

REDBOURN PARISH COUNCIL

Minutes of Commons & Open Spaces Committee Meeting held on Thursday 4th January 2018 at 7.30pm in the Conference Room, Redbourn Parish Centre

PRESENT: Cllrs C O'Donovan (Chair), T Finnigan (Vice Chair), D Mitchell, I Caldwell and D Bigham

IN ATTENDANCE: C Kenny (D Clerk)

1. APOLOGIES FOR ABSENCE

Cllrs V Mead (SADC meeting) and M Maynard (Health)

2. DECLARATION OF INTEREST

Cllr Caldwell – Nickey Line, U3A

Cllr Bigham – Care Group and Village Hall

Cllr Maynard – Redbourn in Bloom and the Museum

Cllr Mead – The Museum, Redbourn in Bloom

Cllr Finnigan – RPC representative for Classics on the Common

3. PUBLIC PARTICIPATION

2 x members of Redbourn Cricket Club

Item 8.6 was brought forward to discuss as members of Cricket Club were present at the meeting.

As their Landlords, the Cricket Club representatives wanted to discuss with us proposals for alterations to the Club. They presented proposals for changes to the Cricket Club to enable them to increase the capacity inside the club using dead space at the front of the pavilion. The proposal is to extend the outside wall up to the current railings – this is undercover at the moment but is dead space. This will give additional seating and improve visibility.

In addition, they propose to move the bar store into two of the existing external stores in order to extend the beer cellar. This does not affect the footprint.

In doing these alterations, there will be no increase in the footprint of the current building.

Councillors felt that the overall look will not be compromised and there were no structural issues and it was important that the footprint remained the same. Appendix 1

It was proposed by the Chair and resolved that:

RPC have no objections to the proposals providing that SADC Planning Department agree with the proposed works. Therefore, the Cricket Club need to seek advice from SADC Planning Department to ensure that planning permission is not required particularly as the building is in a Conservation area.

4. MATTERS FOR REPORT

Cumberland Gardens – Cllr O'Donovan

5. MINUTES OF PREVIOUS MEETING

It was proposed by the Chair and resolved that:

The minutes of the meeting held on 7th December 2017 are adopted as a true record of the meeting.

6. MATTERS ARISING FROM THE MINUTES NOT APPEARING ON THE AGENDA

Deputy Clerk reported that since last meeting the contractor who has completed the work at Lybury Lane/North Common car park is going to source some logs that we can use to enclose the car park to limit access.

7. FINANCE

7.1 To receive the Finance Report on Commons expenditure

Deputy Clerk presented the Income and Expense report. These are reconciled accounts to the end of October 2017. Cllr Caldwell queried code 4595 and why there was an overspend. DC explained that it was due to a coding error when inputting an expense. It had been corrected and there was no effect on overall budget figures.

It was proposed by the Chair and resolved that:

The committee accepted the income and expenditure report 31.10.18

8. REDBOURN COMMON

8.1 To receive an update on Common repairs

Deputy Clerk reported that approximately 15 wooden posts around the Common will need to be either replaced or repaired over the next few weeks. This is due to damage (cars driving into them) or because they are rotten.

8.2 To receive an update from the Common car park Working party

Councillors looked at the photos of the Lybury Lane/North Common car park which is particularly muddy. Deputy Clerk read out an email they had received from the Boot Camp that use this area which stated that he had concerns about the quality of the design as didn't feel that the drainage was adequate.

Cllrs discussed the design and said that felt the sand base should mean sufficient drainage. However, the situation needs to be monitored to see if the surface improves.

ACTION: Deputy Clerk to acknowledge the Boot Camp email and that we are monitoring the situation.

8.3 To receive a report on contractor selection for the North Common/Lybury Lane car park

Meeting read the report and recommendation on Page 14 of the pack.

It was proposed by the Chair and resolved that:

The report was a true and accurate description of how and why the contractor was appointed to carry out the North Common/Lybury Lane car park works.

8.4 To receive a request for a replacement easement across the Common

Cllrs considered the drawings for proposed new easement at Coverpoint. Cllr O'Donovan and the Clerk had undertaken a site visit with the owner of the property and felt that with this proposal the Council would gain some of the Common back at the bottom of the drive. The aim was to mirror the shape of 'Greenleas' easement (neighbour). At the same time, the owner would like to reinstate 'Meadow Cottage' easement to its original form. Appendix 2

It was proposed by the Chair and resolved that:

RPC accept the proposal submitted by the Resident drawn up in conjunction with Cllr COD and The Clerk after a site visit. The material to be used must be core drive. Whilst doing this, RPC agreed to Resident straightening out 'Meadow Cottage' easement reinstating it to its original design. This is on the understanding that the owner of 'Cover Point' will cover all costs involved in repairs and reinstatement of the Common. A new easement will be required for this work as the easement area has changed and this needs to be reflected on the Easement. The costs of this will be the owner of 'Cover Point's' responsibility.

ACTION: Deputy Clerk to write to owner of 'Meadow Cottage' informing them that this work is being carried out.

8.5 To receive an update on hedging on the Common at North Common/Lybury Lane

Cllr Finnigan has taken some photos of the hedging on Heath Farm, North Common (photos in pack) which show that the hedge is growing onto the strip of land that we believe to be common land. The meeting discussed whether this was in fact common land or belonged to HCC.

It appeared that the hedge had been cut back recently but not enough as it still causes buses or lorries to veer out causing oncoming cars to move over and then causing subsequent damage to the Common verge.

ACTION: DC to write to the owners of Heath Farm to request that the hedge is cut back further as it is on Common land and overhanging the road causing problems with motorists damaging the other side of the road. COD is happy to meet with the owner to discuss further.

8.6 To receive notification of proposed alterations to the Cricket Pavilion

See Item 3 above.

8.7 To receive a Use of Common request for 12th May 2018

Meeting considered a request for use of Common for a couple of residents wishing to use it for an unofficial wedding blessing. The meeting felt that there was not enough information to decide. However, in principle, Cllrs do not object.

ACTION: DC to contact the residents to ask for more information including exact location, if a marquee is required, are chairs required. This will then be added to the February meeting.

9. NICKEY LINE

9.1 To review the situation regarding surfacing the Chequer Lane access using 'road planings'

Cllr Finnigan met with another contractor on site who will quote for the work. Once she has received the quote, this will be forwarded to The Clerk to review all 3 quotes to make a decision.

9.2 To consider Herts Highways proposals for the Redbourn Lane car park 'bund'

Following on from the Highways meeting, HCC are proposing that the mound is removed around the car park and replaced with 'bird beak' fencing. This will improve the sight lines for this area. Meeting felt that safety was more important than the aesthetics.

ACTION: DC to write back to Phil King at HCC agreeing with the removal of the bund.

Cllr Mitchell reminded the meeting that we should still report maintenance items to SADC to ensure that the Nickey Line is still maintained to the correct standard.

Cllr Mitchell reported that an information sign had been installed at the entrance of Nickey Line near Hemel Hempstead Road/Motorway tunnel end, stating Nickey Line as a bridle way.

ACTION: DC to ask SADC why this sign has been installed as the Nickey Line is not a bridle way.

10. CUMBERLAND GARDEN

DC informed meeting that the festive lights will be removed on Saturday, 7th January so the gates will revert to being left open at night time.

Cllr O'Donovan reported that The Nutcracker Soldier had been removed from Cumberland Gardens on Boxing Day but returned it a day or so later although in the wrong place. A resident put it back into its original position on our behalf.

ACTION: DC to write to the resident expressing Parish Council's thanks for his actions.

DC reported that a resident had requested that cycling be banned in Cumberland Gardens because of the risk of hitting pedestrians.

ACTION: DC to add to the agenda for the next meeting.

Cllr Caldwell asked that during icy spells could we ensure that the areas in front of the gates be gritted. DC reported that the Contractor does salt this area and will be asked to monitor this area more closely.

11. PLAY AREAS

11.1 East Common Play Area

None

11.2 Long Cutt Play Area

None

11.3 Flamsteadbury Lane Play Area

DC informed the meeting that the refurbishment of this play area has now been completed. However, there were a couple of snagging items which we have requested to be repaired and therefore, we have withheld payment until this is finished. Overall, we are happy with the result and have had some positive feedback. We have also received confirmation that the Certificate of Lawfulness has been approved by SADC Planning Department.

11.4 Silk Mill

None

12. TREES

The young tree along the Avenue that appears to have died, has been identified as a lime tree and this will be replaced in February.

It was proposed by the Chair and resolved that:

Clerk to purchase a Lime Tree to replace the dead tree along the Avenue to the value of £50 plus installation

ACTION: Clerk to order Lime Tree

13. COMMONS OUTSTANDING ACTIONS

No discussion.

14. MATTERS FOR REPORT

None

15. DATE AND TIME OF NEXT MEETING

Thursday 1st February 2018, 7.30pm, Parish Centre.

The meeting closed at 8.34pm.

Chair..... Date

ALTERATIONS TO REDBOURN CRICKET CLUB PAVILION

From the Chair of Redbourn Cricket Club:

'Due to the increased use of the pavilion by Coffee on the Common, Friends Together children's summer camp and an ever expanding juniors' section we would like to extend the main clubroom to provide more space.

The alterations we are proposing would allow a better view of children playing outside by increasing the internal area of the clubroom out to the railings on the car park side of the clubroom allowing a view to both directions that cannot be seen from inside at the moment. We are not proposing to increase the footprint of the building - as the roof already projects over the area we wish to use.

At the same time, we would like to increase our bar storage into our side stores and renew the roof of these in slate to match the main roof, something we could not afford to do when we rebuilt after the fire. This will also allow us to avoid leaving empty beer barrels outside and allow easier access for deliveries.

Additional points:

- 1. As well as the other users mentioned above, we increasingly get requests for the pavilion to be used for funerals & christenings and the additional space would allow us to comfortably seat more people.*
- 2. The Cricket Club has increasingly become an asset for the village in general.*
- 3. We are not asking for any financial help in carrying out the proposed work.*
- 4. We may not need full Planning permission, but it will need to be clarified.*
- 5. We will need to comply with Building Regulations on the extension.*
- 6. Our aim would be to have the work completed by the start of the new season in April.*

In the first instance we would like to invite you to the pavilion to show you on site what we would like to do.

Before we get drawings done it would be helpful for us to understand if there are elements that you would not favour. When would be convenient?

Could you also please advise me what the process is for getting the Parish Council's agreement to these proposals.

Kind regards

Chair, Redbourn Cricket Club'

12th December 2017 (via email)



