

BAYFORD PARISH COUNCIL

Minutes

Confidential

LOCATION

Bayford Village Hall

DATE

6th July 2026

PURPOSE OF MEETING

Parish Council Meeting

PRESENT

Michael Wainwright (Chair), Alan Fitzjohn, George Rowley, Oliver Riley, Bob Deering and Maggie Broomer (clerk), 28 members of the public

CIRCULATION

Above listed + Ken Crofton, Bob and Christopher Orme

ITEM	MINUTE	ACTION
1.0	Apologies	
1.1	Bob Orme & Christopher Orme	Noted
2.0	Minutes of the 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	Matters Arising	
3.1	Path to station – MW emailed to ask Hope Merriman of Herts Highways HCC if they could contribute to this work and we are still awaiting a response.	Noted
4.0	Finance	
4.1	Payments out since last meeting	Noted
	Glendale Grounds – grass cutting – May £212.59	
	“ June £212.59	
	Litter picking – June £74.01	
	July £74.01	
	Council Insurance £611.20 & £55.00	
	Balances – 29 th May 2026	
	Current Account - £12675.26	
	Business Savings Accounts - £2914.11	
	£869.54	
4.2	Audit forms - Annual Governance Statement and Accounting Statement were completed and signed. David Sitwell has audited the accounts and signed them off as being correct.	Noted
5.0	Planning	
5.1	Lodge farm - Land adj. to the Stables and Denzil's Barn Epping Green – for erection of 1 – 9 dwelling houses – taken to appeal – outcome dismissed	Noted
	9 Ashdene Road – partial conversion of the public house to a 2 bedroom house,	

ITEM	MINUTE	ACTION
	Alterations to the listed building and all other associated works, LBC – permission refused Warren House – replacement render, front porch, windows and doors with extensive repair and replacement works to roof and guttering, together with internal works and alterations – status ongoing	
6.0	Clerks Notices	
6.1	CPRE – Campaign to Protect Rural England – have written to BPC asking us to become a member at a cost of £60.00 per year. This was agreed.	Noted/MB
6.2	EHDC have announced changes to elections of councillors. Of the 3 options proposed the preferred one that is recommended is “ to continue with town and parish elections in 2027 but elected members will sit for 5 year term to 2032.” This was agreed.	Noted
6.3	Crime report sent to us by our PCSO for Bayford :- Interference with vehicle x3 on 5 th June and x2 on 13 th June – location Broad Green Wood. Criminal damage on 15 th June Broad Green Wood..	Noted
7.0	Any Other Business	
7.1	Bells Wood - BD spoke to the meeting to outline the situation up to date re the development at Bells wood. Charles Barton the owner of the site was present at the meeting he stated the following :-. Enforcement have been visiting the site. CB stated he has a certificate section 192 for a minimum of 12 caravans and a site licence for 32 & 40 still active within section 17 & 3. Everything he does is lawful. Onsite at present are 13 caravans. Road movements all agreed and approved by Herts Police. Everything his contractors do is legal. He is happy to let villagers know when there is going to be caravan movement on Ashdene Road. There is not main drainage on the site but instead two digesters that were already on the site when he bought it. He has “deemed consent” and has benefitted from this. There were 17 caravans on site when he purchased the site. Ancient woodland on a 1/3 of the site and he is aware of its meaning. He has a felling licence and is looking after the site with a full maintenance programme. No update re his plans. CB happy to show anyone round especially PC councillors but singly not in a group.	Noted
7.2	Baker Arms- MW gave a brief update on the planning application. OR – said the relevant documents are all on the PC site for anyone to view including correspondence between OR/FOBA & McMullens. McMullens are undecided whether to go to appeal but it would only cover the original application. ROW – once application started it can't be taken back. Andrea Trendler has said if we ask McMullens for a path through pub it does not affect our ROW application. BPC to start the process re ROW but only when we have all the documents in place will we decide whether to proceed. This will take a few months. Alternative – as shown on the plan a path on right hand side of the site and it would be owned by BPC The path could be converted to a ROW if approved but this will take several years. If a footpath width would be 2m if a bridleway width would need to be 4m. GF is working with AT and has stated there is a lot of form filling to submit for an	Noted

ITEM	MINUTE	ACTION
	Application for ROW. A meeting will be held to fill in the relevant forms from parishioners who have used the route regularly over the years. The metal shutters that are now on the pub need to have listed building consent and it is not known what planning would allow. The size of the proposed new house is a problem and not in keeping with its surroundings. Question raised – is there an alternative on the bend so a path would not be needed through the pub? Not easily sorted.	
7.3	Moving the bus stops – no update. No response to email.	Noted
7.4	AF has sorted the light at Fourways.	Noted
7.5	There is a permanent wet area on The B158 just along from The Stables entrance. It has been reported that it could be sewage?	
8.0	Date and Time of Next Meetings at 8pm Village Hall on Mondays 7th September 16th November Meeting ended at 9.15 pm	

Signed.....

Date:.....