

# BAYFORD PARISH COUNCIL

## Minutes

Confidential

LOCATION

Bayford Village Hall

DATE

22nd September 2025

PURPOSE OF MEETING

Parish Council Meeting

PRESENT

Michael Wainwright (Chair), Alan Fitzjohn, Bob Orme, George Rowley, Christopher Orme, Oliver Riley, Bob Deering EHDC councillor and Maggie Broomer (clerk), 8 members of the public

CIRCULATION

Above listed + Ken Crofton

ITEM	MINUTE	ACTION
<b>1.0</b>	<b>Apologies</b>	
1.1	None	Noted
<b>2.0</b>	<b>Minutes of previous meeting</b>	
2.1	Minutes of the previous meeting were sent out to all Councillors beforehand. Having been agreed they were signed by the Chair.	Noted
<b>3.0</b>	<b>Matters Arising</b>	
3.1	None.	Noted
<b>4.0</b>	<b>Finance</b>	
4.1	<b>Payments out since last meeting</b>	Noted
	Glendale Grounds – grass cutting – July	£212.59
	Glendale Grounds – grass cutting – August	£212.59
	Litter picking – July, August	£148.02
	Litter Picking – September	£74.01
	CAB	£100.00
	<b>Balances – 30<sup>th</sup> August 2025</b>	
	Current Account -	£18109.46
	Business Savings Accounts -	£2888.70
		£861.97
4.2	The audit is now complete and all signed off. Thanks to our External Auditor David Sitwell.	Noted
4.3	BPC will raise its precept for next year to cover several large outgoing expenses. (see item 7.1)	

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<b>5.0</b>	<b>Planning</b>	
5.1	<p>Holly Cottage, Lower Hatfield Road - Change of use and conversion of garage and stable buildings to form 2 new dwellings. – permission refused now appeal lodged with Secretary of State.</p> <p>Bayford Hall Farm – part retrospective change of use for a building from B&amp;B to pilates studio – status ongoing.</p> <p>6A Broad Green Wood – Single storey rear extension, 1<sup>st</sup> floor front extension, front porch, roof extension juliet balcony and dormer following demolition of conservatory – status ongoing.</p> <p>9 Ashdene Road – partial conversion of public house to a 2 bed house, alterations to the public house, erection of a 2 storey house with detached garage and garden to rear and all other associated works – status ongoing</p> <p>18 Well Row – 2 storey side and rear extension, 2 outbuildings – status ongoing</p> <p>Bayford House – erection of agricultural storage building and hard standing – status ongoing</p>	
<b>6.0</b>	<b>Clerks Notices</b>	
6.1	There is now a new large bin by the bus shelter.	Noted
6.2	Jason Ruben has asked to use part of the BPC's verge to enable him to widen his drive. This was agreed.	Noted
6.3	Thank you letter has been received from CAB for our yearly donation of £100.	Noted
<b>7.0</b>	<b>Any Other Business</b>	
7.1	<p>Village Hall roof repairs – the village hall committee have recently spent large sums of money upgrading the village hall:-  new kitchen, curtains, mens washroom, side wall repairs, radiator in store room, repairs to gable ends, porch roof, ladies washroom H&amp;C water ( preschool paid £870, lights .  Totalling £21,790  Next year quotes are needed for :_  The windows overlooking the car park and flooring need stripping back and resealing.  BPC will give £4k to help fund porch repairs – thanks from Neil Morris for this donation.  Monthly expenditure of hall requested.</p>	
7.2	<p>Bellswood – no planning permission. EHDC shouldn't have issued a licence. Email received from Sara ( head of EHDC planning) today informing us that a response is expected from their lawyers on Friday.  10 – 11 caravans now on site. A number are now sold.  EHDC now paying a barrister to review the case.</p>	Noted
7.3	MW to speak to Neville Hudson re the future of the realigned footpath that goes on Warren House land thereby bypassing the land in front of Church Cottages. And the track from Bayford Green to the church.	MW
7.4	Willow Corner Pond – quote now received for £4,400. A detailed plan of work has been requested to indicate what needs to be done and an onsite meeting with George and the councillors. Some of the work will be done by the councillors. MB to arrange.	MB

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7.5	<p>Baker Arms – Planning application now received.</p> <p>3 outstanding points :-</p> <p>Permissive path retained in BPC ownership.</p> <p>Car Park – layout doesn't in reality work.</p> <p>Flying freehold – master bedroom of cottage over public bar</p> <p>Herts Highways have raised objection to the permissive path.</p> <p>BPC to write a response to EHDC planning.</p> <p>ASV has 3 years to run.</p>	Noted
7.6	Bus Shelter – needs cleaning up, bench needs repairs and walls to be repainted.	All
7.7	<p>A request for the minutes to be put on the website quicker than currently happens.</p> <p>MW said the website was still needing work done on it.</p>	
8.0	<p><b>Date and Time of Next Meetings at 8pm Village Hall on Mondays</b></p> <p>24<sup>th</sup> November</p> <p><b>Meeting ended at 9.25 pm</b></p>	

Signed.....

Date:.....