LITTLE MUNDEN PARISH COUNCIL
Minutes of the Meeting
held on 16th September 2025
@ 7 pm in Little Munden Memorial Hall, fThe meeting was open to members of the public and press.

1. **APPROVAL FOR APOLOGIES OF ABSENCE: Councillors: Billy Summerson; Julie Hursey;**
2. **Present: Cllrs Tracey Harding; Paul Armstrong; Michelle Galvin; Jessica Harding (JH); Vicky Tompson**
3. **In attendance: Chris Hinchcliffe MP (CH); Aubrey Holt (AH) Brian Penn (BP)**

4. **DECLARATION OF INTERESTS**
   a) To receive declarations of interest from councillors on items on the agenda: None
   b) To receive written requests for dispensations for declarable interests: None
   c)To grant any requests for dispensation as appropriate: None

5. **APPROVE MINUTES OF THE MEETING HELD ON 15th July 2025**
   MG approved and TH seconded the Minutes.

6. **PUBLIC PARTICIPATION- To allow Parishioner and Public Comments`**

- Russell Parkins addressed the meeting to put forward a request to use Horses' Meadow as an exit for people leaving the Christmas Tree Farm during busy periods when open for Christmas trade. He explained that this would help to ease the use of Green End as a one way road during the height of Christmas Tree Sales. The Parish Council felt this was a good idea and voted in favour and felt this would enhance road safety around the lanes during the height of the Christmas Tree Sales. TH also felt this would be a good opportunity to move the swings down to the bottom of the field to a safer area. A show of hands then took place which was unanimously in favour. TH suggested to do a meeting to confirm this matter in more detail.

- Brian Penn queried the mention of the White Railings along Munden Road which had appeared in the July Minutes. TH explained that the PC were keen to repair the railings but had had difficulty contacting the right Department at HCC. The current Highways Dept were saying that it was not the Councils' responsibility and that the Parish Council shoule pay for any repairs and upkeep. TH felt there must have been a record held about it somewhere in EHDC although the PC did have Minutes concerning the maintenance of the railings and referred to email exchanges with Raj Goutram who was a Highways employee copies of which have been forwarded. TH felt there must be a financial record concerning this as it would have been a large purchase. KC mentioned the filming of Foyles Ware which showed a veiw from the forge and could see the old railings. Clerk to forward copies of the minutes pertaining to this to KC and AH.

- BP queried the development at Home Farm and whether or not housing was going to be built on the land. PA commented that the housing part of the site had not been sold. TH referred to the people who had put planning in for the changes to the

housing in the last year or so.. AH to reserch and try and find out who the Company was who did this.

5. PLANNING

5.1: Wheelwrights Farm, Rowney Lane Dane End, Herts SG12 0JY
REF NO: X/25/0409/CND Discharge of conditions 3 (Materials of construction), 4 (Hard and Soft Landscaping), 7. (External Lighting), 8. (Drainage), 9.(Biodiversity Net Gain) attached to 3/23/0487/FUL

TH commented on the general issue of Traveller sites before discussion was to take place on the Wheelwrights Planning Application. She explained that there is a bigger situation in the local area with Traveller Sites that keep popping up randomly on land that they buy up. There is particularly a lot of sites within a six mile area of here which don't follow the correct policies though East Herts. The Council listen but don't follow through with actions – several Parish Councils met with them recently to raise theses issues but haven't heard anything back. It's now a conccern with Wheelwrights having put in a new application/near a Grad II Listed Building. It had originally been put in as an Appeal because they didn't have anywhere to live but now had put in new application to double the original size. East Herts is now getting saturated and within this area of East Herts Therefore there is now considerable concern. She explained that East Herts do not put in robust enough rejections and went on to say that there needs to be someone that people can go to to get redress from the council when they fail in these areas. Alot of residences are getting upset by the lack of support and TH cited childrens behavious in Little Hadham riding hores'es though the roads at night. She went on to say that there is no one to go to about these incidents. Chris Hincliffe did say that he had taken up TH's concerns about this with East Herts who had responsbonded by saying they could assure him that they would investigate breaches, however there had been no evidence that they had done this. TH went on to say that recently there had been a fire on Levens Green site and someone had died and again would appear there were more caravans there than indicated.

LGS commented that the Wheelwrights new termination date was 21st October. LGS went on to say that in 2017 when a Planning Application was first put in it went to a public enquiry – which found in their favour with specific conditions due to personal issues of family. One year later planning was approved under personal circamstances. In the menattime there have been several breaches of planning and now have an application to triple size of the site to 18 caravans. She also pointed out that the naturer of use of the site was now being changed to a more “generalised” site. She also pointed out that there had been no due process and no noticifcation made from EHDC about the planning application. In the past, complaints had been made about the Council not following due process and they were then allowed to self investigate! LGS went on to say that they thought that they have pruchased extra land and are constandly in breach of conditions. She went on to say that they fundamently want to change the business model of the site to a generalised model which is a known procedure they follow in these circumstances.

Clare Pearcy explained that the current situation is different if this gets through as the gates will be open for further expansision. In 2020 there was one pitch; the next application 4 pitches and this application takes it up to 9 by 2025. - a 55% growth rate over 5 years. The Council haven't notified either of this. They had just responded today and consultation period would be expedened to 21 days from tomorrow. The other question Clare raised was whether

people can raise objections if they are afraid to do so. AH went on to say that he was doing a Call In Request to Development Planning Request to allow it to be called onto a Planning Committee for another level of approval to be in place for all residents to attend and vote. AH went on to explain reasons why Planning should'nt be granted included the unsustainable location being beyond the Green Belt; no infrastructure or road structure being completely unsuitable. The site also lacks access to schools shops and is unviable for public transport and also continous breeches of conditions that had been set, including the clearance of hedges etc that were planted around the site that had to be there. East Herts had issued a notice to redo the planting but this weekend fencing was put up. Had meeting 2 months ago with enforcement and the case is still ongoing with issues not being met. Now the trees must be replanted. He mentioned that the Head of Enforecepment had visited site and left letter to be replied to.

From the Floor there was a query as to whether the people who are supposed to live there are there? A resident remarked that there appears to be a business being run there, and there was also concern that the property was being let out. A resident felt that the surely the Planning has be be deffered with these ongoing issues. AH commented that as East Herts haven't met amount of housing quota or number of traveller sites hadn't been met so any application submitted is likely to be approved.

TH commented that the site at Levens Green that why challenged was recently found to have 13 caravans there, not 6 which meant that overall quotas were closer to being met that it appeared.

CH –commented potentially compleicated if more on there than should be as they would only count the number that should be there – remarked that there was a point of failure there with allocation on paper and whats actually on there. He commented that conditions need to be properly enforced and would support PC by bring pressure to bear on this issue.

From the floor – a resident complained about a dog loose at the site when the gates were left open, she thought on purpose. One dog had actually followed her home and back - AH again situation commented that the situation was being made worse byEHDC not putting in Enforcement. AH to forward this problem onto East Herts. As it was a criminal offence to have dogs loose. PA said to be fair Serg Miller came out to investigate caravan but couldn't have proved where it came from.

TH to talk to Dog Warden about the dog issue. Also to get Police along to a Meeting. VT aksed if people where keeping diary of incidents ie of when incidents happen such as the above to build up a chain of evidence. And build up picture of how a low level of intimidation is being carried out. VT advised contacting The Police Community Focus desk where such issues are pursued by police.

TH went on to ask CH for his advice on an issue with Clarion Housing. 9% of stock of ex council houses – 2 houses one of which was empty for a year and one 7 – were going to sell off and get new stock. They wanted to sell and buy new stock. Now have said they would do up and [it the rent up. One familty house is too small – State of house left will deteriote over winter. On had sat empty for over a year. One house has trees overgrowing the chiminey – KC mentioned there is a Social Housing Ombudsmen. With regards to Wheelrights need to

get Eherts Council to follow there own legislation. LGG East Herts wants every avenue exhausted first. Long and complicated complaints. Chris – serious problem when housing assiciations get beigger and bigger – would be open to people writing to him which he can responsd to. Also situation where a tree is out of contro and fire hazard. KC – solicl housng onmbudsmen – should pursure through those channels – also re Wheelwrights.

She explained that East Herts do not put in robust enough rejections. TH went on to say that there needs to be someone that people can go to to get redress from the council when they fail in these areas. Alot of residences are getting upset the lack of support and TH cited childrens behavious in Little Munden riding hores'es though the roads at night. She went on to say that we are lost as there is no one to go to about this. Chris Hincliffe did say that he had taken up TH's concerns about this with East Herts who had responsbonded by saying they could assure him that they would investigate breaches, however there had been no evidence that they had done this. TH went on to say that recently there had been a fire on Levens Green site and someone had died and again would appear there had no indication of our many caravans there were on site.

6. FINANCE

RECEIPTS

DATE	**FROM**	**FOR**	**£**
3/10/25	Astco Clothing	Clothing Recycle	30.0
26/09/25	EHDC	Precept	5715.00
15/09/25	Summer Fete (6/9/25)	Takings	295.00
15/09/25	P Armstrong	Bar 6/9/25	160.00
11/09/25	T Harding	Expenses	179.72
		TOTAL	**6379.72**

PAYMENTS

DATE	**TO**	**FOR**	
10/09/25	Herts Display	Aug Newsletter	113.28
10/09/25	G Ward	Clerks Fee Aug	366.00
1109/25	M Galvin	Summer Fete Expenses	93.06
11/09/25	T Harding	Fete/Allotment Expenses	786.02
18/09/25	Derek Bridge Sols	Completion Statement	6178.90
03/10/25	HMRC	Clerks PAYE	55.00
08/10/25	P Armstrong	Diesel/Generator/Fete	72.02
08/10/25	T Harding	Panto Costumes	318.47
12/10/25	G Ward	Clerks Fee Oct	286.00
		TOTAL	**8268.69**

Deduct Payments from Current Account

Online balance on Current Account 12/10/25	19070.25
Balance Brought Forward 8/7/25	20959.27
Less Payments	8268.75
Plus Receipts	6379.72

Balance as at 8/07/25 **19070.25**

I HEREBY AUTHORISE ALL PAYMENTS:…….

DATE:……` **TRACEY HARDING/CHAIR**

7. **CORRESPONDENCE**
   10/10/25 Email from S Ward/Re Horses' MeadowPurchase/Overage Agreement
   13/10/25 Email from Sue Capon Re Proposed Trackway HM & reply from TH
   14/10 Email from K Williams/ queries re proposed Trackway HM & reply TH
   14/10 Email from S Ware Re Roashan email re Companyies House chase up / HM
   15/10 Email to East Herts Re Road closure application 9/11/25

8. **ALLOTMENTS AND COMMUNITY GARDENING UPDATE**

TH reported that the Community Allotments were a great success and had a very successful stall at the Summer Fet. Also TH reported that some had gone **round and given out produce to localy people who were thrilled to receive the veg**

9. PANTO: 12th December @ 7 pm and 13th December 25 at 2 pm and 7 pm

10. DATE OF THE NEXT MEETING: 18th November 2025

9. VILLAGE EVENTS

10. TO CONSIDER MATTERS ARISING FROM PARISH COUNCILLORS
See 6. Public Participation

11, DATE MEETING 21st October 2025