

NASH MILLS PARISH COUNCIL

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Minutes of the full parish council meeting held on the 8th January 2018 at Nash Mills Village Hall, Lower Road, Nash Mills, HP3

Those present:

Chair: Lisa Bayley
Vice-Chair: Councillor Jan Maddern
Committee Members: Councillor Rosie Moubray
Councillor Terence Collins
Councillor Louise Gross
Councillor Peter Lardi
Also present: Linda Sutton, Parish Clerk
Dave Drew, Parish Warden
Mike Lake, Mark Williams, DLA Town Planning Ltd
Paul O' Flanagan, Nash House
Representatives from Hertfordshire Police
Members of the public

1. WELCOME/START TIME

Councillor Bayley welcomed everyone to the meeting which started at 8.00pm. She advised that due to time restraints the proposed agenda would be modified and some items would be deferred until the February meeting. LS

2. APOLOGIES FOR ABSENCE & DECLARATION OF INTERESTS

Councillors Dave Jackson and Helen Gough had sent their apologies which were duly noted. There were no new declarations of interest.

3. HERTFORDSHIRE POLICE REPORT

Ian Martin, PCSO advised that there had been an increase in criminal activity during the previous month. LB asked him to run through both November's figures as well as Decembers. She explained that December's full parish council had been cancelled.

IM reported that in November there had been five crimes reported.

A burglary had taken place at Abbots Hill School. A theft from a motor vehicle in Barnacres however nothing appeared to have been stolen. He reported the theft of a motorcycle (later found in Bedfordshire). An incident of damage and destroy in Lower Road/Red Lion Lane was reported involving a vehicle which had been damaged. In Nash Mills Wharf the theft of a pedal cycle was reported. IM also reported that in December there had been twelve incidents reported; a dwelling burglary in Great Elms, in Belswains Lane a motorcycle was stolen, later found on the Cart Track. IM explained that in Swan Mead a window had been broken and in Belswains Lane a car window had been broken and a house front door had been damaged. In the Lower Road/Red Lion Lane car park five cars had been damaged. IM suggested that CCV and better lighting could help.

Chris Bowden-Hawkins, local resident said that vehicles were being targeted within the Nash Mills Wharf development. LB advised that the parish council were aware and had contacted Shawn Moore, Linden Homes and Hannah Wilhelm, Chamonix Estates for solutions on how to report abandoned vehicles and updates. IM had suggested that lights and CCTV would be the best approach. LS will contact SM for an update. **LS**

TC asked IM whether it was true that some smaller cases of theft were not being reported. IM explained that all thefts within DBC were still investigated.

4. PUBLIC PARTICIPATION/DLA TOWN PLANNER - NASH HOUSE PROPOSAL

LB invited representatives from DLA Town Planning to speak. She went onto to explain to the public that there would not be an outcome as such to the presentation. Mike Lake and Mark Williams introduced themselves along with Mr O'Flanagan owner of Nash House.

ML stressed that the Mr Flanagan had no connection with the previous owners of the site and that he was not party to the previous planning permissions and so would be unable to explain why the redevelopment of Nash House was not completed. He went onto to say that when Mr O'Flanagan bought the site in August 2016, Nash House was in its current site of disrepair and that the roof had already been removed. He said that they all understood the local discontent at how the site had evolved, but that the client is seeking to provide a viable scheme that will restore this important local building and complete the Nash Mills development. He explained that they were working with both James Doe, assistant director of planning and conservation and James Moir, design officer at Dacorum Borough Council.

ML advised that they proposed to amend the submitted scheme by providing a gymnasium within the basement for the sole use of residents within the Nash Mills development. A platform lift would provide a disabled access. ML advised that they were happy to provide an alternative use for the basement suggestions already included a meeting room with interpretation panels explaining the history of the site was suggested or a coffee shop. He went on to explain that they would reduce the number of 2-bedroom units from 8 to 4 so that all of the apartments would comply with the Nationally Described Space Standards. He said that the car parking provision would exceed the proportion of spaces for flats on the wider site. He said that the amended plans would be submitted to DBC.

LG commented that it would be preferable if the number of units were reduced again and focus on a much higher specification and have four spectacular apartments rather than the 'cramming' of smaller flats. RM asked whether costs had been increased for the restoration of the building and ML said that the extension would still need to go ahead with the implication of costs associated with the conversion. He said 'it is what it is' and that they need the units in there. He explained that the owner had invested capital into the development since 2016.

TC said that the concept of a gymnasium would not appeal to the majority of the elderly residents living on the development and that it would make sense for the space to be used as a meeting room or a café. ML thanked TC for his suggestion. JM said that a local café in Apsley Lock had had to wait five years before the business showed a profit.

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Chris Bowden-Hawkins, NMW RA said that remote managing of the gymnasium could lead to potential security issues. He also said that the site was going to be massively over developed. His suggestion was to have a café to bring in a community feel, but ultimately he said that the developers should engage with the residents and find out what they preferred.

PL said that the public had been sold a different concept and asked whether the developers were they aware that Nash House was to have been the focus of the development. ML responding by saying 'that ship had sailed'. PL then asked ML whether he was aware of the Parish Council's six page objection document and ML confirmed that he was and that he had seen it.

JM pointed out that with the onset of the roof extension, neighbouring properties would be overlooked. ML responded by saying that they would take another look at the new windows on the roof extension to see whether potential overlooking could be reduced.

JM also raised the issue that the owner did not at this time have planning consent. ML said he was aware of this.

LB invited the public to comment on the DLA's proposals. She explained that due to time restraints each member of public would have 2 – 3 minutes each to speak.

Mark Stephens, local resident introduced himself and gave some of his work background. He said that he was at the time of the development the bursar at Abbots Hill School and had been asked to be a stake holder. He said he wanted to reiterate his previous comments that he would like to see Nash House reinstated and he went on to say that the barrelled ceilings would be too low for a gymnasium.

Andrea Maloney, Nash RA said that the development of Nash House had been mismanaged from the word 'go'. She said that during the original development Nash House had been deliberately left open to the elements.

Mike Stanyon, local historian said that Crest Nicolson had circulated a leaflet prior to the onset of the development calling Nash House 'the cornerstone of the community'. ML asked Mike Stanyon to forward him the historical details of the property he said it was very important to keep the dialogue going. ML suggested that if there was a community meeting room the history of the House could be shown in detail. He took Mike Stanyon's contact details.

ML said that he totally accepted how the community have been let down, he said he couldn't promise what Crest Nicolson had originally planned but that he hoped that in the end Nash House would be brought back to life. He thanked the parish council for giving them the opportunity to speak and said that he thought that it had been a worthwhile exercise for them to come and explain their position and to listen to feedback.

Three members of the public asked if there had been any further updates on the planning application for the mosque. LB said not at this time.

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One member of the public asked whether the Parish Council knew if the Mosque Committee planned to hold their own meeting regarding the proposed application. One local resident said that he didn't feel as if he was able to give his personal comments at the recently held extraordinary meeting due to the fact that it had been recorded. He said that he had felt intimidated by having to give his name and address. One member of public said that there was a marked difference in the atmosphere of the meeting held in the village hall as opposed to the one held at Kings Langley secondary school.

JM said that she was unaware of the Mosque Committee's plans for holding a meeting and said that they had been invited several times by the parish council to hold or attend a meeting for the benefit of local residents.

JM explained that the meeting had been recorded as the parish clerk had not been available at such short notice to attend the meeting and take the minutes. She said that the recording of names and addresses were part of the fire register procedure. The three members of the public said that they felt that their objections had not been noted.

It was at this point that the developers (DLA) decided to leave the meeting. LB thanked them for attending and they left the building.

The discussion carried on regarding the proposed Mosque application. LB suggested that the discussion should now come to an end and advised that the parish council *had* strenuously objected to the proposed mosque on several planning issues. She advised that a copy of the objection was available on the parish council's website. It was eventually suggested by LB that the parish clerk would contact Mr Hussain, Mosque Secretary on behalf of the three members of the public.

LS

LB advised that due to time restraints (the public participation item taking longer than initially thought) most items on the agenda had been deferred to February and other items would be discussed albeit briefly.

5. MINUTES OF THE PREVIOUS MEETING

The full parish council meeting scheduled for December 2017 had been cancelled due to adverse weather conditions. The full parish council draft minutes for November 2017 were agreed by all and Cllr Lisa Bayley signed them. The approved minutes would be made available on the parish council's website.

6. ACTION LIST UPDATE – Deferred.

7. COMMITTEE REPORTS

LB invited the Chairs of each committee to give a short update.

Councillor Moubray reported that the Finance Committee had met earlier prior to the full parish council meeting. RM reported that the expenditure sheets and the financial schedule for December had been reviewed by the Finance Committee. All Cllrs present agreed that they were happy with the accounts and agreed the payments on the financial schedule. It was noted that both DJ and LB would authorise the Lloyd's online payments once approved

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by the finance committee. RM initialled the bank statements and signed all the financial sheets. RM, LB and LS each initialled the invoices for December.

Councillor Gross, Personnel Chair advised that there were no issues with the team. Councillor Lardi advised that there was one planning application to be considered after the meeting and that everyone was welcome to attend.

8. Setting of the Precept 2018 -19/Draft Budget 2018/19

During the finance committee meeting it was explained that due to the cancellation of the December meeting, the precept information and draft budget figures had been circulated via email for agreement and approval. Cllr Jackson had given his apologies in November for not being able to attend the meeting in January. He had previously advised as discussed that the parish council would set the precept figure Council Tax band D at £23.00 as in the previous year. He had at that time suggested that the parish council keep any increases to budget items at a minimum.

LS

9. DATA PROTECTION UPDATE - Deferred.

10. FUTURE WORK PROGRAMME

Issues Raised by Warden's Reports – DD said he had been dealing with fly tipping and abandoned vehicles. He asked the parish council whether they could order two grit bins. The clerk will contact DBC for advice.

LS

b) Matters Raised by Councillors - Deferred.

c) The Denes Car Park- JM advised that the parking meter had been approved and that she just needed to chase up a few details. She advised that she would report back.

JM

11. TIME MEETING CLOSED/DATE OF NEXT MEETING

Councillor Bayley thanked everyone for attending and closed the meeting at 22.10. The next meeting will take place on 12th February 2018.

Chair

12th February 2018