

52 Cross Oak Rd
Berkhamsted,
Herts, HP4 3HZ

12 September 2025

To: Councillors C Griffin, M Griffin, G Halsey, R Hamilton & C Turner

You are summoned to attend the following meeting,

GREAT GADDESSEN PARISH COUNCIL MEETING

to be held on

Tuesday, 16 September at 7.30pm

At Gaddesden Row Village Hall

Members of the public are invited to attend this meeting.

Andrew Farrow

Mr A Farrow

Clerk to Great Gaddesden Parish Council

Agenda number	Agenda subject and action
25/087	Apologies for absence
25/088	Declaration of Interests
25/089	Minutes Proposed that the minutes of the meeting held on 15 July 2025 as circulated to members be signed as a correct record.
25/090	Public participation In accordance with the Council's Standing Orders, members of the public are permitted to make representations, answer questions and give evidence in respect of any item of business included in the agenda for not more than 20 minutes.
25/091	Correspondence received a. Hardship fund – to consider a proposal b. Lieutenancy introduction – to note
25/092	Borough and County Councillor updates
25/093	Local Government re-organisation i. to receive an update on the Clerk's involvement ii. to note the public consultation
25/094	Matters outstanding – to note the report submitted to members.
25/095	Highways

Agenda number	Agenda subject and action
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| a. | Bradden Lane – to note the closure at the junction with The Flintings from 15 – 26 September |
| b. | The Flintings – parking in shared spaces |

25/096 Planning

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| a. | Past planning applications – to note the report submitted to members |
| b. | Planning applications since the last meeting – to note the following responses given under the Clerk’s delegated powers since the last meeting. |

25/00466/FUL	2 Row Cottages, Gaddesden Row, HP2 6HW	No objection
	Construction of two new-build detached residential dwellings	

25/01708/LBC & 25/01704/FHA	Golden Parsonage, Gaddesden Row, HP2 6HG	No objection
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Internal modifications to relocate kitchen, reinstate rear C19 conservatory link, install underfloor heating to ground floor areas, and fit woodburning stove in Drawing Room.

25/01786/FHA	The Old Barn, Pipers Hill, Great Gaddesden, HP1 3BY	No objection
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Internal alterations, replacement and new windows and doors and alterations to landscaping including pergola

25/01769/RET	Anthony Betts & Co Ltd, Leighton Buzzard Road, Water End, HP1 3BD	Object
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Retention of hardstanding for vehicle parking and sales display, and boundary fence.

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| c. | New planning applications – to agree a response to the following planning applications. |
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25/00581/FUL	Hilliers Garden Centre, Leighton Buzzard Road, HP1 3BA
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Demolition of existing buildings and structures, and redevelopment of site for storage or distribution (Use Class B8) purposes, with ancillary offices and associated parking, servicing, access arrangements, landscaping and other associated works – new information

25/02009/FHA	The Barn House, Pipers Hill, Great Gaddesden, HP1 3BY
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Conversion of loft space above garage and conversion of central attic space of main house, insertion of 4No. conservation roof lights and one new window to rear, new windows and external doors, internal alterations.

25/01742/MOA	Land north of Polehanger Lane, Berkhamsted Road
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Outline Planning Application for up to 750 dwellings, a neighbourhood centre comprising up to 1000 sqm Class E/ F2 floorspace, two form entry primary school, Public Open Space, Suitable Alternative Natural Greenspace, associated infrastructure and engineering works with all matters reserved except for access to the site from Berkhamsted Road.

To consider a [proposed response](#).

25/02254/TCA	The Threshing Barn, Pipers Hill, Great Gaddesden, HP1 3BY
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Works to trees

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| d. | Planning applications received since the date of the agenda |
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Agenda number	Agenda subject and action
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e. Other planning issues

- i. [Cupid Green Lane](#) – correspondence between Victoria Collins MP and Dacorum BC
- ii. To note the appeal against Dacorum’s decision to refuse permission for an agricultural building, land north end of Cupid Green Lane ([25/00028/REFU](#))
- iii. To note a request to cancel the Article 4 Direction on land in the Nettleden/Frithsden area ([25/02057/ART](#))
- iv. To note that the East Hemel [Stage 2 Engagement report](#) is available

- f. [Local Plan](#) - to receive an update on the process for making a submission to the Inspectors

25/097 Open spaces

- a. To consider a proposal to purchase a lawnmower for Gaddesden Row allotments.

25/098 Finance and administration

a. Payment of invoices

- i. To note [invoices paid](#) since the last meeting
- ii. To agree [payment of invoices](#) as presented to members

- b. **Payments received** – to note that no credits had been received since the last meeting.

- c. **New councillors** – to receive an update

d. External audit

- i. to note the [completion of the audit](#) with no comments
- ii. to note that the auditors report will be available for residents from 17 September to 16 October 2025

- e. [Clerk’s salary](#) – to note the annual pay award

- f. [Dacorum BC grants](#) – to consider the impact of the proposed withdrawal of the Concurrent Services Grant and to agree a response to Dacorum BC

25/099 Date and time of next meetings:

7:30pm on Monday 20 October 2025 at Great Gaddesden Village Hall

7:30pm on Tuesday 18 November 2025 at Gaddesden Row Village Hall