

KNEBWORTH PARISH COUNCIL

MINUTES of the Annual Parish Meeting held on 4 May 2016 in Knebworth Village Hall at 8.00 p.m.

Present: Mr Alan Sleator (Chairman), Mr Kevin Burr, MR Philip Farr, Dr Graham Fothergill, Ms Carly Gribble, Mr Duncan Jefford, Mr Stephen Hemingway, Mr Rob Procter, Mr Paul Ward, Mr Roger Willcocks

In attendance: The Clerk and eighty eight members of the public

1. Welcome by the Chairman

Good evening ladies and gentleman. Welcome to Knebworth Parish Council's Annual General Meeting. My name is Alan Sleator, and I'm Chairman of the Council. Thank you very much for coming out to see us this evening. .

This meeting is an opportunity for you to hear what the Parish Council has been doing upon your behalf over the past year. It is also a chance for you to ask us questions, to hold us to account, and to give us a clear sense of how we can best represent you in the future.

2. Apologies for Absence

Apologies for absence were received from Mrs Conybeare

3. Approval of the Minutes - Annual Parish Meeting 6 May 2015

Proposed by Mr Burr, seconded by Dr. Fothergill and

Resolved: that the minutes of the Annual Parish Meeting, held on the 6 May 2015, be taken as read and approved as a true record.

4. Chairman's Report

For those who don't know them, let me first of all introduce you to my fellow councilors.

Rob Proctor, Kevin Burr, Roger Willcocks, Stephen Hemingway, who is also your district councilor, Graham Fothergill, Philip Farr, Carly, Gribble Duncan Jefford, Paul Ward who joined us as a co-opted member last year.

Our vice chairman Rosemary Conybeare is currently somewhere in Africa and as you have heard, sends her apologies. There is no truth to the rumour that she has gone to Zimbabwe to seek advice on how to make Knebworth Parish Council more democratic.

James Orme Kirby decided to stand down last year. Nevertheless, we thank him for all of his efforts during his time with us and Laura Stacey, who joined us as a co-opted member late last year, has now also now decided to stand down. We thank her too for her valuable contributions to debates.

All of your Parish Councilors are unpaid and give up huge amounts of their spare time to work on your behalf. In previous years, a higher proportion of councilors has been composed of people who have already retired, and who, as a result, have been able to devote more spare time to the council. Now, however, most of our current councilors continue to hold down busy, demanding jobs during the day, as well as juggling hectic

family lives, so it is even more to their credit that they still find the time to devote to community affairs.

I am extremely gratefully for all of the time and effort they have put into making Knebworth Parish Council an effective forum for the views of the community. So may I ask you all now to show your appreciation for the work they have done over the past year for Knebworth?

As you may know, the Parish Council has very limited powers. In essence, it has direct control of the recreations grounds, the Village Hall, Christmas lights and most glamorous of all, the village toilets. We can also express an opinion on planning matters.

However, in my view the greatest power we have is to represent the voice and opinions of our community. Armed with this information, we can exert a considerable amount of influence upon higher governing bodies such as North Herts District Council, and Herts County Council, so that your opinions are taken into account during their decision making. It's a soft power, but one not to be underestimated.

Your views - and your willingness to express them – will, we believe, be especially important during the coming year.

As you may know, a considerable amount of new housing is planned for Knebworth. Two major sites near the A1 have already been ear marked as possible locations for development, with over 400 new homes planned for them. However, things have moved on since then. Our latest information is that several more sites around Knebworth are now under active consideration in addition to those already discussed. If building were to go ahead on all of these new sites as well, we will have approximately 1,000 - yes, 1,000 - new homes built in our village.

This is a very thorny issue. There are fears that development on such a scale will destroy the very character of Knebworth, which despite having over 4,000 homes already, still feels like a village to many. Indeed, I've heard one local wag voice the opinion that, should development on this scale take place, the name Knebworth will disappear entirely. Instead, we will be known as "Stevenage South."

The green fields around Knebworth undoubtedly play an important part in our high quality of life. Having them disappear under concrete would affect us all. In addition, there are serious doubts whether our current infra structure - trains, schools, and roads, health care - will be able to cope with expansion on such a huge scale.

Yet, there are two sides to this story.

Housing in Knebworth is hard to find, and when you can find it, very expensive. Our young people complain that they can no longer afford to buy a home in the village where they were born.

The shortage of housing is driving prices high and higher. We have an increasing population, People need somewhere to live. And we must not forget that land owners also have a right to maximize the value of their assets for the benefit of their own families. If you owned the land, you would want to be able to do the same.

Knebworth is not alone in this predicament. Every town and village across North Hertfordshire is facing the possibility of having substantial large scale housing developments imposed upon them. That's why our local MP Stephen McPartland, among

others is leading a call to save the character of Hertfordshire villages by instead building a brand new garden city in open land.

Knebworth Parish Council is still bound by a mandate to oppose development on green field sites. We were instructed to do so, by you, at a previous AGM. However, I must point out that, while they are bound to take the views of local people into account, North Herts District Council can and may well override those views.

A way to find the best solution to all of these conflicting views and vested interests is, I believe, to encourage as many people as possible to express their views, both for and against any planning proposal.

A consultative document, revealing the options favoured by North Hertfordshire District Council, goes before NHDC councilors in July. Shortly after that, it will be put out for a further, but comparatively brief public consultation. Therefore, may I ask you all to keep your eyes peeled for this document. Tell all of your friends and neighbours about it too. We want as many local people as possible -with views both for and against - to take parting his final consultation.

In this way, we can be certain that, whatever the outcome, a decision has been taken in the full and certain knowledge of the opinions of local people. This will enable us to hold our politicians to account.

To this end, we are also seeking to introduce a planning structure called a Neighbourhood Plan.

This is a document with an element of legal status which will give local people some degree of control over developments which take place in our area. While it cannot stop a development from going ahead, it does enable us to have a say over various important aspects such as building design, the number of parking spaces allocated to each home or indeed housing density. It's an extremely valuable step towards giving Knebworth residents more of a say on what happens in their area. However, we cannot produce this document on our own. Compiling it requires a considerable degree of expertise in areas such as planning, building, infrastructure and land use. We are not experts. However, we have no doubt that such expertise already exists in Knebworth. Many of you will know architects and others well versed in the planning process. Let us know who they are so that we may harness their skills for the good of the community. My colleague Paul Ward will be addressing you in greater detail about Neighbourhood Plans shortly.

Our fight to protect the Green Belt around Knebworth continues, according to your instructions.

A grant of £5,000 has been given to help protestors oppose the construction of a solar farm in Three Houses Lane. A public inquiry to decide the matter takes place next month.

You may remember that another contested proposal to build a solar farm in Swangleys Lane was finally abandoned by developers in July, not least because of the strength of local opposition against it.

That protest campaign was led by a chap called Nick King. – some of you may know him. For well over a year, he devoted all of his spare time to fighting the developers, organising petitions, protest meetings, lobbying MPs, appearing in newspaper, radio and

TV, and cajoling anyone who might be able to help prevent green belt land being covered in blue glass and steel.

What I didn't realise until speaking to his partner Sue this week, is that the initial announcement of plans to build that solar farm co-incided almost precisely with the date that Nick was diagnosed with a rampaging form cancer.

Very few people knew that even as Nick was campaigning vigorously against the solar farm with all of his might, at the same time he was undergoing chemotherapy and, in due course, surgery.

I was amazed by this news. Regardless of what we think of solar farms, and regardless of the merits or otherwise of this particular proposal, to appreciate the enormity of what he achieved, we should ask ourselves this question: "If each of us knew that our time on this earth was rapidly diminishing, as Nick certainly did, would we spend those remaining days campaigning to save the Green Belt around Knebworth?"

Nick King died in the Isabel Hospice in Welwyn Garden City two weeks ago. In my view we are blessed to have had people such as him living in our community.

Parking continues to be a vexed issue in many parts of the village. A new parking control zone has undoubtedly cured some problems, but, in the process, has certainly created many others. Some say it has merely displaced parking to other areas which were once free of congestion. Parking by commuters in particular is, in some instances, causing tempers to fray.

Earlier this year, some local residents very kindly came along to a Parish Council meeting to explain their predicament. We heard stories of rows breaking out between home owners and parking commuters. In one case, nails were placed under the tyres of an offending car.

This clearly cannot continue. It's a recipe for physical conflict. Therefore we have asked North Herts District Council to nominate a parking expert to attend a public meeting held under the auspices of the Parish Council, so that local people can put their concerns directly to those in charge. Hopefully they will also receive constructive replies in return. Given that local elections for NHDC are imminent, and with all the internal change which inevitably come as a result, no date for this meeting has yet been set, but as soon as it is, we shall announce it on our new website and in the Parish News.

Plans are afoot to redevelop the library site, turning it into a new doctors' surgery, with a pharmacy and two flats above it. The library will remain in the new building, but will change significantly to become a service operated solely by local volunteers.

There is a lot of concern about the effect this may have upon the quality of service, especially for school children. There are also criticism that the proposed new doctor's surgery may bring extra congestion to both the High Street and St Martin's Road. In addition, if major housing developments go ahead, it may still not be big enough to provide adequate services for an increased population.

Nevertheless, everyone seems to be agreed that the current doctor's surgery is out of date and totally inadequate. Once again, we are faced with competing interests and opinions, so I urge everyone to take part in the discussion which will take place once a formal planning proposal has been produced.

So far, you've heard about local people's concerns over development. However, I am pleased to say that there is one development in Knebworth which has been greeted with universal approval. The introduction of a new range of play equipment in the recreation ground has been received very well indeed by families with young children. It has become a centre for laughter and fun. You may also have noticed that the recreation ground now has a very smart newly surfaced access road.

Ladies and gentlemen, so far I have addressed what we believe to be the major issues facing Knebworth. However, the real measure of a Parish Council's success is to be found elsewhere, namely on how well it runs the assets it does control as well as the quality of the service it provides to local people. Shortly, you will be hearing from the committee chairmen in charge of these subjects.

However, before I hand over to them, there is one last item I would like to address.

I firmly believe that the future of any small organization is best ensured if the responsibility for running it is shared between as many people as possible. In particular, rotating the leadership regularly is, I believe, an excellent way to create skills in depth, so that the organization has a range of experienced people ready and able to fill the breach should someone leave. I have been your chairman for the past two years and I've come to the conclusion that now is the best time to put my belief in rotating leadership into practice. That is why this AGM will be my last as Chairman. I've already informed my colleagues that I will not be seeking re-election at the end of this term.

May I say that it has been an honour and a privilege to represent Knebworth Parish Council during my chairmanship, and through this office, to represent the people of Knebworth. I would like thank you all for your patience and the many expressions of support during my term. I do appreciate it.

In particular, I would like to thank our Clerk Claire Graham who has been a tower of strength. She is undoubtedly the font of all knowledge in council affairs, and I quite happily acknowledge that I would have been lost without her.

5. Reports from Committee Chairmen

5.1 Finance & General Purposes – Mr Rob Procter

Good evening, ladies and gentlemen.

My name is Rob Procter, and I chair the council's Finance and General Purposes Committee, or F&GP for short. It gives me great pleasure to speak to you for the second time since taking on this role two years ago.

The main purpose of the F&GP is to oversee the finances of the parish council, to ensure that spending is broadly matched by income, and each year to recommend a precept level to the full council. I additionally consider it my role to personally keep an eye on the accounts to ensure everything is in order – although I have to say, as I did last year, that most of the hard work here is carried out by our long-standing and extremely knowledgeable clerk, Claire Graham. And as last year I would like to thank her for all her invaluable help during the year.

I am happy to report the council's financial statements are in good order, and the overall position of its finances is strong.

Income - which comes mainly from the precept- but also from fees from sports clubs for using the recreation ground, hiring out of the village hall, and income from the solar panels on the roof of the hall, was slightly ahead of what we expected. At the same time, expenses – utility bills, costs of repairs, upkeep and redecoration, wages for the council's staff, and other administration expenses (for example, the website) were lower than expected. As a result, the council ran a surplus for the year - and the general reserves increased by around 15%.

None the less, the overall resources of the council decreased due to money being spent on items we had essentially been saving up for over a number of years. Most notably we have spent significant sums on resurfacing and re-aligning the entrance road to the recreation ground, as well as new play equipment in the main recreation area. Both of these project – which together cost just under £120,000 – came in under budget, and have been well-received by parishioners. Any further comment on these this evening would be much appreciated.

Looking forwards, we plan to spend more money on play equipment in Lytton Fields recreation area, and we have budgeted of this in the new financial year. We have also set aside money to help with the funding of a village fireworks display and we have agreed to support – on a matched funding basis, and only up to £5,000, the cost of legal work associated with the fight against a solar farm being built adjacent to Three Houses Lane.

The F&GP also works on other items that may more efficiently come before a committee, rather than the full council. This year, for example, we have looked at pension arrangements for the people that work for the council, protocols for the reporting of meetings, and we have debated the financial regulations which govern the way the council conducts its business.

Although one of the items that I am especially pleased about – and that was originally put forward by the F&GP was the significant upgrade of the Christmas lights that took place at the end of last year. We were able to place icicle lights along much of the High Street on both sides, with some column lights on Station Road. From what I know, this project was a resounding success, with the only complaints I am aware of, being along the lines of, “why didn't they go further?” Happily, we are planning to do a bit more this year- having regard to the fact that we were able to underspend the amount previously budgeted.

As always, I would like to thank my colleagues on the F&GP for all their time and effort, evenings they give up for these meetings and so on, and I look forward to another interesting year ahead.

5.2 Amenities – Mr Kevin Burr

Ladies and gentlemen, 2015-2016 has seen some changes to the Village Hall and Recreation Grounds committees. At our first full meeting of the Parish Council it was agreed to amalgamate the two committees into a single Amenities Committee, so this evening I will be covering both of these topics.

Firstly the Village Hall is well utilised by a range of regular and casual hirers. This year has generated enough income to cover the running costs. To make the hall more user friendly a new heating system has been installed and Wi-Fi is now available to hirers.

The solar arrays continue to generate revenue for the council at an average rate of £3,500 per annum, as well as providing power for the hall and reducing our electricity bills. Even with the weather we have been having they are performing above budget.

The recreation grounds has received a lot of investment in the last financial year. The entrance road has been redesigned and a new road installed. There are more parking spaces, less potholes and the new design has improved access for deliveries and emergency vehicles.

A new set of play equipment for older children has been in place for about nine months and feedback has been generally positive. Our next step will be to investigate replacing or improving the play equipment in Lytton Fields and King George V.

The pond clearing took place in November 2015 and I was very pleased in March to see that several hundred frogs appeared to appreciating our efforts and were producing bucketful's of spawn.

Our groundsman has had a difficult time with the pitches this year due to the wet weather. I hope that Knebworth Football Club completed their fixture list. I understand that they have been promoted and wish them good fortune in the new league.

The Parish Council continues to support Stepping Stone Preschool which uses the pavilion to run one of our local preschools, a valuable service to young families in Knebworth.

I believe the Village Hall and Recreation grounds are valuable assets to our community and I hope you are happy with the direction the Parish Council is taking with them. Any feedback is welcome.

6. Neighbourhood Plan – Mr Paul Ward

Tonight I would like to outline what a Neighbourhood Plan is, why this could be beneficial to the parish to develop one now, and ask for help in leading and developing a plan.

What is a Neighbourhood Plan?

It is a power available to local councils under the Localism Act 2011

Allows councils to take the lead in creating a plan containing planning policies for their area.

A plan can decide where and what type of development should happen in the neighbourhood.

It can also define certain policies (e.g. design standards) that take precedence over the existing Local Plan policies for the neighbourhood within certain constraints.

However a plan cannot conflict with the strategic policies in the Local Plan or be used to prevent development in the LP.

Why is this of potential benefit to Knebworth parish now?

NP will give us the opportunity to actively influence the shape of development in the parish.

An NP can play an important and positive role in stating how local people want Knebworth to develop, with a degree of weight within the context of the wider strategic LP plans.

This is at a time where Knebworth, already a large village, is likely to experience significant growth

As demonstrated already with specific issues raised to the Parish Council e.g. traffic management and public interest in the draft LP.

- In addition it is anticipated that the strategic NHDC LP process will lead to further growth.

Establishing and supporting a credible process now to develop a NP over the course of the next 2-3 years will allow local people more influence over the future of the parish in this context.

WHAT steps do we have to take to develop a Neighbourhood plan?

There are a number of key steps in developing a plan:

1. Making a neighbourhood area designation application, expected to take 3-6 months
2. Publication of proposals for the plan, with evidenced support of its scope from local people
3. Submission of a draft plan, including consultation cycles on drafts and a formal consultation
4. Complete an independent examination
5. Hold a parish referendum successfully

It is anticipated to take 2-3 years in total.

If we start now this would run alongside the finalisation of the Local Plan for the District Council.

HOW do we wish to take this forward as a community?

The Parish Council is the only qualifying body able to submit a Neighbourhood Plan for the parish.

However local people are critical to be engaged, consulted and help drive this process which would produce a Plan to be ultimately submitted via the Parish Council.

Our next steps to support the development of a Parish Council are to:

- Set up a Steering Group of local people to work on the development of the NP
- Start the designation application for the Parish as the first step in the process

The Steering Group need to do the following things in outline:

- Take ownership for the development process under the overall authority of PC
- Identify resources and skills available within your community
- Find and use external sources of advice and guidance, including NHDC and others
- Re-use and build on existing material e.g. Parish Plan 2007, existing NHDC policies
- Develop and manage a budget and finance the plan
- Work through the process described above to develop and agree a plan

Successfully developing a NP will take commitment, dedication and time from both local people and Parish Councillors over 2-3 years. Key success factors based on experience with other plans include:

- *Governance* - a dedicated body to oversee the NP supported by a motivated team
- *Clear scope* - defining a relevant and deliverable scope based on needs and existing policies
- *Skills and capacity* – have a team in place with skills to develop the plan and get other help.

- *Consultation* - active parish community and stakeholder engagement through the process
- *Evidence* - building an evidence base to support the plan, which can re-use existing materials
- *Financial resources* - e.g. for consultation, referendum and experts, plus access to support

WHO is going to do this?

This cannot be an exercise just driven by PC members

- We need members of the parish to lead and run the steering group and take action
- The PC will have a couple of members as part of the Group to help steer and advise

We need help from people in the community to both run the project and skills to develop it.

- Chair & Vice Chairs – to lead project
- Project management and team building
- Secretary - organisation
- Community engagement skills – consultation, listening and openness
- Developing content – material for consultation, policies, communications
- Specialist skills - dependent on the policy areas

The particular skills required will vary depending on what our plan seeks to cover. Key is the ability to engage a diverse range of members of the public and to listen, communication and negotiation, analytical skills, and ability to work in a team.

IN SUMMARY

- It will take time of committed people, who we need to step forward, in the parish.
- It will need active input the community to develop relevant, useful policies.
- It will require funding to complete the steps and assistance from NHDC and others.
- And it cannot override the overall strategic policies from the Local Plan.

However

- It gives US more of a say in the development of their local area, within certain limits.
- It allows US to make positive statements about how we want Knebworth to develop.

My request to people here tonight is

- Consider getting involved and helping shape the future, by
- Putting yourself forwards to be a member of the Steering Group

And if you have relevant specific skills help volunteer to develop

7. Questions & Answers

I should like to report that the hearing loop is working and I heard every word. Mr Hall

With the up and coming consultation on the Local Plan will the Parish Council put some thought in to how it will publicise it? It is important to keep the village informed. I propose

a leaflet with action points for everyone, information on the Parish Council website, and open evenings with District Council representatives in attendance. Finally a local collection point in the village for residents comments.
Mr Thornton

The production date of the Local Plan is still vague, we think it is July, but it could be August or September. We shall do all in our power to keep you informed, however please bear in mind that the Parish Council is a small voluntary group. We will raise the question of meetings with the District Council. The Parish news does a good job. Given the size of the Parish Council we would ask for as much help as possible and all suggestions will be considered.
Cllr Sleator

I raised two issues last year. I asked for more parking restrictions in Knebworth. This has been dealt with in Pondcroft Road and Milestone Road. I had a near miss at the junction on London Road and Gun Road. There are no yellow lines on this stretch of road, can something be done about it?
Mr Fursedon

Parking is a vexed issue, which hasn't been resolved. The Council is hoping that someone from parking policy at the District Council will attend a public meeting in the village. The Parish Council, as a body, is not responsible for parking that lies with the District Council. It is best to let the District Council officer hear directly from you.
Cllr Sleator

When permit parking was introduced there was something in the library. I sent photographs of parking in Lytton Fields to NHDC and didn't get a reply. How are you supposed to communicate with them?
Mr Marley

The District Council is currently rewriting the parking policy. The portfolio holder who is looking at parking policy is standing for election. He gets numerous emails about parking and it is the same across the district where a town has a station. Until the whole village is a controlled parking zone, we will not be able to resolve the problem. If you give me details of your email I shall follow it up. NHDC also a complaints policy.
Cllr Hemingway

Every time it rains the entrance to Deards End Lane, off Park Lane, is flooded. I complain every year to NHDC, Stephen McParland and the Parish Council. Nothing has been done and the gully is constantly blocked. All the drains down the road are blocked and nothing has been done for a year.
Mr Nation

There have been discussions with Richard Thake about flooding, and we will take up the issue with him. There is some debate about funding.
Cllr Sleator

The Local Plan proposes to build more houses in the village. The surgery is already struggling, how will it cope with additional houses? What will happen, it's not just the surgery that will be affected but other amenities as well?
Mrs Dann

There is some future proofing with regard to the development of the new surgery. The developer is ready with the plans and is waiting for HCC to finalise an agreement with the church for a temporary library. It is important that the library continues as a facility. The only place for a temporary library is at a church building and HCC is negotiating with the PCC. If the library does not continue whilst the surgery is being built we could lose the library, which would be a shame. I should like to invite you to the Patient Participation Meeting on 1 June and you can ask the practice manager.
Cllr Fothergill

What is to happen to the Barclays Bank building?

Mrs Dormer

We do not know.

Cllr Sleator

I believe the owner of the Raja Tandoori would like to open a wine bar or tapas bar in the old Barclays Bank building. He is reluctant because he believes there might be strong objections. The Parish Council has tended to object to similar applications because of noise, smells and parking.

Cllr Hemingway

I understand that there are two good cafes with covenants that can't open in the evening. We need a good English restaurant.

Mr Nation

Any change of use will go to planning.

Mr Fursedon

Everyone is able to comment on applications in the area. As soon as we know we will let people know.

Cllr Sleator

A Neighbourhood Plan would articulate how we want the village to develop. It would define the mix, rather than yes or no.

Cllr Ward

Do you have any examples of evidence of the influence of a plan? Mr Sprigge

I don't, but we can look at that. It is still at an early stage and will only be proven over time.

Cllr Ward

The agenda says there will be a police update. We haven't had one for a couple of years and one would be nice.

Mr Sprigge

There has been a change in shift patterns, which has caused problems with them attending meetings. We will try again next year.

Cllr Sleator

I would like to say something about the Local Plan. The timetable for the Local Plan is contained in the Local Development Scheme which can be found on the District Council website. After the last consultation, landowners came forward with new sites. The time has slipped due to the large numbers of responses. Since then the Office of National Statistics has increased numbers. There is pressure to adopt the plan, it should be 2011-2013. The district could suffer financially by the loss of the new homes bonus. As a district we do not have a five year plan, which allows developers to put in sites for development.

In principal planners can apply for development on a site. Already several hostile applications have been submitted – one in Pirton. The next consultation will be for the benefit of the Planning Inspector and he will review the responses. The situation is difficult, you will have a voice, look a plan as a whole, not only the sites but also the policies. Policies can identify density of housing, minimum width of roads, lots of things people can comment on. I will tweet, encourage and coordinate. I am talking about the Local Plan not the Neighbourhood Plan. A Neighbourhood Plan sits below the Local Plan and cannot override it.

Cllr Hemingway

When we talk about Neighbourhood do we take in Bragbury End and other surrounding towns? Can we influence development?

Ms Pollard

The cumulative impact of traffic is examined by HCC using a traffic model. I am not convinced how good this is but it can assess the impact on the B197. With Great Ashby there was not overarching development. The doctors' surgery, the road width and

parking are all inadequate. This can be addressed in the Local Plan. We should comment on the policies. Cllr Hemingway

There is a situation with Welwyn Hatfield Borough Council. It is looking at developing the Entech site in Woolmer Green which will place another strain on resources. Development is coming from all sides and will affect Knebworth. Mr Scott

Parking at the station has not been solved with yellow lines. We should look at a site such as the Waste Not Want Not site and use it as a car park and provide a shuttle service. Mr Dixon

These are the sort of suggestions and ideas we need, it is a vexed issue. When we get a date for the parking meeting we will let you know. Cllr Sleator

We should get the emergency services involved, putting their thoughts forward with parking issues rather than waiting until there is a problem. Mr Peter

I live in Oakfields Avenue and walk to the station. The train service is at capacity. I pay £3,000 per annum for standing room only. I appreciate that it is difficult but if more trains do not stop at Knebworth Station then encouraging more people to use it is not going to work. Ms Carter

I believe that in 2017 there will be more standing space. Cllr Willcocks

Mr Hall thanked the chairman for his two years in office.

The chairman thanked everyone for attending the meeting.

There being no other business the meeting closed at 9.30 p.m.

Chairman _____

Date _____