



**Minutes of Kimpton Parish Council Meeting
held on 22nd April 2020
via Video Conferencing at 7.30 pm**

Present: Cllr N Burns (Chairman), Cllr I Corbett, Cllr A Firth, Cllr S O'Brien, Cllr C Procter, Cllr J Marsh, Cllr D Reavell

In attendance: Mrs C Helmn, Parish Clerk, District Cllr J Bishop and 17 members of the public

20/043

Apologies

To receive and accept apologies for absence
Cllr L Hawke.

20/044

Interests

- a) To receive declarations of interest from councillors on items on the agenda
None.
- b) To receive written requests for dispensations for declarable interests; and
None.
- c) To grant any requests for dispensation as appropriate
None

20/045

Minutes

To confirm the Minutes of Kimpton Parish Council Meeting held on Wednesday 25th March 2020 as an accurate record of proceedings

Resolved, proposed Cllr Burns, seconded Cllr Corbett that these Minutes be agreed as a true and accurate record of the proceedings and be duly signed by the Chairman at the earliest opportunity. Unanimously agreed.

20/046

Public Issues

Members of the public and councillors can raise matters of concern

The community group created to reopen The White Horse advised the meeting that after emailing approximately 140 residents from an original list from the 'Save The White Horse' campaign, just a few days ago, the following was ascertained:

*from the responses received so far, 100% of respondents support The White Horse being reinstated as a pub

*52 out of 69 of the respondents offered financial support

*33 people offered to become part of a working group to enable the pub to be re-opened

*many offered their expertise and services in other ways, as volunteers

They anticipate that if the whole village was notified, for instance via social media, there would be a large number of people in the community, in addition to those emailed, who would support the re-opening of The White Horse, and offer both hands-on help and/or a financial contribution.

Other business opportunities are being explored in parallel to this community activity.

The White Horse will be placed on the agenda for Wednesday 20th May for the council to consider whether it will make an application for an 'Asset of Community Value' to NHDC as the current registration expires in August 2020.

20/047

Planning

a) To consider the following planning applications

20/00667/FP Land adjacent to 148 High Street, Kimpton

Full Planning Permission: Erection of six 4-bed dwellings and three 3-bed dwellings including associated parking, turning area, amenity space and alterations to existing vehicular access off High Street.

Resolve to object; vote For 5 Against 2

1. Planning Statement 7.2.2. The applicant notes the requirements of the Emerging Local Plan 2011-31 Section 8.20. "On most suburban and edge-of-settlement sites, applicants should therefore make an initial assumption of 60% larger (3+ bed) and 40% smaller (1 or 2 bed) homes to ensure an overall mix is achieved. The most appropriate solution will be considered on a site-by-site basis having regard to this, up-to-date evidence of housing need, the criteria set out above and the outcomes from applying Policy HS2."

Based upon 9 properties we would expect 4 to be within the classification of 1 or 2 bed. Within their pre-app to NHDC, the applicant confirms their intent to comply with Section 8.20.

The applicant's explanation for failing to comply with NHDC requirement and the emerging plan as they state in 7.2.2 is entirely without merit. The applicant could well deliver 1 and 2 bedroom dwellings if they wished to. The applicant should either provide the advised number of 1 and 2 bed properties or provide financial contribution to the parish for supporting the delivery of such size properties elsewhere within the parish.

2. How is the proposal assisting in supporting the requirements of "Kimpton Parish Housing Needs Survey March 2019"? This document clearly states the need for 24 additional affordable homes mainly of 1 and 2 bedroom size within the parish. The current proposal offers scarce, if any, improvement to the community of Kimpton. The applicant should provide financial contribution to the parish for supporting the delivery of such size properties elsewhere within the parish.

3. KPC has adopted a "climate emergency" policy. Please confirm what the climate impact of the development is and what avoidance of external energy and water usage has been incorporated within the application?

4. Site Inspection. On the 27th March we contacted Mark Williams, DLA and requested a site visit. On the 7th April we formally wrote to Vicki Davies, DLA to request a site inspection. To date we have had no response to either contact. We would expect such site visit to be made available prior to the application being determined, as further issues may be identified as a result.

20/00736/FP Half Moon Lodge, Lawrence End Road, Peters Green

Erection of one detached 4-bed dwelling following demolition of existing garage

Resolve to strongly object with the following comments:

1. How is the proposal assisting in supporting the requirements of "Kimpton Parish Housing Needs Survey March 2019"?

2. How does the proposal assist in supporting the requirement for open spaces in accordance with NPFA and NHDC requirements?

3. How does the proposal support the additional need for educational services generated by the additional households?
4. How does the proposal add overall improvement to the community of Kimpton?
5. Please provide an elevation drawing including the next property "Foxwood" to indicate the impact upon street scape.
6. The applicant relies upon "National Planning Policy Framework, 2019. (NPPF). Paragraph 145 The replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces;"
This point is not applicable in this instance for two reasons. Firstly, the proposed building is 200% of the size in volume terms to the approved planning application from 2019 and secondly the approved application of 2019 is not an existing building until it is constructed, and cannot be replaced until that time. We therefore ask the question why does the applicant believe this clause is relevant?
7. Why does the proposed development place a blank wall 8.2m high and 14m long close to the neighbour's boundary and not towards Half Moon Lodge?
8. Please confirm that the elevations and plans are accurately drawn to the scale indicated? We note the height of the building appears to scale 7.2m however the planning supporting statement indicate in section 5.3 indicates a maximum height of 8.3m
9. The planning application states a tiled roof is proposed. The drawings indicate a roof pitch of approximately 15 deg. Please can you confirm the correct intention?
10. The proposal dwelling is out of character with this rural hamlet.
11. Please provide details of parking for all vehicles to be available within the site.
12. Ensure that the neighbouring property is not overlooked.

20/00642/FP Rye End Farm, Green Lane, Codicote

20/00643/LBC Rye End Farm, Green Lane, Codicote

Internal and external alterations to Barn, East Stables and West Stables. Single storey link extension between Farmhouse and East Stables and between East Stables and Barn and single storey extension to front (east side) of West Stables

The Council struggled with the lack of detail shown in the proposal documents and requested that NHDC seeks more information from the applicant to support any proposed changes to this historic site located in rural countryside.

The Council concurred with remarks from residents contained in letters sent to NHDC and feel that without the required level of detail the council is unable to submit comments at this time.

- b) To consider planning applications received during the period 16th April and 22nd April 2020

20/00769/FP Paddock End Kimpton Bottom

Erection of one detached 4-bed dwelling and detached triple garage following demolition of existing dwelling and garage.

Resolve to support.

20/00820/FPH 2 Beanswick Cottages, Porters End

Single storey rear extension and erection of single storey rear garden office following demolition of existing rear conservatory and garden sheds

Resolve no objections.

20/048

Reports from Working Parties and Committees

- a) Kimpton Bench Working Party – Mr B Finch. See attached list of outstanding activities which are not deemed to be 'essential'.
- b) Highways and Parking Working Party – Review of responses received so far from community consultation upon additional parking area suggestion, Cllr A Firth. The council has received limited responses; 3 in favour of the off-road parking on Claggy Road verge and 1 against. The council elected to seek further comment from the public by posting information on "Kimpton Village Facebook" as a means that would gain wider communication.
- c) Peters Green Village Hall – Progress of CIO, Cllr A Firth. Matters are progressing smoothly for the creation of the CIO by the end of September.

20/049

Reports to the Council

To receive reports from representatives on outside bodies, local authorities and agencies

The first virtual meeting of North Herts District Council was held and is available on You Tube.

20/050

Social Housing

To receive a report on activities and further actions – Cllr N Burns

Following the 2019 Kimpton housing needs survey discussions have taken place with NHDC and a housing association to consider opportunities to deliver all or some of the 24 dwellings identified as required by the report.

The attached Kimpton Potential Sites 2019 map indicates sites to be considered for this provision. The sites at Porters End and Blackmore End had been submitted as potential areas for social housing developments but were viewed by NHDC as being too far from village amenities. Site KM3 is already included within the NHDC Local Plan 1999 and the emerging 2011 – 2031 as a mixed development containing a small number of social housing units depending on the number of dwellings constructed. Sites 1 and 2 are potential Rural Exception Sites of which NHDC have indicated site 2 would be preferred as it is slightly closer to the village amenities. Site 2 is currently being pursued with the land agents as a potential to enable adequate social housing provision to be built as identified in the Kimpton Housing Needs Survey.

20/051

Kimpton Cares

To receive a report on the activities of Kimpton Cares – Parish Clerk



Kimpton Cares was conceived by Kimpton Parish Council and Kimpton Church as a volunteer community support network for residents during the coronavirus outbreak. Initially a dedicated phoneline and email were set up at the end of March with Kimpton Cares FaceBook page added on 2nd April. Help being

offered include:

- Collect shopping or prescriptions
- A practical emergency
- Access to food banks
- To be a listening ear

The Kimpton Cares logo was designed by George and Ben Reddings and has been used on all publicity material.

Publicity for Kimpton Cares – article in Kimpton Parish Magazine Spring Edition, 300 fliers through letter boxes, posters around the village, Kimpton e-bulletin to 250 residents, Bim Afalami MP FaceBook, Bridge Cottage Surgery,

#TeamHerts, Twitter from Kimpton School, Peters Green village email group, Friends of Kimpton Church email, Kimpton Village website, KPC and Kimpton Cares FaceBook sites.

Kimpton Cares FaceBook has reached 1366 people, 191-page views, 754 post engagements and 63 likes.

Documents created for Kimpton Cares: Request logbook, Notes for Volunteers, Task Form, Volunteer Confidentiality form, List of Volunteers.

Volunteers - To date there are 73 volunteers. A 'What's App' group has been set up for volunteers so that the organisers can post a request for help to volunteers for their response. The responses from volunteers to these requests has been within minutes!

Requests - 31 requests for assistance, mainly shopping and collection/dropping off prescriptions and two deliveries have been made from St Albans and District Foodbank.

Donations - 4 freshly baked loaves of bread were donated to Kimpton Cares and distributed to the elderly. More loaves are to be baked and donated. An Xbox with games were donated and distributed.

20/052

Finance

- a) To authorise payments made in accordance with the budget
Resolved, proposed Cllr Corbett, seconded Cllr O'Brien to approve payments. Unanimously agreed.
- b) To note receipt of income, attached
Resolved, proposed Cllr Corbett, seconded Cllr O'Brien to note receipt of income. Unanimously agreed.
- c) To receive bank statements, bank reconciliation and budget report
Resolved, proposed Cllr Corbett, seconded Cllr O'Brien to note bank statements, bank reconciliation and budget report. Unanimously agreed.
- d) To consider price quotations, charges and grant requests as listed below
None.
- e) To receive and approve annual accounts for year ending 31st March 2020
Resolved, proposed Cllr Corbett, seconded Cllr O'Brien. Unanimously agreed.
- f) To consider suspension of sports rentals for 2020
Resolved, proposed Cllr Corbett, seconded Cllr O'Brien not to charge Kimpton Sports Clubs rentals in 2020 as sporting activity has been affected by the social distancing regulations in force due to the Covid-19 outbreak. Unanimously agreed.

20/053

Land sale at Kimpton Bottom

To consider the sale particulars and agree actions

The Council received comments on this proposed land purchase from residents with the following points raised:

- How the land would be of 'benefit and use to the community' given that this is agricultural land and is being sold as such with an agricultural tenancy in place?
- This is an excellent idea
- It seems a lot of village money for a field that can only be used for farming purposes

- What use would the parish council put the land to? The land is covered by highly restrictive covenants and has a sitting tenant
- Sounds really exciting
- I support the parish council in its efforts to retain the use of the Wardill Field as a green rural space
- I wish to express my opposition to such a venture and dismayed that such expenditure should be contemplated in the current economic climate

The council discussed the purchase of the land in detail and opened up the debate to include contributions from members of the public. It has not been possible to confirm formal details of the unwritten tenancy agreement.

Resolved, proposed Cllr Procter, seconded Cllr Reavell not to submit an offer at the full asking price. Vote 5 For, 2 Against.

20/054 Kimpton Parish Council Annual Report 2019/20

To receive and note annual report

The Chairman was complimented on the detail contained in his report regarding the activities undertaken by the council during the year.

Resolved, proposed Cllr Reavell, seconded Cllr O'Brien to note the annual report. Unanimously agreed.

20/055 Clerk's Report

Items for information only

A resident at Peters Green has offered a vintage red box to the village for community use. Discussions regarding the use of the box and location are ongoing. It is likely that the phone box will be sited on the grass area next to the Bright Star. The parish council has no objections to a pilot for a year subject to public liability being in place and confirmation of who is going to be responsible for its ongoing upkeep.

20/056 Annual Parish Meeting

To consider whether this meeting of the electorate should be held via video conferencing on Wednesday 20th May or when the Government ban on gatherings of more than two people from outside your household is relaxed. The Council agreed that this meeting will be held via video conferencing at approximately 9pm, after the Annual Meeting of Kimpton Parish Council.

20/057 Next Kimpton Parish Council Meeting

The Annual Meeting of the Parish Council will take place on Wednesday 20th May via video conferencing.

Items for agenda

- The White Horse – to consider if KPC will make an application for Asset of Community Value

Meeting closed at 21.25.

Chairman..... **Date**.....