

Minutes of Great Gaddesden Parish Council Meeting

held at 7:30 pm on Tuesday 16 September 2025

at Gaddesden Row Village Hall

Present: M Griffin (chair), G Halsey, R Hamilton, and C Turner

In attendance: A Farrow (Clerk) and Borough Councillor J Timmis

Agenda number	Agenda subject and action
25/087	Apologies for absence were received and accepted from Cllr C Griffin. In the absence of Cllr C Griffin it was proposed and agreed unanimously that Cllr M Griffin be chair for the meeting.
25/088	Declaration of Interests - none
25/089	<u>Minutes</u> Resolved that the minutes of the meeting held on 15 July 2025 as circulated to members be signed as a correct record. Agreed unanimously.
25/090	Public participation – none.
25/091	Correspondence received a. <u>Hardship fund</u> – agreed that the proposal was not in line with the Council’s policy and therefore could not be supported. b. <u>Lieutenancy introduction</u> – noted
25/092	Borough and County Councillor updates i. There was no County update. ii. Cllr Timmis updated the meeting on the Local Plan examination, Local Government re-organisation, the judicial review into the expansion of Luton Airport, and the recent proliferation of traveller sites in Markyate, Kings Langley and Berkhamsted.
25/093	Local Government re-organisation i. Noted the Clerk’s involvement in a <u>working party</u> advising on the relationship between town and parish councils and the new Unitary Authorities. Agreed that the Clerk would prepare a preliminary analysis of the possible impact of Local Government Reorganisation on Great Gaddesden Parish Council. ii. Noted the <u>public consultation</u> on the possible Unitary Authority structures.
25/094	Matters outstanding – noted the report submitted to members.
25/095	Highways a. Bradden Lane – noted the closure at the junction with The Flintings from 15 – 26 September b. <u>The Flintings</u> – agreed that the Parish Council shouldn’t intervene in any dispute regarding parking in shared spaces.
25/096	Planning

Agenda number	Agenda subject and action
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- a. [Past planning applications](#) – noted the report submitted to members
- b. **Planning applications since the last meeting** – noted the following responses given under the Clerk's delegated powers since the last meeting.

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

- c. **New planning applications** – agreed the following responses to new planning applications.

25/00581/FUL	Hilliers Garden Centre, Leighton Buzzard Road, HP1 3BA	Object
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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	No objection
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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	No comment
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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	No objection
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Works to trees

- d. **Planning applications received since the date of the agenda** - none
- f. **Local Plan** – noted that the Examination had started. Agreed that Cllr M Griffin would represent the Council and make an oral submission to the Inspectors regarding Hemel Garden Communities when appropriate. Agreed that the Clerk would prepare a briefing paper on the Local Plan in advance of the submission.

Agenda number	Agenda subject and action
25/097	Open spaces a. Agreed not to contribute toward the purchase of a lawnmower for the Gaddesden Row allotments.
25/098	Finance and administration a. Payment of invoices i. Noted invoices paid since the last meeting. ii. Agreed payment of invoices as presented to members. b. Payments received – noted that no credits had been received since the last meeting. c. New councillors – noted that no applications had been received for the two vacancies. d. External audit i. noted the completion of the audit with no comments. ii. noted that the auditors report will be available for residents from 17 September to 16 October 2025. e. Clerk’s salary – noted the annual pay award. f. Dacorum BC grants – noted that Dacorum BC had advised that the Concurrent Services Grant would probably be phased out over three years from 2026 and that for Great Gaddesden this meant a decision would have to be taken regarding the future of the Warden. Agreed that the Clerk would respond to Dacorum as proposed. Agreed that the general preference was to retain the warden but that this would mean a significant increase in precept which needed to be justified and that the Clerk should speak to the Warden accordingly.
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

The meeting closed at 20:46

Signed

Dated