotmenters..

11. Any Other Urgent Business:

Changes to Voting Procedure/System for the Election of District Councillors:- Tom Tyson outlined the likelihood of these possible changes. These appear rather complicated. He will forward further details to the Parish Council,

Encrypted Emails from NHDC:- The Parish Council is having problems with emails received from NHDC. They all appear now to be encrypted. Whether it is necessary or not a different password requires to be set up for each NHDC Department. Considering most of the information received in these emails is in the Public Domain is this necessary? Tom Tyson reported he has had other Parish Councils raising these concerns and he will look into the situation.

Ashwell Patients Group:- Wendy Kitchener reported she attended the "ZOOM" meeting of the Group on September 28th. The minutes of the meeting will be published in the next Village Voice.

12: Date of the Next Meeting:- Thursday 4th November 2021 in the Village Hall at 7.00pm. The meeting closed at 9.15 pm.