

Wareside Parish Council

Minutes of Wareside Parish Council Meeting

Thursday 25th September 2025 held in Wareside Church at 7.30pm

PRESENT: Cllr Paul Goodman (PG) (Chairman), Cllr Kim Nicholson (KN), Cllr Kerry Raworth (KR), Cllr Stuart Richards (SR) and Cllr Mike Ryan (MR)

Others: Rebecca Burdick (Clerk) (RB)

Members of the public: None.

The Chair welcomed everyone and opened the meeting at 7.30pm.

1. To receive and accept apologies for absence

Cllr Nicola Gildersleve (NG)

2. Declarations of interest and dispensations

a) To receive declarations of interest from Councillors on items on the agenda (including non-pecuniary).

MR - agenda item 8 - due to living in close proximity to the old school site being discussed.

b) To receive written requests for dispensations for declarable interests.

None.

c) To grant any requests for dispensation as appropriate.

None.

3. To approve and sign meeting minutes

a) Thursday 22nd May 2025 - deferred until the next meeting

b) Thursday 30th June 2025 - deferred until the next meeting

c) Thursday 17th July 2025 - deferred until the next meeting

4. To receive petitions, comments and questions from the public

None.

5. Planning

a) To consider planning applications received by EHDC received between Thursday 17th July - Thursday 25th September

Application: 3/25/1245/ARPN

Proposal: Change of use of 4 agricultural buildings to 8 dwellings (Use C3).

At: Appletons Farm Babbs Green Wareside Hertfordshire SG12 7RX

WPC comments: Comments drafted but application withdrawn before they were submitted

Application: 3/25/1279/PNHH

Proposal: Single storey rear extension: Depth 8.00 metres, Maximum height 4.00 metres, Eaves height 3.00 metres.

At: The Annexe 7 Helham Green Cottages Scholars Hill Appletons Farm Babbs Green Wareside Hertfordshire SG12 7RX

WPC comments: None

Application: 3/25/1338/FUL

Proposal: Erection of two affordable (shared ownership) dwellings with associated parking and landscaping.

At: Land Adjacent 12 Hillside Cottages Ware Road Wareside Hertfordshire

WPC comments: Comments made

b) To review planning decisions made by EHDC received between Thursday 17th July - Thursday 25th September

Application: 3/25/0864/HH

Proposal: Retrospective planning application varied from previously approved application ref: 3/17/0840/HH for single storey front, side and rear extension

At: 20 Coanwood Cottages Babbs Green Wareside Hertfordshire SG12 7RT

EHDC decision: Granted

Application: 3/24/1276/FUL

Proposal: Erection of 3 detached dwellings with new vehicular access road, gates, landscaping and associated works

At: Great Cozens Fanhams Hall Road Ware

EHDC decision: Refused

Application: 3/25/0961/HH

Proposal: Erection of gazebo

At: Tudor Cottage Bakers End Wareside Hertfordshire SG12 7SH

EHDC decision: Granted

6. To receive reports from County Councillor and District Councillor

County Cllr Eric Buckmaster emailed his report - please see appendix for full report. No District Cllr report received.

7. To receive updates from Councillors/Clerk on:

a) Little Oak Heath

i. LOH Maintenance

E-Scapes - all grounds maintenance work that had been highlighted to E-Scapes as being overlooked has now been carried out including the whole orchard area.

Brambles - PG reported that he has spoken to a contractor who is able to cut back the brambles on LOH that are encroaching on one of the adjacent bungalows. As they are so invasive the contractor has suggested that they are sprayed with a weed killer first. PG asked the PC if they were happy with this approach and would like a quote for the work. The PC agreed this would be a good approach as long as the chemicals used were suitable for use in a public area with animals.

Rubbish dumping - the dumping of rubbish is continuing on LOH this includes garden waste, rubble and unwanted household items. Whilst this needs to be removed from a health and safety perspective there also needs to be a way of deterring this from continuing. It had been suggested that Councillors would use NG's truck which she had kindly offered to collect the rubbish. However, again it was agreed that the true cost of this work needed to be reflected in the finances. The dumping of rubbish on LOH is not a one off issue and is becoming a recurring problem which unfortunately appears will need to be addressed regularly and therefore needs to be budgeted for. KR suggested that posters were put up asking for volunteers to help with "clear up" work on LOH this gives people the opportunity to help tidy the heath up before money is spent on paying a contractor to carry the work out. The PC agreed, RB to put notices up on the noticeboards and website.

Den - The original den area on LOH has now been cleared as requested by the PC via signage. RB noted that a new den has been created adjacent to LOH on EHDC land, PG suggested we notify EHDC as this may be classed as fly tipping.

Benches - The bench by the oak tree has completely fallen over and the legs of the bench are wobbling. PG to ask David Jarratt who made and installed the benches if the bench can be secured back in place and if possible get a quote for the work. NG reported via email that she thinks she will be able to fix the memorial bench so that it can be secured into the ground again, she will remove the bench in order to carry the work out the work

Orchard - the apple and pear trees are growing well, RB queried if the stakes and watering bags were still necessary, the stakes particularly could pose a health and safety risk based on the height and angle. PG advised that the bags although not providing a watering purpose anymore do offer protection from being eaten and the stakes are helping keep the trees up although they do not need to be as long as they are. Investigations to be made into shortening them or replacing them with a straight stake.

The Dell - this is a small valley area next to LOH which with a lot of rain fall can fill with water. The PC has attempted to make this area not easily accessible by the public by allowing overgrowth around it. RB notified the PC that she had seen new pathways had been made down into the area. Although there is currently no water there she raised concerns with people accessing the area if it had water in it. The PC acknowledged the update.

ii. Playground maintenance

RB presented councillors with the bi-monthly August inspection report. PG and RB have replaced the 10 broken fence palings with the 10 palings RB had purchased. There is one outstanding which required additional tools to remove the nails which they did not have with them. There are two rotten posts which need replacing, RB and PG had said they could fix this however on reflection this is a large piece of work which will take extensive labour and time. The PC believe that whilst a generous offer from RB and PG the cost of the playground (and also LOH as a whole) needs to be truly reflected in the finances rather than work being done kindly by Councillors/Clerk for free. This will enable a rise in the precept to be justified if required. KN noted there may come a time that Councillors/Clerk are unable to continue to carry the work out and there will not be a budget to pay for it. It was unanimously agreed to instruct Broadmead Leisure to fix the two rotten fence posts and the damaged horizontal paling for £200.

b) Larkshill

PG, MR and KR have continued the work to tidy up Larkshill and have begun to establish which trees need pruning/removing for the overall enhancement of the area. They plan to return in November to continue the work.

8. To receive update on Wareside CofE School, Sports & Playing Field.

PG updated the council that having discussed the purchase of the land with potential funders he now believes in order to proceed further the PC needs to establish the amount of money required to purchase the land. In order to do this PG suggested that the PC offer an amount which they believe they could raise to HCC in order to purchase the land. The offer would not be binding but would enable the PC to establish if buying the land is possible. The PC unanimously agreed that PG could make an agreed offer to HCC not exceeding £35,000.

9. To receive update on defibrillator installation into the telephone box

RB provided the update that the defibrillator is fully operational and has been registered on “the circuit” so that the ambulance service are aware of its location should someone call 999 and require access to the device. PG will be undertaking monthly checks to be documented on the Webnos system. A training session will be organised.

10. To receive update on the manufacture and spreading of fertiliser in the village.

Over the summer the PC received further complaints via email regarding the production and spreading of fertiliser by one of the farms in the village. The PC had already passed these concerns on when they were first reported earlier in the year to Cllr Eric Buckmaster. On contacting Cllr Buckmaster he chased the relevant departments at both EHDC and HCC and they notified that they would be investigating. Alongside this, separate from the PC, protest groups were set up in both Ware and Wareside who lobbied the land owner, local MP and other relevant authorities. PG had discussions with various interested parties and provided further information to Cllr Buckmanster about the location of the site and the environmental permitting for it. The PC has now been notified that the land owner asked for the production of fertiliser to cease on the farm and this stopped immediately. The PC will monitor the situation for any changes.

11. To review the most recent edition of the newsletter and agree any changes for the next edition

The PC thanked RB for producing this edition with the newsletter and commented that they thought it was the right length with the right content. It was agreed this should be replicated for the next edition in December.

12. Finance

a) To approve signing of orders for payment online via BACS

Payee	Work done/goods received	Amount
Rebecca Burdick	Salary (August)	£274.28
Rebecca Burdick	Reimbursement - 10 fencing palings	£12.00
E-Scapes Landscapes	Grounds Maintenance - August	£372.00
E-Scapes Landscapes	Grounds Maintenance - September	£372.00
Broadmead Leisure	Bi-monthly playground inspection - April	£78.00
Broadmead Leisure	Bi-monthly playground inspection - August	£78.00

b) To discuss ideas for the locality budget grant from Cllr Eric Buckmaster
Due to running out of time this was deferred to the next meeting.

13. Urgent matters not included on this agenda (for full discussion on the next agenda)

RB updated the council that following Bob’s resignation EHDC have produced a “Notice of Parish Vacancy” which will be displayed on the noticeboards from 26th September - 16th October. Should 10 electors not come forward wishing there to be an election to fill the vacancy the PC will be able to fill the vacancy via co-option.

Meeting finished at 8.00pm

Next meeting 17th July 2025 at 19.30

Signed:

Date:

Chair Cllr Paul Goodman