

Wareside Parish Council

Minutes of Wareside Parish Council Meeting
Monday 20th April 2026 held in Wareside Village Hall at 7.30pm

PRESENT: Cllr Nicola Gildersleve (NG), Cllr Kim Nicholson (KN) (chair), Cllr Kerry Raworth (KR), and Cllr Mike Ryan (MR)

Others: Rebecca Burdick (Clerk) (RB)

Members of the public: One

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

1. To receive and accept apologies for absence

Cllr Paul Goodman (PG) and Cllr Stuart Richards (SR).

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 9 - 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 undertake the co-option process to fill Councillor vacancy

a) Application received from parishioner Emma Edgar, who introduced herself to the PC and explained her reasons for wishing to join the PC

b) The PC unanimously resolved to appoint Emma Edgar as a Councillor (Wareside Urban) on Wareside Parish Council

c) Emma signed the Declaration or Acceptance of Office along with RB.

4. To approve and sign meeting minutes

PG as Chairman not present to sign minutes.

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

None.

6. Planning

a) To consider planning applications received by EHDC received between 20th March - 20th April 2026

None.

b) To review planning decisions made by EHDC received between 20th March - 20th April 2026

Application: 3/26/0188/HH

Proposal: Single storey side and front extension

At: 11 Coanwood Cottages Babbs Green Wareside Hertfordshire SG12 7RT

EHDC decision: Refused

Application: 3/26/0222/FUL

Proposal: Widening of access road

At: Appletons Farm Classified Road C41 North From Tatlingtown To Junc
With Fanhams Hall Road Babbs Green Wareside Hertfordshire

EHDC decision: Approved

7. 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.

8. To receive updates from Councillors/Clerk on:

a) Little Oak Heath

i. LOH Maintenance

Ground maintenance by E-Scapes Landscapes has started, the playground and football pitch have been cut and the paths are due to be cut tomorrow.

ii. Playground maintenance

RB shared the April inspection report from Broadmead Leisure. Three new areas have been highlighted, "Clamber Stack - Medium risk, bolt thread protruding timber", "Junior Activity - Low risk - Floorboard decaying" and "Basket swing - Low risk - safety grass mats damaged - monitor". The PC unanimously agreed to fix the medium risk defect to the Clamber Stack equipment and will monitor the low risk defects to the other pieces of play equipment guided by the risk classification identified in the report.

iii. Rubbish/den

KN shared pictures before the meeting of rubbish (pieces of wood, plastic and old rattan style garden furniture) which had formerly been in a den area to the side of LOH having been moved now onto LOH. It was agreed as before a notice would be put on the items stating that it would be disposed of by the 31st May if it was not move beforehand. Councillors agreed they would meet after this date at LOH in order to gather the items and break them up to either burn or dispose of them. KN also noted that further items had been placed outside of one of the bungalows backing onto to LOH, RB noted she had tried to contact the HA but had been unsuccessful, it was agreed RB would ask one of the residents if they had any contact details for a housing officer.

iiii. Statutory access request/bore hole

RB shared via email an email she had received from Land Agent, Brown & Co acting on behalf of the Environment Agency who are looking for new sites for boreholes to improve their groundwater monitoring network in the area. They have identified LOH as being able to offer a potentially suitable location for one of the boreholes. They had first emailed EHDC as owners of the land but EHDC passed them on to us, as the leaseholders. RB has spoken to Lulu the Land Agent who had emailed from Brown & Co to get more information. Lulu advised that although the statutory access request is not something the PC can block the EA like to work alongside the owners/leaseholders of the land to ensure they are happy with the process. RB noted that the land is publicly accessible and this is not something that can be stopped and Lulu offered reassurance that the installation of the borehole is managed completely by their contractors including all health and safety. Barriers are put up around the site during construction and it will not be accessible to the public. Installation time can take up to 6 weeks, although drilling the hole only takes a couple of days, the site including the skip required for the soil cannot be removed until soil analysis results have been received which can take up to 6 weeks. Particular times of year can be avoided - for example August (due to the summer holidays) if necessary. The next step would be for a

site visit from their team to assess suitability and meet representatives from the PC. MR advised that EHDC may need to be involved in the process as they own the land, RB noted they had received the email and passed the PC details onto Lulu, however RB will check with Lulu on this. Councillors expressed an interest in attending the site visit if they are available - RB to share possible dates when she has them.

v. Ware North Steering Group

The steering group meeting was held on 15th April, having not met since August 2023. Attendees were JTP, Ptarmigan, Turley, Markides, Taylor-Wimpey, HCC Highways, EHDC Staff, and councillors from Ware Town, Thundridge, EHDC and HCC, along with a couple of members of the public.

Taylor-Wimpey has replaced Redellis (who withdrew) as the development leads alongside Ptarmigan.

Due to the change in partners there has been a change to some parts of the Master Plan. 1000 houses are planned to be built and occupied by 2033. A set of addendum documents to the Master Plan are planned to reach EHDC in late April, they will be posted online and then there will be a statutory consultation period. A final hybrid application will then be passed to the EHDC Planning Committee for approval, probably in Q3 of this year.

There have been no significant changes at a high level to the Sustainable Transport Plan. The Sustainable Transport Corridor/spine road won't be complete till quite late. MR asked about construction traffic through the villages - construction will start at the A10, Fanhams Road and Widbury Hill with construction traffic via the A10, Kingsway-Fanhams rd, Widbury Hill.

A lot of work has been done on Environmental Impact and Water Management. The flood risk assessment has been completed and there's no news on plans for Thames Water or Affinity to deal with the increased demand for their services.

There are no plans for face to face workshops on all this. And no plans for public presentations either from the developers or EHDC.

b) Larkshill

SR, MR, KR and PG met earlier in the month, focus is to maintain the areas that have been cleared over the winter, KR to continue organising monthly visits. KR noted in the cleared areas she has seen cowslips, bluebells, primroses and lambs ear, highlighting the effort made has been worthwhile. KR noted she believes there has been garden waste left at the back of LH by unknown people. Originally she thought it was the overhang but the pile has grown and is now not just overhang material. KR advised it would be a good idea at a future visit to clear it all, so the area has nothing there and then keep an eye on it, this was agreed by the PC. Discussion took place asking whether LH had been cut by E-Scapes this month as the invoice received stated it had been done today and it did not look like it had been - RB to email Chris for clarity. KR mentioned the person that cuts the village hall grass may also cut LH at the same time - the PC asked if she could investigate if this could be an option.

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

None - PG not present.

10. To receive update on streetlighting owned by the PC

RB updated the PC that she had received an email from Ringway stating that work is required on the three streetlights owned by the PC outside Hillside Cottages. They stated they were not working and could not be accessed to repair any faults. Consequently new “raise and lower” columns were required and also lanterns to be replaced with LED lanterns. RB noted that one of the streetlights they are referring to is a concrete stump and as far as she was aware the other two are lit (as of a couple of weeks ago) but will recheck this. RB to draft a response covering points discussed - including whether the two streetlights need replacing now if they are working, if no, can they be switched off and left standing. The PC also agreed to ask Ringway to provide a quote to upgrade the streetlight as they have suggested.

9. Finance

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

RB explained to the PC that the National Insurance Contributions (NICs) included an Employee NIC of £73.35 and an Employer NIC of £232.19. This would only be for March 2026 due to the backdated pay. Going forward there would be no Employee NIC and the Employer NIC would be £0.41.

Payee	Work done/goods received	Amount
Rebecca Burdick	Salary (April)	£419.75
Rebecca Burdick	National Insurance Contributions - March	£305.54
Rebecca Burdick	Broadmead Leisure April Inspection	£78.00
Rebecca Burdick	HAPTC subscription	£441.85

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

None.

Meeting finished at 9.30pm

Next meeting 21st May 2026 at 7.30pm

Signed:

Date:

Chair Cllr Kim Nicholson