

**FLAUDEN PARISH COUNCIL**  
**EXTRAORDINARY MEETING**  
**Wednesday 8<sup>th</sup> August 2018 - 7.30 p.m. in the Church Room**

**MINUTES**

**Councillors:** Vivienne Adams (Chairman), Jill Saunders, Pam Esom, John Newman, Diane Wass  
**Attendees:** Jack Debnam (RFO and Acting Clerk), Colin Gurney (Village Warden), Cllr Stuart Riddick (Dacorum BC) and 22 Members of the Public

<b>1.</b>	<b>Apologies for Absence:</b> None	
<b>2.</b>	<b>Declaration of Personal Disclosable Pecuniary Interests:</b> None received.	
<b>3.</b>	<p><b>Public Questions:</b></p> <p>Vivienne explained that the meeting had been called as an Extraordinary Meeting due to the need to discuss and take opinions from the Village Parishioners on the applications pending for Bag End and The Old Oak before the deadlines for objection or comment. There would be time for any other business at the end of the meeting and, as the opinions of villagers were important, she would invite comment on matters during the meeting. There were no opening questions.</p>	
<b>4.</b>	<p><b>Approval of Minutes:</b></p> <p>The minutes of the Parish Council Meeting of 25<sup>th</sup> June had not been correctly circulated and so approval was deferred until the next meeting.</p>	
<b>5.</b>	<p><b>The Old Oak:</b></p> <p>Pam opened with an explanation of the current application for a Certificate of Lawful Use to site 12 caravans. Jack provided a more detailed explanation of the potential ramification of the application (see document attached).</p> <p>There followed a detailed discussion to clarify the legal difference between a Planning Application and the Lawful Use application with the key difference appearing to be that a Lawful Use application does not require the applicant to provide any detail of siting, landscaping etc., and therefore does not give the village the ability to request any control over the installation.</p> <p>Comments from villagers included:</p> <ul style="list-style-type: none"> <li>- Materiality of the increase in caravans could be a key to a decision on whether the licence would need a full planning application.</li> <li>- Protecting the previously uninhabited area (outlined blue on the attached plan) would be a key target to restrict the potential number of units. It was opined that even car parking on that area would eventually lead to it being used for the installation of more units.</li> <li>- Density of the site would come under the jurisdiction of both the Planning and Environment Offices in Dacorum. The current legal requirement appears to be a six metre distance between units (which could include parking space).</li> <li>- Paul Pritchard (immediate neighbour of the site and long-term resident of Flaunden confirmed that the back area (blue outline) had never been used either as a Showman's Guild site nor for residential use and that the small square shown on the site plan was a wooden shed used as a wood store.</li> </ul> <p>Cllr Riddick was asked if Dacorum would consider the application in a favourable light and he explained that, although he could not commit the planning office, they were under considerable pressure to provide more housing.</p> <p>Following the discussion:</p> <p><b>It Was Agreed</b> that the Council would offer advice to residents on when and how to object should they wish to, and some of the areas which might be considered appropriate an objection letter in this case.</p> <p><b>It Was Agreed</b> that Pam would request an extension of the deadline for objections given that the application had been made during the August holiday period.</p>	PE JD DW   PE

	<p><b>It Was Agreed</b> that the council be authorised to seek legal opinion on the Old Oak planning using the reserves allocated for that use.</p> <p>Diane asked for a general consensus from the public in attendance, and this was agreed as an acceptance that a Park Home Site was most likely and not necessarily detrimental to the village, however that a Planning Application for the site would be a preferred option as it would allow the many areas of concern (number of units, parking, landscaping, street scene, etc, to be defined and enforced.</p>	PE JD
6.	<p><b>Bag End</b> Pam briefly summarised the planning history of the site and reported that the owner had lodged an appeal against the refusal of his application to convert the existing Pig Sty to a Workshop. A member of the public pointed out that the location of the Pig Sty on the submitted plans was incorrect. <b>It Was Agreed</b> that FPC would recommend refusal of the application. Villagers should lodge their objections now and FPC would issue a reminder with help on subjects likely to be in contention.</p>	PE DW
7.	<p><b>AOB:</b></p> <ul style="list-style-type: none"> <li>- <i>SID:</i> John reported that Herts Highways had decided to charge £275 for downloading and providing traffic data from the Village SID, which was currently located by the Village Hall. He advised that he thought this unreasonable and proposed that he request authority to download data directly and, if that permission was not obtainable, he should be authorised to issue a Public Information Request to Herts Highways for the information. <b>Approved.</b></li> <li>- <i>Burnt Out Caravan:</i> A member of the public asked for information on the burnt-out caravan near the quarry. Jill confirmed that the caravan had been reported before it had been fired and that she had already asked for confirmation that it would be removed promptly as it was now a health hazard.</li> <li>- <i>Land North of Home Farm:</i> It was reported that the land had been partially cleared and it appeared was now for sale. All livestock had been removed and so the pending application for animal stabling would appear to be redundant. Pam had advised the Planning Office.</li> </ul>	JN
8.	<p><b>Future Meeting Dates:</b> The date of the September meeting was changed to 24<sup>th</sup> September to accommodate Councillor holidays.</p>	
9.	<p><b>To suggest items for the Agenda of the next meeting.</b> No suggestions</p>	

Meeting closed at 9:00pm

#### 2018 PC Meeting Dates

Month	Date	Time	Venue
September	24th	19.30	Church Room
November	12th	19.30	Church Room

Chairman -----