



NASH MILLS

PARISH COUNCIL



Clerk Report Oct 2023

Parish Asset/Warden Walkaround.

Clerk would like to invite the Cllrs to join a walkaround with the warden around the boundary and to catalogue the parish assets. Date **Tuesday 17th October 2023. 9.15am**

Memorial garden/Memorial/S106 Monies

Clerk has received a query from DBC re- taking over the memorial gardens maintenance in addition to the memorial. Clerk is currently trying to ascertain background to the historic s106 agreement. We have previously advised DBC that we are unhappy with the repairs and current condition of the memorial.

Clerk will be pushing this back to DBC to find the legal agreement stating our acceptance of the liability. Clerk requesting the definition of the boundary of 'the gardens', definition of whether this land will remain privately owned and proof of where NMPC agreed to undertake either ownership and/or ongoing maintenance. Clerk will be asking what sum will be commuted to NMPC for this. Clerk will also be asking what legal agreement will be provided should we find we have an obligation to do this (ie a lease or licence).

Background

NMPC received £600 from the s106 agreement for a new noticeboard and received no monies in relation to the ongoing maintenance of the memorial. NMVHA received approx. £110k. for Village Hall maintenance.

Minutes from March 2019 and an email from B/Cllr Maddern show an entry where NMPC agreed that the NMVHA should not be held responsible for the memorial but there is no mention of NMPC and the gardens. The actual s106 agreement has only just been provided to me and I am yet to find the section where it indicates that NMPC is liable for the garden maintenance. It may be that there has been a misunderstanding, and we are just liable for the small bit around the memorial but again I would expect some sums from the agreement to have been offered across to NMPC for this as even the paved area will be an ongoing maintenance cost.

I will also be asking the s106 officer about items in the 'head of terms' for the s.106 below, in particular the crossing that NMPC have been canvassing for a long time.

Update 28/9/23 following a call with the S106 officer it transpires that there is £73000 unspent in S106 at HCC for the crossing. It also appears that money from the s106 that was to be used for football pitches at Bunkers Park where the crematorium has now been sited has been reallocated, via a deed of variation to

the S106 agreement, for works at Coronation Fields at Bennetts End as this is the next nearest suitable green space.

- Sustainable transport measures.
- Upgrading and relocating adjacent bus stops.
- A formal pedestrian crossing for Belswains Lane.
- A pedestrian crossing point at Bunkers Lane to the Bunkers Recreation Ground.
- Mitigating measures for indiscriminate parking at Belswains Lane, Lower Road and Red Lion Lane
- A section 278 Agreement
- The construction of the canal footbridge as approved under planning reference 4/02407/08/FUL and provision for its future maintenance

This matter remains outstanding, and my stance will be that the developer or DBC need to provide NMPC with a legal document showing where they formally agreed to this liability.

I would also recommend that we 'audit' all s106 agreements both historical and future agreements to ensure that NMPC are recovering the full details agreed and have a record on our files.

Canal Towpath Upgrade

Works completed. HCC are investigating tarmac entrance and will decide whether to remove or leave. Queries were received about moorings -no changes have been made.

Lease

Finalised, copy held on file. Clerk diaries note for renewal (exp March 2025)

Insurance

Claim outstanding -awaiting council decision re design for sign. Waiting for details from Cllr Cobb's requested quote (sent 28/9/23) & Cllr Roberts, waiting for clarity re design to be quoted. Cllr Briggs quotes obtained.

Warden Updates

- Clerk has ordered winter grit supplies for warden
- Warden receiving regular enquiries from residents re works at the Methodist church site.
- Dacorum Borough Council CCTV team are monitoring the bins at The Denes following a spate of green waste issues
- Fly Tipping remains an issue
- Basket swing re taped again.

Christmas Lights

Still waiting for stage 1 licence from HCC

Former Methodist Church site

Works on clearing the site have been started at the time of writing this report. It is reported that the site may be used as a place of worship (as is permitted under the land covenants/clauses/fire regulations). Dacorum Borough Council, as the lead planning and enforcement authority have the jurisdiction in this area. NMPC have received no further information at this time.

Action List Updates

Training Attended/Attending/CPD

Clerk attended SLCC AGM in Wheathampsted 27/9/23, re-elected as Vice-Chairman Hertfordshire Branch.

Correspondence received (please note that this will not include all items dealt with by the clerk)

- Correspondence with DBC re Memorial ownership. Waiting for official contact but requested site visit and independent inspection prior to handover.
- Another query x 2 re yellow lines at Mill Close and commencement dates- B/Cllr details passed on. No update re commencement date.
- Query from resident from neighbouring parish re Himalayan Balsam in the weir at the Wharf Estate and its removal. Still awaiting resident's email to clerk address.
- Query to Herts & Middx Wildlife Trust re replacement steps (further details in business plan summary)
- Complaint re parish mags boxes being strewn all over the underground carpark at Nash Mills Wharf
- Enquiry received re filming for TV in Long Denes. May be moved to Bunkers Park
- HCC P&TC meeting cancelled due to low responses -clerk raised attendance at daytime meeting issues
- Bunkers Park complaint-dog walkers/dog waste/ out of control dogs etc -waiting for residents' permission to share details with DBC but also supplied links to DBC website for reporting (DBC have responded and will be increasing patrols next year as more funding being allocated to this)
- Resident to sign up with Friends of Bunkers Park-details of resident forwarded DBC coordinator.
- DBC parks & open spaces team will add our play area to their inspection schedule and will (subject to availability and costs) assist with small repairs upon request.
- Correspondence from B/Cllr concerning fencing at the Milbor site and reported damage to a vehicle.
- Email received chasing verges works at Barnacres. Resident advised plans on hold whilst DBC reconsider all verges works.
- Complaint re fly tipping in Little Wood that has been reported to DBC but not actioned. B/Cllr notified.
- Query re bank mandate authorisation at NatWest
- Response sent to St Albans DC Reg 18 Consultation

In response to the consultation NMPC would ask ST Albans DC to note that NMPC

1. welcome an extension to Bunkers Park as part of SANG (Suitable Alternative Natural Green Space) whilst noting that the increased usage would exacerbate the need for an increase in parking provision.
2. Would be wishing to make representation for width restrictions on Bunkers Lane.
3. Would be wishing to make representation on the concerns received from residents regarding the impact of additional traffic on both Chambersbury Lane and Georgewood Road.
4. Would be looking forward to future consultation on the details of the proposed St Albans local plan as it affects land bordering Nash Mills.
5. Would be recommending an impact assessment of the St Albans (and Dacorum) revised local plans on the WHHT hospital redevelopment plans.

Business Planning Working Group – Clerk Update Summary

Activity	Clerk Comments/Actions	Permissions/Comments/costs
Additional rewilding (esp Mill Close area)	Clerk waiting for all areas to be determined by council then RC will be invited to quote. 26/9 DBC emailed for initial comments	There would be no cost to re-wild. To seed with wildflower or turf there would be a cost. That would be determined by size
Bench / picnic bench for park	19/9 lease finalised and permissions in new lease. Council needs to provide preferred styles for clerk to obtain quotes.	
Bunkers sign refurb		
Gilmor-Blake replanting	26/9 DBC emailed	
Hedgehog Highways	26/9 DBC Emailed	DBC would like to be involved
More benches / picnic benches around the Parish	council to determine locations, then DBC will be contacted.	Benches to purchase and install would be £800 for a bench and £1200 for a picnic bench (inc of installation)
New bin at the Denes (Jubilee Garden)	council to determine then clerk will request from DBC	bins are around £250 and about £150 to install
Purge of yellow developer signs	clarity required from wg	
Rubbish bin for park	Council to provide preferred designs to enable clerk to obtain quotes.	bins are around £250 and about £150 to install
Trees e.g. where cut down on verges	clarity require from wg	
Nash Mills map (Katherine Harper)	19/9 Clerk has quote for artwork and supplied to WG Lead council need to determine sign design and proposed location for permissions to be obtained.	
Post box at the Denes	b/cllr investigating	
Improve path/steps opposite Denes to Georgewood	19/9 B/Cllr has taken forward with DBC awaiting response.	
Nature reserve steps	18/9 response received from HMWT, reply sent by clerk, awaiting response	
Parking issues rear of shops	clarity required from wg	
Willows path	clarity required from wg	
Park Run - Bunkers Park	Start your own event (parkrun.com)	DBC will not give permissions-area deemed unsuitable.

Nikki Bugden 5/10/2023