

**Minutes of the meeting of London Colney Parish Council held in
the Sports Pavilion, Morris Playing Field, London Colney
held on Friday, 2 May 2008 commencing at 7.30 p.m.**

Present: Mr M MacMillan (Chairman)
Mr C Flynn (Vice-chairman)
Mr K Bowes
Mr H Jones
Mr R Cooper
Mrs M Crouch
Mr N Mahony

In attendance: Mrs G Patschinsky (Parish Clerk)
Mrs L Gibling (Project Manager)

81 Members Declaration of Interests

The were no declarations of interest.

82 Apologies

Apologies were received from Mr D Katuwawala due to illness

83 Minutes

Resolved that the Minutes of the last meeting of the Council held on 7 March 2008, having been previously circulated to all members, be **approved** and signed by the Chairman as a true record.

84 Matters Arising from the Minutes

33 Napsbury Park Recreation Centre – The Parish Council have agreed the terms of the lease with the SADC who are in the process of drawing up the documentation. SADC is seeking clarification from Crest regarding the timescale for spending the Section 106 money. SADC also wish to resolve access and road responsibilities prior to drawing up the lease.

85 Public Question Time

A member of the public queried whether or not it is legal to park on the grass verges. Councillor Crouch advised that this was brought up at the District Council Environment Group and people cannot be stopped from parking, although it is illegal to drive on the verge. It is hoped, however, that there may be a change in the law soon.

86 Correspondence

- a) An invitation had been received from 1st London Colney Scouts to a party to celebrate their 60th Anniversary on Sunday 9 May 2008. Councillor Flynn and Linda Gibling will attend.
- b) Copy of a letter to Councillor Flynn from Mr J Bennie, SADC regarding the possible erection of a gate on Chicken Lane to prevent fly tipping was received. Complaints had been received by Mr Flynn from residents of Caledon Road as they had been advised that the road may be closed. It was **agreed** that the Parish Council write to Mr Bennie objecting to the erection of a gate as it would not prevent the problem of possible fly-tipping.
- c) E-mail correspondence re update to Herts Police website was received and noted.
- d) An invitation to St Albans Community Forest Association AGM had been received – Councillors were asked to advise Clerk if anyone could attend.
- e) Letters of thanks from recipients of donations from Xmas Ball were received and noted.
- f) Minutes of the meeting of St Albans Association of Parish Councils was received and noted. Councillor Cooper will attend the next meeting on 8 July 2008

87 Projects Update

The Project Manager gave a report on the following projects:

- 1) Walsingham Way Field – A letter of confirmation is to be sent to Groundworks so that they can proceed with the project. A letter will also be sent to SADC requesting £10K from the Parish Council Leisure Funds being held by them.
- 2) Bridge Railings – Conditional planning consent has been received and the Project Manager has been chasing Herts Highways for a timescale. It was **agreed** that the Parish Council would write requesting that this works now be completed without further delay.
- 3) Clock railings – these have now been fabricated by the grounds staff and will be installed when the weather permits.
- 4) Memorial Grove – Still waiting for the final lease documentation.
- 5) Dudley Wood – awaiting response from Colney Heath Parish Council – meeting to be held 8 May 2008.
- 6) Parish Welcome Pack – List of the current contents to be circulated to Councillors for comment and advise on anything to be added. Production costs will be considered once content finalised.
- 7) Chester Gibbons Green – Levelling and reseeded now complete.
- 8) Lighting Village Green Car Park – The Project Manager has had a meeting with the electrician and has been in contact with EDF Energy regarding the supply. EDF have advised that they will connect the supply but will not install a suitable pole. The electrician and Herts Highways have been contacted regarding the installation of a pole.

- 9) Glebe Allotments – The Project Manager had a site meeting with Rumball Sedgwick’s contractors who have been engaged to clear and mark out the allotments. We have been advised that the documentation will be available within 2 weeks.
- 11) Play Areas – Anti-motorbike measures - to be placed on the reserve list and proceed if savings can be made from other budget headings. It was noted that the repair to the surface in Caledon Road play area was to go ahead within the next two weeks. The Groundsman will replace the ‘No Dogs’ sign.
It was **agreed** that a 6 monthly report should be made to the Parish Council regarding any repairs required so that an adequate amount can be budgeted.
The Groundsman and Clerk have been investigating grass-mats and have now found a supplier who can provide the mats at a very competitive rate and we hope to trial this in some areas that need surface replacement
- 12) Tennis Courts – A written report was circulated on the recent meeting and site visit to Sandridge. Conditions imposed by the suppliers of funding meant that the refurbished courts had to be kept locked and a formal booking system implemented so that details of the users of the courts could be fed back to the funding suppliers. This had resulted in a great deal more work and it was noted that the locked courts suffered more vandalism than the open ones, which were also used more. It was **agreed** that we should pursue funding options but any funding obtained should be without restrictive conditions.
- 13) Shenley Lane MUGA – A meeting had been held between Groundworks and members of the Playing Fields, Allotments and Footpaths Committee. The issue of fencing had been discussed and it had been **agreed** that it would be fenced and locked later at night to prevent abuse and nuisance to residents. Groundworks had presented plans for a teenage Multi-Use Games Area (MUGA) but had been asked to provide plans for a further area. There will be a public consultation with young people and we will ensure that the final scheme is conducive to the area. This is being funded by Section 106 monies and it was **agreed** that the Council would handle the financial side of the project.
- 14) CCTV Caledon Road – The Project Manager has requested further information on how to apply for funding and is awaiting response from the Senior Engineer, SADC. District Councillor Gordon will also pursue the matter and the Parish Council will write to SADC.
- 15) Disability Provision – Revised Specs were sent to a number of companies and site meetings have been held. We are awaiting quotes for the Induction Loop and disabled toilet facilities. It was **agreed** that a baby changing facility would also be considered but not necessarily in the toilet areas.
The costs for replacement chairs, table cloths, water jugs and glasses to be established.
It was also **agreed** to look into employing a space consultant to advise on the best use of the space within the building, and to advise on the layout of the new facilities at Shenley Lane.

- 16) Parish Web-site – The Clerk will provide hard copy of what we have now for members to update and provide suggestions of new content. The inclusion of local street maps and footpath maps was suggested.
- 17) Bus Shelters – The Project Manager is to have a meeting with Herts Highways to agree the siting of the next four bus stops. Once agreed a rolling programme will be implemented.
- 18) Shenley Lane Changing Rooms – Final drawings are to be made for building quotes and planning purposes. It was **agreed** that the Project Manager would obtain three quotes for this work, rather than using our current surveyor. These quotes will be agreed by the Chair/Vice-chair so that the building quotes can be fed back to the next meeting.
- 19) Wheels Project – Project Manager to draw up a proposal to present to the Footpaths/Rights of Way Officer and also raise the possibility of cycle paths with Herts Highways.
- 20) Sports in the Park – SADC have advised that they would be unlikely to provide an extra day as they have already fulfilled the budget but the Parish Council have indicated that it would sponsor an additional day at White Horse Lane and it was **agreed** that a letter would be sent to the Head of Leisure, SADC, to this effect. The Council would also consider sponsoring Tennis Coaching at the Sports Centre in Perham Way.

The Project Manager presented the meeting with two paintings commissioned from a local mouth painting artist. The Council **agreed** that they should be hung in the Pavilion and would write to the artist to thank her for the works. The costs for these paintings will be finalised at the next meeting.

Councillor Flynn advised that he had explored using Willows Farm for the Xmas Ball but it would not be cost effective to hold it there. Councillor Flynn will pursue other venues and report back.

88 Groundsmen's Report

- (a) The Clerk gave a verbal report to the meeting on the Groundsmen's activities over the last month. In addition to ongoing maintenance:
 - Football – there have been additional games midweek creating more work - marking out pitches twice per week instead of once per week, plus additional cutting throughout the parish now that weather is warmer & grass growing more actively
 - Chester Gibbons Green – top-dressing completed, holes filled, re-seeded, scarified, beds prepared for planting
 - Low Bell Lane/River – Re-seeding on banks & pruning completed
 - Shenley Lane – fencing replaced, new entrance completed with gate repositioned
 - Paddling Pool – toilets repainted internally, pool drained

- (b) Forthcoming work for May/June (weather permitting) in addition to the ongoing maintenance throughout the parish:
- Millennium Clock – installation of barrier, replacement of seats - using seats made in house
 - Paddling Pool – refurbishment and preparation for opening, pool may need repainting, fascias and toilets doors to be refurbished. It was **agreed** that a notice of the opening date of 24 May 2008 be placed in the London Colney News.
 - Reseeding programme begins and will continue throughout the next few months
 - River – clearance of debris under small bridge – needs motorised wheelbarrow
 - Allotments – Clearance of ditches, clearing un-worked allotments, rubbish clearance – the cost of £350 + VAT to hire a grab lorry to clear the rubbish was **agreed**.
 - Shenley Lane – Mole draining
 - Football pitches – scarifying, patching and reseeded
 - Playground maintenance
 - Dudley Wood – waiting on Colney Heath
 - Low Bell Lane – posts to prevent parking on verge

89 Finance

- (a) **Resolved** that the list of accounts attached at Appendix 1 be approved for payment.
- (b) The financial report for the financial year 2008/2009 was presented to the members but it was felt that there were some items that needed clarification. It was **agreed** that the Clerk present the final report to the next meeting and that a professional opinion be sought to establish funds in reserves and balances.

90 Town Planning Matters

Town Planning applications concerning London Colney received by the District Council were examined in conjunction with the relevant plans and it was **resolved** that the following comments should be conveyed to SADC:

Councillors requested that applications 5/2008/0894, 5/2008/0398 and 5/2008/0855 with be called in (see table below for specific comments):

Objections		
Application No	Details	Comments
5/2008/0894	Demolition of public house and erection of twelve residential units comprising of a block of seven flats and five houses including twenty two parking spaces and associated	Objection The Council continues to object to this proposed development. There has been no substantial change

	<p>landscaping (resubmission following refusal of 5/08/0019) at The Kings Head PH 222 High Street London Colney AL2 1JQ</p>	<p>to the previous application (5/2008/0019), which was refused, and it is still seen to be overdevelopment due to the of size, scale and height. The proposed development would have an over bearing impact of the street scene, the high street is generally made up of low rise buildings, this development would totally over shadow the whole street.</p> <p>The development is contrary to a number of Policies as detailed below:</p> <p>Policy 51 states that 'London Colney is classified as a neighbourhood centre.The importance of maintaining and enhancing existing centres is stressed.' This site is within a shopping centre with an estate agent on one side, a parade of shops on the other and a number of services, including a bookmaker, garage and beauty salon opposite. The development would take away a facility that provides a leisure use and meeting place. The premises also provide a restaurant area serving food during the day and early evening.</p> <p>Contrary to Policy 50 there are no Disabled parking spaces provided.</p> <p>Policy 69: 8.5 states that the council 'will seek to promote a high standard of design and layout for new residential development'. The building is of poor design and layout, forming an uninterrupted built-up frontage, creating an</p>
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		<p>overbearing impact on the road junction and the High Street.</p> <p>Policy 70 states that 'the development needs to respect the setting and character of the surroundings'. This development totally ignores this and there is no likeness between this and other buildings near it, Additionally, individual amenity space is non-existent and this is contrary to Policy 70(ix).</p> <p>Policy 86 'Buildings of Special Architectural or Historic Interest.' The Kings Head public house is of historic interest due to the age of the front of the building and its style.</p>
5/2008/0398	Demolition of existing and erection of replacement Nursing Home resubmission following refusal of 5/07/2088) at Conolly House Former Napsbury Hospital Shenley Lane London Colney	<p>Objection</p> <p>As part of the Napsbury Park development, this area was a designated shopping area and the shops on Shenley Lane were permitted to close on the basis that this area would replace them. The loss of the shopping area completely would have a detrimental effect, not only on the residents of the Napsbury Park development, but also on the wider community. The Council may comment further on this application on receipt of the plans.</p>
5/2008/0944 CP	Certificate of Lawfulness (proposed) - Conversion of garage into habitable room and alterations to openings at 3 Rosemary Drive London Colney AL2 1UD	<p>Objection</p> <p>It is understood that there are no permitted development rights in this area. Loss of parking space.</p>
5/2008/0855	Rear conservatory at 1 Millfield Close Morris Way London Colney AL2 1GX	<p>Objection</p> <p>Overdevelopment</p>

Supported Applications		
Application No	Details	Comments
5/2008/0814	Single storey front and side extension to provide new entrance, staff room, nursery and music room at St Bernadette JMI School Walsingham Way London Colney AL2 1NL	The Parish Council wish to extend their support to this application

Applications Requiring No Comment		
Application No	Details	Comments
5/2008/0022	First floor rear and single storey side extension at 33 White Horse Lane London Colney AL2 1JP	No Comment
5/2008/0629	Single storey rear extension and alterations to openings at 27 Harvey Road London Colney AL2 1NA	No Comment
5/2008/0706	Two and single storey rear extension at 57 Shenley Lane London Colney AL2 1LW	No Comment
5/2008/0762	Installation of additional roof plant at Marks And Spencers Barnet Road London Colney AL2 1BG	No Comment
5/2008/0781	Demolition of existing garage and erection of detached garage at 256 High Street London Colney AL2 1HP	No Comment
5/2008/0772 CP	Certificate of Lawfulness (proposed) - Single storey rear extension at 50 North Cottages Napsbury St Albans AL2 1AW	No Comment
5/2008/0621	Loft conversion with two rear dormer windows at 33 Suffolk Close London Colney AL2 1DZ	No Comment

- b) Erection of Mobile Phone mast – It was **agreed** that the Council should write to SADC requesting a sum of £10K Section 106 monies to be raised on this development, copy to Knapp, Hicks & Partners.
- c) Proposed development on Pastoral Centre land – The size of the sum to be raised would indicate that this is likely to be a large development, although it is understood that Father Vladimir is seeking to use as small as area as possible. It was **agreed** that the Council request a meeting with Father Vladimir and Peter McInnes, SABP. Councillors Crouch, Flynn and Bowes will represent the Council.

91 Caledon Club

The Council meeting considered a number of issues relating to the Caledon Club:

- a) A meeting had been held with members of the management and a trustee of the Caledon Club to discuss recent complaints. The Manager felt that the Parish Council were trying to close the club, but it was reiterated to them that the Council want the Club to remain open to serve the whole community. The concern was about management of social issues, nuisance and breach of rules/legislation. The possibility of the Council taking the lease back was discussed as under the terms of the lease the Club 'should not cause any offence to the landlord'. The management brought to the attention of the Council a 'supplementary lease' which they felt meant that the Council would be unable to proceed against them. Professional advice had been sought and the 'supplementary lease' is a Declaration of Trust which appoints the management committee of the club to act on behalf of the Trustees. It has no effect on the terms of the lease with the Council. The Club were advised that we would be undertaking an inspection of the property and would be taking further legal advice.

- b) Complaints from the Police.
The Council had received complaints from both the residents of Caledon Road and the police concerning underage drinking and disturbances in and around the Caledon Club. The police have applied to SADC for a review of the alcohol licence and it was **resolved** that, in view of the complaints and disturbances, the Council would write to SADC supporting the police application.

- c) Condition of the property
The Parish Council hold the lease and the Caledon Club are obligated to keep it in a good state of repair. An inspection had been carried out by Rumball Sedgwick but the report had not yet been received, however the surveyor did advise at the time of the inspection that there were a number of issues which had not been addressed from the previous inspection held in 2005 and he did have concern regarding some of the structural concrete sections which require attention. The surveyor had been late for his appointment and was unclear about the briefing he had been given. The surveyors had also been advised that the report was required for the Council meeting. It was **agreed** that the Clerk would write a letter of complaint on the conduct of the surveyor sent to carry out the inspection and the failure to provide the report on time, despite following up with phone calls.

The Council decided that the Club have not abided by the terms of the lease in respect of nuisance and maintenance of the building and therefore gave us no choice but to consider further action. It was therefore **resolved** that the Council start proceedings to request that the lease be handed back by the Club, preferably by mutual agreement and without going to court.

The Council proposed that a new Management Committee would be set up to run the Caledon Club, comprising five existing members from the Caledon Club and six appointed by the Parish Council. The Council would invest a sum of £15,000 over the next three years for repairs and maintenance. The person brought in as London Colney Park Trust Manager would take responsibility for the Club which would be run as a community facility for the benefit of the villagers.

92 Gypsy Sites

The number of pitches in the area is still the same as on previous EERA documentation.

The Council noted this letter and will await the consultation document on specific sites as this has been delayed.

93 NATS Consultation

The Council noted the content of this document as the changes do not have any significant effect over London Colney. It was, however, noted that there has been an increase in helicopter flights over the area but this is not covered by this consultation.

94 Date of the Next Meeting

It was **agreed** that the next meeting will be held on Friday 6 June 2008.

95 Reports of Meetings Attended

Councillors Cooper and Jones attended a meeting at the new police HQ in Welwyn Garden City where they were shown round and met the Firearms response team. It was reported that this is a low crime county with a spend of approximately £200million per year, £136 per person. The police priorities are to reduce thefts, protect the vulnerable, improve evidence gathering to lead to better conviction rate and to provide more public support. Council's can choose to pay 50% of the costs of additional PCSOs who are dedicated to an area specified by the Council. A number of questions were raised and it was reported that 25% of prisoners are foreign nationals, metal theft is increasing and the issue of police stations not being manned was raised, but it was felt that this was difficult to justify manning the stations rather than having the police in the community.

Councillor Cooper had attended the meeting of St Albans District Parish Councils. It had been noted that the Over-60s bus pass enabled travel at any time throughout Herts, Beds and Luton but other areas of the country may have time restrictions. It also entitled holders to reductions on train fares up to 11pm throughout England and the Isle of Wight. The issue of charging children over 14 full fare had been raised as the school leaving age was now

16. It was also brought to the attention of the meeting that the new 359 bus route was operating into London Colney – serving Napsbury Park. St Stevens PC reported that they have added names of those who have died in later wars to their war memorial. Wheathampstead PC reported that their off-licence was in a conservation area and had had planning refused for security grilles and as a result may have to close.

Councillor Bowes had attended the PEAP Working Party Meeting and advised that it now had two new members from the community. Maps and information are being gathered to submit to the CMS to produce the first draft of the Plan for the next meeting to be held on 20 May 2008.

96 Any Other Business

It was **agreed** that the Annual Parish Meeting will be held on 23 May 2008 commencing at 7.00pm, followed by the Annual General Meeting of the Parish Council commencing at 7.30pm. A buffet will be served from 6.30pm.

A member asked if there had been a decision on the proposed development at Thamesdale but was advised that it had not yet gone to Committee.

97 Exclusion of Public from the Meeting

In accordance with the provisions of Section 1 (2) of the Public Bodies Admission to Meetings Act, 1960, it was **resolved** that the public now be excluded from the meeting due to the confidential nature of the business to be transacted.

**ACCOUNTS FOR PAYMENT TO BE PRESENTED AT
THE MEETING HELD ON 2 MAY 2008**

			Cheque No/ Payment Type	
Argos	Scarifiers		£ 69.98	Debit Card
	Network, Printer & Virus	£		
BlueLight Office Supplies	Checkers	502.10		
	Office Supplies	£ 37.29	£ 539.39	300680
BT	Internet		£ 105.71	Direct Debit
Cask Business Services	Bookkeeping Support		£ 72.00	300683
	Parish Councillors &			
C Cristodoulou Photography	Staff Photos		£ 376.00	300685
	Pavilion & Office			
Complete Cleaning	Cleaning		£ 140.00	300682
F & R Cawley	Trade Refuse Mar 08		£ 92.00	300687
Gibbs & Dandy	Safety Equipment	216.08		
	Fire Blanket	15.26	£ 231.34	300690
HAPTC	Annual Subscription		£ 1,086.84	300689
Herts County Council	Pension Payments		£ 599.41	300678
Konica Minolta	Photocopier charges		£ 97.50	300679
Lawrence Auto	Fuel etc Mar 08		£ 64.90	300688
Olivers	Workshop equipment		£ 137.17	300686
Travis Perkins	Drain Rods		£ 3.09	300684
Wickes	Waste pipes		£ 15.92	Debit Card
Wolseley	Sand & Cement	£ 49.20		
	Cement	£ 24.85		
	Paving	£ 26.40	£ 100.45	300681
	Transfer to Wages A/C		£ 6,677.39	300691
	Total		£ 10,339.11	

FOR INFORMATION

Previously advised

	Local Council Insurance			
	June 08-09 (To be paid			
Allianz Insurance	from 2008/09 budget)		£ 3,717.85	300656

**PAYMENTS MADE TO THE PARISH COUNCIL AT
THE MEETING HELD ON 2 MAY 2008**

Various	Adverts in L C News		£ 73.00	
Various	Pavilion Hire		£ 198.00	
Various	Pitch Hire		£ 37.00	
Screwfix	Refund faulty equipment		£ 14.99	
	Total		£ 322.99	