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**MINUTES OF THE EXTRAORDINARY MEETING OF ARDELEY PARISH COUNCIL ON TUESDAY 6<sup>TH</sup> APRIL 2021 AT 7.30 PM, of necessity held remotely due to Coronavirus restrictions.**

Councillors present: Cllr Stuart Norman, Acting Chairman  
Cllr Jim Egginton  
Cllr Andy Miller  
Cllr Michael Stevens

Officer attending: Lorna Ewen, Clerk

Others present: Up to 14 members of the public joined the meeting remotely

**20.82 Apologies for absence:** Cllr Simon Peace, Cllr Adrian Waygood.

**20.83 Declarations of interest:** None. Cllr Waygood had absented himself due to conflict of interest and had not been included in correspondence on the subject matter.

**20:84 To consider response to Planning Application Consultation 3/21/0498/FUL from Church Farm.**

The chairman noted that comments from the public had been requested in writing before the meeting and that these had been forwarded to the councillors for their consideration. The ultimate decision was not within the remit of Ardeley Parish Council, and the purpose of the meeting was to consider what response to make to East Herts Planning Department. The meeting had been called because of the size of the application and to consider its impact on the village.

The large majority of the comments lodged on the planning portal had been supportive, mentioning the benefits the improved buildings, facilities for Rural Care and increase in housing stock would bring; points raised against were concerned with traffic, noise, disturbance by visitors and tourists, and the disruption caused by building work.

Following discussions, Cllr Miller proposed that the council supported the application with reservations, seconded by Cllr Norman: 2 in favour and 2 against. The chairman chose not to use his casting vote and the proposal not carried.

Cllr Egginton proposed that the council returned a neutral response with comments, seconded by Cllr Stevens: Carried with 3 in favour and one abstention.

The agreed comments were as follows: The proposal is well thought out and will meet the need of the village for amenities and offer improved facilities. The existing site is unsightly and the visual impact of Church Farm will be enhanced by the development. Rural Care will benefit from the site improvements. Residents who live close by are concerned about the possible change to the character of the village. There are concerns over traffic and tourism.

The possibility of requesting a S106 levy to improve the infrastructure to accommodate any resulting increase in traffic was discussed. Cllr Miller expressed the view that as the applicant was a neighbour and longstanding member of the local community, the best approach would be to approach him personally with any considered suggestions; Cllr Miller indicated that he would be happy to take on this role.

Proposed by Cllr Miller, seconded by Cllr Stevens: A request for a S106 levy within the response to the East Herts Planning Department was not appropriate; rather the council would approach the applicant

directly with any suggestions for measures that would be beneficial to the parish. Carried 3:1 with no abstentions.

At 20:35 the meeting was opened to the public.

A resident spoke out in praise of the applicant: he had been very transparent despite Covid restrictions; most of the supporters of the application were local.

Another resident commented that the meeting was well considered and objected to the application due to the likely increase in both traffic and tourism and its effects on the character of the village, particularly in the context of the lack of clarity as to the current camping situation.

The meeting was closed at 20:52 and thanks was expressed to the chairman.