

# KNEBWORTH PARISH COUNCIL

**MINUTES** of the Meeting of the Parish Council held on 13 March 2019 in the Knebworth Village Hall at 8.30 p.m.

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Present: Councillors Roger Willcocks (Chairman), Adrienne Charter, Rosemary Conybeare, Jeremy Godfrey, Jenny Harrison, Steve Hemingway, Lisa Nash, Colin Stringer and Paul Ward

In attendance:

**1. Apologies**

Apologies for absence were received from Mr Jobling. Absent Mr Farr and Mr Trowbridge.

**2. Chairman's announcements**

Members are reminded that any declarations of interest in respect of any business set out in the agenda, should be declared as either a Disclosable Pecuniary Interest or Declarable Interest and are required to notify the Chairman of the nature of any interest declared at the commencement of the relevant item on the agenda. Members declaring a Disclosable Pecuniary Interest must withdraw from the meeting for the duration of the item. Members declaring a Declarable Interest which requires they leave the room under the Code of Conduct, can speak on the item, but must leave the room before the debate and vote.

**3. Public Participation**

There was no public participation.

**4. Minutes**

Proposed by Mrs Conybeare, seconded by Mr Ward and

**Resolved:** that the minutes of the meeting of the Parish Council held on 13 February 2019 approved as a true record and signed by the Chairman.

**5. To Note the Minutes of the Committee Meetings**

The Council noted the minutes of the committee meetings:

Planning Committee Meeting held on 13 February 2019

**6. Station Pub**

Mrs Nash declared that she is chair of the Save Our Station pub group.

Market Homes Ltd has notified NHDC that it plans to sell the Station pub as two sites and the initial moratorium period commenced on 19 February 2019. Community groups, including the Parish Council, have until 2 April 2019 to notify NHDC if they wish to make an bid for either site. The site which includes the pub is being marketed by Christies at £595,000. If a community group had a bid accepted the site could be sold within the moratorium period. The garden, which contains permission for nine flats, has a restrictive covenant.

Mrs Nash stated that the group's publican thought that the pub site valuation would be nearer £300,000 and believed that there would be problems of noise if unit 10 was not acquired with the pub. If purchased it could be leased.

Mr Ward raised the point that if the council purchased the pub the precept would have to be raised which would have to be justified. If the pub group submits a bid could the Parish Council try to help them?

Mr Hemingway asked if the residents wanted the Parish Council to own and run a pub. It would be a tax on everyone in the village and he felt that most pubs do not make a return on capital. The Council has supported the group but it would be different to raising funds to buy the pub.

Mr Willcocks believed that if the pub was tenanted the rent would cover the cost of a mortgage. The survey in 2017 and the show of hands at the last Parish meeting showed support for the acquisition of the pub.

Mr Godfrey felt that the Council needed expert advice to help take this forward.

Mrs Charter thought that the village wanted a pub and that others would be interested in acquiring the site.

Proposed by Mr Hemingway, supported by Mrs Harrison

**Resolved** to defer a decision to an extraordinary parish council meeting to be held before 2 April 2019.

#### 7. Planning Gain

Proposed by Mr Willcocks, seconded by Mrs Charter and

**Resolved:** to support the allocation of s106 funding available for pitch sports for the provision of all weather tennis courts.

The Neighbourhood Plan Aecom Report has produced a list of infrastructure required from the development included in the Local Plan. NHDC requires a list of projects a costings for s106 funding for new development. A draft list has been circulated, which is to be updated and reviewed.

#### 8. Local Plan

A draft joint response to the main modifications was previously circulated. Wymondly and Codicote Parish Councils do not support the use of the West of Stevenage site to reduce development in the growth villages. The Parish Council accepted that this would be removed from the joint response but would be included in its own response.

The Council approved its response to the main modifications.

#### 9. Residents' Issues

A resident has contacted CC Thake regarding a safety issue arising from parked vehicles on Gun Road.

Proposed by Mr Willcocks, seconded by Mrs Conybeare and

**Resolved:** to support double yellow lines in Gun Road.

#### 14. Clerk's Report

1. The office planning application has been granted subject to provision of a bicycle store, electric charging point and a green travel plan.
2. The Neighbourhood Plan Open Day was attended by over 175 people.
3. The directors of Odyssey would like to present revised plans to the Parish Council on 10 April.

- 4. The planning application for the flexible energy site has been refused.
- 5. The walks leaflet has been well received. Leaflets were delivered to nearly every home in the parish. Additional copies will be available at the village hall.
- 6. No waiting cones have been left on Park Lane between Dancote and Deards Wood. HCC has confirmed that there is no work planned in this area.
- 7. The Road Safety fund would like to support work on Deards End Lane but has deferred a decision until more information is provided by HCC.

**115. Financial Risk Review**

The Council reviewed and approved the financial risk assessment.

**16. Accounts**

16.1 Proposed by Mrs Conybeare, seconded by Mrs Nash and

**Resolved:** to approve the list of payments from 1 February 2019 to 28 February 2019.

16.2 Quotes

Proposed by Mrs Conybeare, seconded by Mr Stringer and

**Resolved:** to accept the quote from Earth Anchors for a single seat for St Martins Green.

Proposed by Mrs Conybeare, seconded by Mrs Nash and

**Resolved:** to accept the quote from Roysia to lay Altro walkway flooring in the village hall lobby toilets.

**17. Any Other Business**

There being no other business the meeting closed at 10.02 p.m.

Chairman \_\_\_\_\_

Date \_\_\_\_\_