

BAYFORD PARISH COUNCIL

Minutes

Confidential

LOCATION

Bayford Village Hall

DATE

19th January 2026

PURPOSE OF MEETING

Parish Council Meeting

PRESENT

Michael Wainwright (Chair), Alan Fitzjohn, Bob Orme, Christopher Orme, George Rowley, Oliver Riley, Bob Deering EHDC councillor and Maggie Broomer (clerk), 5 members of the public and 2 members of Little Berkhamsted PC

CIRCULATION

Above listed + Ken Crofton

ITEM	MINUTE	ACTION
1.0	Apologies	
1.1	Ken Crofton	Noted
2.0	Minutes of previous meeting	
2.1	Minutes of the previous meeting were sent out to all Councillors beforehand. Having been agreed they were signed by the Chair.	Noted
3.0	Bellswood	
3.1	This item has been moved out of AOB to be discussed earlier as we had 2 members of Little Berkhamsted PC present. MW proposed that both parish councils and Bob Deering push for a teams meeting with Sara Saunders head of planning at EHDC and her team relevant to Bellswood to discuss the lack of response from planning to a number of letters and emails sent to them on our behalf. BD is hoping to organise this. Their counsels opinion was finally seen by us in December 2 months after it was written and it stated that planning was not required. BD has asked SS to make a personal visit to the site and this has not been carried out. Best outcome would be for the caravans to be restricted to a historical number of around 10.	Noted
4.0	Matters Arising	Noted
4.1	None	
5.0	Finance	
5.1	Payments out since last meeting	Noted
	Glendale Grounds – grass cutting –	November £212.59
	“	December £212.59
	Litter picking – Dec & Jan	£148.02
	Les Swain – Rose triangle	£375.00

ITEM	MINUTE	ACTION
	Balances – 31st December 2025	
	Current Account -	£13527.01
	Business Savings Accounts -	£2906.75
		£867.35
6.0	Planning	
6.1	<p>Bayford Hall Farm – prior approval application for change of use of an existing agricultural building to flexible use including 3x padel courts and ancillary facilities – prior approval refused.</p> <p>18 Well Row – demolition of side and rear extensions and garage. 2 storey side and rear extension, 2 outbuildings with provision for solar panels – permission granted.</p> <p>2 Tudor Manor Farm Cottages – single storey rear extension and 5 new dormer windows to rear following removal of existing – permission refused.</p> <p>4 Penny Royal – Single storey side extension, conversion of garage to a habitable space, rooflight, internal remodelling – status ongoing</p> <p>Lodge Farm – application for permission in principle for conversion of barn to create 1-3 dwelling houses – permission granted.</p> <p>Lodge farm - Land adj. to the Stables and Denzils Barn Epping Green – permission in principle for erection of 1 – 9 dwelling houses.- status ongoing.</p> <p>Baker Arms – partial conversion of the public house to a 2 bedroom house, alterations to the listed building and all other associated works – status ongoing.</p> <p>54 Bayford Green – variations of condition 4 to allow for garage to be used for habitable accommodation with external alterations – status ongoing.</p> <p>Bucks View – Erection of detached garage and barn for use as a family smallholding – application withdrawn.</p>	Noted
6.2	MB has asked that councillors acknowledge all planning applications sent out to them by txt or email response.	Noted
6.3	It was decided to write to EHDC Planning objecting to the Lodge Farm application.	Noted
7.0	Clerks Notices	
7.1	Bayford School – awaiting quote from Ray the handyman of the school. All materials for the fencing and the enclosing of the side shed will be provided by AF.	Noted
7.2	Willow Corner Pond – BO, AF and GWR are heading a working party to clear some of the areas to this pond and hopefully if time allows the school pond on Sunday 15 th February at 10am. – weather permitting. BPC will then get a quote from George of GST Ponds and Landscaping for the remaining work. All help welcome.	AF,BO, GWR
7.3	Litter Picking – to take place on Sunday 8 th March at 10am meeting opposite the Baker Arms. GWR to organise.	GWR
7.4	Light at Fourways - we have been notified by a local resident that the outside light on the front of Fourways is not working. AF to take a look.	AF

ITEM	MINUTE	ACTION
7.5	Open Space Society Hearing – MW recently attended a hearing re the verges alongside Ashdene Road that were originally manorial waste from a long time ago and the OSS wish to now register the land. BPC felt it was a good idea, it could still be used as a footpath and we could prune trees around the land. Outcome of hearing not yet known.	Noted
8.0	Any Other Business	
8.1	Baker Arms – an amended planning application has been submitted by McMullens to EHDC Planning at the beginning of the year. This now addresses some of the earlier concerns expressed by BPC and the Bayford Community Benefit Society. There is now a 2m permissive footpath Flying freehold is still present but there is better soundproofing from the public bar below Smaller village pub – which may be beneficial in the current economic climate Red book valuation of the pub was £275k. BPC supports in principle this planning application.	Noted
9.0	<p data-bbox="296 752 1110 784">Date and Time of Next Meetings at 8pm Village Hall on Mondays</p> <p data-bbox="296 813 655 969">16th March – Parish Assembly 11th May – Annual Meeting 6th July 14th September 16th November</p> <p data-bbox="296 999 625 1030">Meeting ended at 9.45 pm</p>	

Signed.....

Date:.....