HORMEAD PARISH COUNCIL

Minutes of the Annual Meeting of the Parish held on Thursday 7th May 2026 in the Meads Pavilion at 7.00pm

Councillors
Cllr John Kilby
Cllr Kevin Glogner
Cllr Richard Annis

Also present:
Andy Pickup
Liz Pickup
Glen Weber

The chairman welcomed everyone, and the meeting opened at 7.00pm

1. Apologies for absence: Chris Peacock

2. Welcome and opening comments

Councillor John Kilby, welcomed everyone and opened the meeting at 7.00pm.

3. To approve and sign the Minutes of the Annual Parish Meeting held on 12th June 2025.

The minutes of the meeting held on 12th June 2025 are not available as they were taken by the previous chairperson but not recorded.

4. To receive a personal review of the year 2025-2026 from Councillor John Kilby.

Chairman of the Parish Council

Chairman's disclaimer: The following remarks are my own views and opinions and do not necessarily represent those of the Parish Council.

This meeting fulfils a statutory requirement for all parishes and town councils and as such there some procedures to be followed.
This agenda aims to give parishioners a voice on any topic to with or affecting the Parish during the last year or indeed looking to the future. Anyone, and hopefully everyone present who is a parishioner but not necessarily an elector, will be able to ask a question or merely make a statement of concern or a viewpoint that they would like to air.
I will endeavour to answer all questions but will pass you to one of my colleagues when needed.

Council issues: We have had a very dis-jointed year as far as councillors are concerned. In 2024 Steve Janeway-Smith was appointed chairman at the annual meeting but he resigned just before the 2025 AGM and Polly Frearson took his place. After two meetings she resigned, and Richard White as vice chairman took over as chairman. Cameron Biggs, the clerk who had been in place since November 2024 resigned on 31st March 2025 without sorting out the new banking arrangements or submitting the VAT reclaim and he did not prepare any accounts or the AGAR report and so I had to take back that function without any help or handover from Mr Biggs. After the January meeting this year Richard White resigned as he is leaving the parish, Kevin Foy, Elaine Harding and Claire Botterman also resigned which just left Richard Annis and myself in place. I would like to thank two former Councillors who have come back to steady the ship and make us quorate (a minimum of three for a valid meeting) – they are Kevin Glogner who maintains the Meads and Chris Peacock who cannot be with us tonight because a surgeon is assessing how to sort out his heart plumbing as we speak.
We still do not have an applicant for the position of clerk, but in the meantime, I have managed this position with the aid of Chris Peacock. This just happens to have saved the council a considerable about of money and we currently have funds of about £60,000 in the bank. I have hopes that this could be built up to £70-80,000 in the next few years and then we might be able to apply for grants towards a revamp of this pavilion for greater sporting uses.
The new gateway to the Meads has finally been installed to allow for parking of cars without the need to unlock the gate each time. Over £20,000 has been spent on the new play equipment of a slide and a mini roundabout.
The Meads are looking in good order thanks to the work of Kevin Glogner and The Landscape Concept. The new trees purchased with the aid of the Queen's Canopy grant TLC are looking well and thriving.
Our new website is working well. I always need more time, but the webmaster James Lungley and my clerk friend at Aspenden have saved me and loaded the files when necessary.

Chris Peacock and Richard Annis put in a major effort to submit the application East Herts and CAMRA to keep the Three Tuns as a community asset and we await the outcome. The pub has been re-opened and then closed - trade appears to be erratic.
There have not been any celebrations since the Coronation of King Charles III and Queen Camilla the parish council held a party on The Meads on Sunday 7th May 2024. It seems straight-forward to organise a party, but quite a lot of effort was involved, and we hope residents may come forward to organise future events.
Great Hormead School used the Meads for a Maypole festival. We hope Richard Annis can encourage more sporting and recreational activities to the Meads in future. The cycle club uses the pavilion as a stop for their cycle rides through the county.
There have been a few major development applications but so far, they have been refused. The main applications were for five houses behind Sparrow Cottage (south Hare Street), four houses next to Hare Street House, five houses below Heatherdown and now the Wyld's application for 35 houses between the school and the Village Hall. We appreciate the great help provided by Andy Pickup in assessing these applications from a planner's perspective and writing objection notices where appropriate.
We have at last heard from Karen Moore as agent for the CCT (Churches Conservation Trust) regarding St Mary's Church in Little Hormead. As you may have read in the Newsletter, Chris Peacock and I now have keys and the object is going to be to have the church open, say one Sunday afternoon a month, so that visitors can view the church and sign a visitor's book. This will then be used as evidence that the church is appreciated and should form the basis of future grant applications which are needed to hang and preserve the Norman door.

John Kilby, Hormead Parish Chairman

5. To receive reports from Parish group leaders and Hertfordshire Police,

Hormead Village Hall Update as at May 2026

The 'new' village hall is now 10 years old having reopened in January 2016. The Village Hall Management Committee of trustees currently comprises Nick Bateman (Chair), Matthew Reeves-Hairs (Treasurer), Liz Pickup (Secretary) and Jacqui King (Bookings Clerk).
The village hall currently hosts the Over 60s Club and Garden Club. Regular exercise classes and wellbeing days are being run in the hall by several different instructors. The hall is also a popular choice for parties and other events. The hall has benefited in recent years from free fibre broadband provided by Gigaclear through their rural community hub programme.
The Committee has reduced in size over the last few years due to retirement of previous trustees and we would welcome interest from any villager who would like to find out more about joining the committee, or indeed about running a community event in the hall.

Meads contractor – annual report from Kevin Glogner of The Landscape Concept Limited
Following what was generally a dry winter the trees, hedges and grass certainly put on a rapid growth in recent times. We will need to cut the grass very regularly in the coming months especially if we have regular rainfall.

The hanging baskets and planting in the troughs are still doing well but we will put some new summer planting in come June when there is no chance of frosts.
We have dealt with the weeds in the carpark today so everything is looking tidy and is up-to-date and we will start to prepare the cricket pitch area in preparation for any events that may occur in the summer.
As in previous years we hope to plant some additional trees and will be doing some maintenance work to the existing benches to ensure they remain useable, in addition to the other necessary repairs to the pavilion.
In the autumn we also hope to carry out some additional bulb planting to enhance what is already an impressive spring display of snowdrops, daffodils, primrose and cowslips.
We thank Hormead Parish Council for their continued support and valued custom.
The Landscape Concept Limited

Police: no report received and the Cricket Club are no longer operating from the Meads.

6. **Parish Council Financial Report**

The main points of the financial report for 2025-26.

For the year ended 31st March 2026, the Parish Council receives a precept (grant) of £27,820 from EHDC. The cycle club also paid £100 for their day of the cycle route.
The main costs this year were the Meads grass cutting and maintenance £11,565, new play equipment £12,769, insurance £1,069, and other administration, including audit and subscriptions £1,315. Without the costs of a full-time clerk this year which could be about £7,500, the council was left with a surplus of £1,202 added to the bank balance brought forward of £53,789, making a bank balance of £54,991 as at 31st March 2026.

7. **Open Forum**

There were no points raised by parishioners at this stage.

The meeting closed at 7.15pm

HORMEAD PARISH COUNCIL

Minutes of the Hormead Annual Parish Council Meeting held on Thursday 7th May 2026 at the Meads Pavilon at 7.15pm

Councillors
Cllr John Kilby
Cllr Kevin Glogner
Cllr Richard Annis

Also present:
Andy Pickup
Liz Pickup
Glen Weber

The chairman welcomed everyone, and the meeting opened at 7.25pm

26.01 Apologies for absence: Chris Peacock

26.02 Election of chairman for the ensuing year

It was proposed that Chris Peacock be elected as chairman for the ensuing year.

26.03 Declaration of acceptance of office

Chris Peacock signed the Chairman's Declaration of Acceptance of Office.

26.04 Election of vice-chairman for the ensuing year

It was proposed, seconded and resolved that Richard Annis be elected as vice-chairman for the ensuing year.

26.05 Declaration of acceptance of office

Richard Annis signed the vice-chairman's Declaration of Acceptance of Office.

26.06 Election of Responsible Financial Officer for the ensuing year

It was proposed, seconded and resolved that John Kilby be elected as Responsible Financial Officer for the ensuing year.

26.07 Declaration of acceptance of office

John Kilby signed the Responsible Financial Officer's Declaration of Acceptance of Office.

26.08 To review and consider the members and terms of reference for committees.

1. Staffing committee: it decided that separate committees are not required.
2. Liz Pickup offered to join the Parish Council as a representative of the Great Hormead Village Hall committee. The offer was accepted and Liz was welcomed to the parish council.
3.

26.09 To review and consider reviewing the financial regulations

It was resolved that the financial regulations do not require any amendments.

26.10 To review Council's FOI Policy and Procedure, GDPR Policy and SAR Procedure

It was resolved that the following governance documents do not require any amendment for the website:

1. (i) FOI Policy (ii) FOI Procedure
2. Publication Scheme (ICO approve)
3. (i) GDPR Policy (ii) SAR Procedure
4. General Privacy Policy (GDPR)
5. Retention of documents and Records Policy (GDPR)

26.11 To review the council's Standing Orders

It was resolved that the current Standing Orders do not require any amendment.

26.12 Review of the Equality & Diversity Policy (Statement of Intent)

It was resolved that the current policy does not require any amendment.

26.13 Dates, times and place of meetings for the coming year

It was resolved that future council meetings would be held on the third Thursday in the months of January, March, May, July, September, October and November.

26.14 General Power of Competence (GPC)

The Parish Council meets the qualifying conditions to be awarded the GPC and the benefits this might bring to the Council. It was unanimously resolved that the Parish Council be granted the General Power of Competence under the Localism Act 2011, ss1-8. To be reaffirmed by a resolution at each subsequent Annual Parish Council Meeting during the ensuing 4-year term that the conditions were met at the time this resolution was passed on 16th May 2022.

The Chairman thanked everyone for attending and closed the meeting at 7.25pm

Signed……Date…….

HORMEAD PARISH COUNCIL

Minutes of the Hormead Parish Council Ordinary Meeting held on Thursday 7th May 2026 at the Meads Pavilion at 7.30pm

Councillors
Cllr John Kilby
Cllr Kevin Glogner
Cllr Richard Annis

Also present:
Andy Pickup
Liz Pickup
Glen Weber
Nicole Wright
Gary Staples
Julie Staples
Dave Evans
Loraine Evans

The chairman welcomed everyone, and the meeting opened at 7.30pm

260507.01 Apologies for absence: Chris Peacock

260507.02 Declarations of Interest and Dispensations

Kevin Glogner declared his position as the Meads maintenance contractor. There are no other declarations of interest or dispensations from councillors.

260507.03 Approval of March Minutes

It was resolved that the Minutes of the Parish Council Meeting held on 27th March 2025 be taken as read and were a true and accurate record and were signed by Kevin Glogner.

260507.04 Chairman's announcements:
The chairman did not have any announcements.

260507.05 Applications for position of clerk: No applications had been received but John Kilby and Chris Peacock would share the duties.

260507.06 Police crime report for the parish:

No crime report had been received.

260507.07 District and County Councillors' reports:

The District Councillor Sue Nicholls read her report (see attached) which was mainly about the Wyld project for 35 houses between the school and the village hall.
Sue also mentioned the five-dinner scheme.

260507.08 Planning applications

See attached report from Andy Pickup. Andy gave a comprehensive and detailed summary of the planning situation within the parish

260507.09 Finance

1. After receiving the first instalment of the precept at £13,910 the balance as at 7th May was £67,132-60.
2. Regular payments would be made at the end of the month, Landscape Concept £1,020, There were standing direct debits for electricity and Castle Water.

260507.10 Annual Governance and Accountability Return (AGAR) 2025-26

1. The internal auditor's report was shown to the council and will be circulated later.
2. The Annual Governance Statement was approved.
3. The Summary Accounting Statements were approved and signed by the chairman.
4. The dates for the Period of Exercise of Public Rights to be approved for the period from Wednesday 3rd June to Wednesday 10th July and would be posted on the notice boards.

260507.11 Correspondence:

1. An email had been received from Jodie Starkey about the litter bin in the play area. John Kilby had contacted East Herts council and they had put it on their list for attention, but in the meantime, Kevin had cleared the rubbish today.

260507.12 Special interest matters:

1. Nothing new on highways
2. The BT phone boxes will be receiving paintwork as soon as the conditions are appropriate.
3. No reports have been received from the rights of way officer regarding footpaths.

260507.13 Other matters

1. Consideration was given to school parking which has at times extended to the corn barns.

260507.14 Meads fields and buildings

Kevin reported on the Meads and works had been carried out as follows:

1. The new seven trees planted by the Landscape Concept with the aid of a grant by The Queen's Canopy tree planting initiative were still thriving.
2. The playground inspection would be carried out in June or July.
3. Two new signs have been erected on the play area.
5. The toilet light switch had been replaced by Kevin and he had re-attached the light fitting in the main area and the outside lights.
6. Make enquiries as to the installation of a defibrillator in Little Hormead and training.
7. Make enquiries to Sport England as to possible grants towards the refurbishment of the Pavilion (RA)

260507.15 Future Agendas

1. Possible future events could include a small car show in collaboration with the Village Hall committee.

260507.16 Open Forum

1. The parishioners had expressed their views during the planning section.

260507.17 Next meeting

1. The date of the next Parish Council meeting would be on Thursday 16th July 2026 to be held in the Pavilion at 7.30pm.

The meeting closed at 8.40pm

Planning Applications
Hormead Parish Council Meeting May 2026

Recent Noteworthy Decisions

3/26/0316/PIP Permission in principle for erection of five new detached dwellings Land At Sparrows Cottage B1368 From Its Junction With Hare Street Road To The Start Of Dassells Hill Hare Street Hertfordshire SG9 0EQ – **REFUSED**

3/26/0133/FUL Change of use, with minor alterations, from use as a domestic outbuilding (Pool House) to use as an independent dwelling (Use Class C3) together with retention of existing parking area and domestic garden and installation of Air Source Heat pump. Oak Cottage Hare Street Hertfordshire SG9 0EA – **APPROVED**

3/25/2027/FUL Change of use of former agricultural land to residential. Erection of one self-/custom-build dwelling with detached garage. Access and landscaping works, air source heat pump and solar panels. Little Meadow Conduit Lane Great Hormead Hertfordshire SG9 0NT **– REFUSED**

3/26/0056/HH Single storey side extension, demolition of 3No. Outbuildings and erection of detached double garage to Northwest of site. The Mill House Andersons Lane Great Hormead Hertfordshire SG9 0NY **– APPROVED**

3/26/0094/HH Raising of roof height to facilitate creation of first floor living accommodation. Insertion of dormer windows to front & rear, balcony to side, roof lights to front & rear. Alteration to fenestration at ground floor. The Drier Barn Brick House Lane Great Hormead Hertfordshire SG9 0PB **– APPROVED**

Live Applications the PC may wish to comment on

3/26/0523/FUL Demolition of 6 existing outbuildings, erection of a new dwelling with detached double garage, air source heat pump, solar panels, vehicular access and associated works. Bluebell Cottage B1368 North From Junction With Hare Street Road To Biggin Hill Hare Street Hertfordshire SG9 0DY. There is complicated history on this site at the north end of Hare Street. There was an original scheme for 4 houses, then reduced to two which were both refused, with appeals dismissed. The issue is encroachment into the countryside. Although I believe that we need to protect the village edges so that the villages don't just keep creeping into the open countryside, this scheme has now been reduced down to just one house and is located on current hardstanding. The applicant is making the argument that this is previously developed land and so is allowable in principle. I think they are possibly correct, and the scheme has been reduced down to something where there is limited harm. The planners know this site well and its limitations so I would recommend that no comment is required.

3/26/0474/HH Demolition of an existing shed and construction of a new detached garden room. Gardeners Cottage Hare Street Hertfordshire SG9 0DY. This is a resubmission of a previously withdrawn scheme responding to comments from the Conservation Team. I see no reason why the PC should comment.

3/26/0505/ARPN Change of use of agricultural buildings to three residential dwellings Flint Cottage Andersons Lane Great Hormead Hertfordshire SG9 0PA. This is a permitted development application so a box ticking exercise for the Council, and no comments the PC make will be considered. The council will be concerned about the isolated location of this site and it will come down to a judgement call by the Planners.

3/26/0304/OUT Erection of 35 new homes, farm shop, footpath links and associated works in Great Hormead with all matters reserved except for access. Land To The Rear Of Hormead C Of E First School B1038 From Its Junction with Biggin Hill To Andersons Lane Great Hormead Hertfordshire. This is a speculative application by Wyld Farms that the PC was made aware of in late 2024 and went to public consultation in November 2025. You will recall that there was significant local opposition to this scheme at that consultation. The PC have historically always objected to schemes that fall outside of the village boundaries, as it is contrary to the Local Plan designed to prevent encroachment into the open countryside, thus protecting the character of the historic villages and their rural surroundings.

This is probably the most controversial planning application that has come before the PC in many years, and so needs careful consideration and will require a comment on behalf of the PC and the parishioners. The application is outline only, so there are not many more details than we previously knew other than new reports on landscape/flooding/habitat etc. The keys issues to consider are:

1. The proposed development, by virtue of its location beyond the village boundary and outside of any recognised settlement, would be contrary to the development strategy for the district, which steers development to more sustainable areas. In addition, it is not a type of development that is permitted in the Rural Area Beyond the Green belt, which only allows for limited infill development which this is not. The scheme is therefore unacceptable in principle and would be contrary to Policies DPS2, GBR2 & VILL2 of the East Herts District Plan (2018) and Policy HD1 of the Buntingford Community Area Neighbourhood Plan (2017). You will note that in the last two years there have been 4 other applications within the Parish that were beyond the settlement boundaries and all were refused due to this reason and the associated encroachment into the countryside. These applications were at Bluebell Cottage, Heatherdown, Willow Close, and Sparrows Cottage. The first three were appealed and the appeals dismissed adding significant weight to this consideration. (I note that the applicants Planning Statement incorrectly states in section 7.6(a) that development is allowed under the District Plan on the periphery of villages. The planning consultants have clearly misunderstood the provisions of the District plan as GBR2 clearly states that development is only allowed within the settlement boundaries. I suspect they have misunderstood that development may be allowed on the periphery through allocation in a Neighbourhood Plan. This site was never assessed or allocated in the Buntingford Neighbourhood Plan, and the site was deemed unsuitable for development when assessed for the 2018 District Plan. The Councils own Strategic Land Availability Assessment (2017) concluded that this site (Site 20/002) was unsuitable for development. The exact wording was "This predominantly greenfield site is located within the Rural Area Beyond the Green Belt. This is a relatively large site, and its development would be out of scale with the existing village. Whilst development would link the school and the main built-up area of the village, it is unlikely that it would be considered infill in a Group 2 village. Development would be an unacceptable intrusion into the countryside setting of the village.)
2. The development although outline is indicated to be very 'estate like' in design. This would urbanise and domesticate the appearance of the site, while reducing the sense of openness experienced as the village transitions from a traditional historic core to the open countryside. The scheme by nature of its size, elevated location & design would therefore represent an urban incursion and encroachment into the countryside, as well as detracting from the rural qualities of the wider Landscape Character Area. It would therefore be contrary to Policies GBR2, DES3 & DES4 of the District Plan & Policies HD2 & HD4 of the Buntingford Plan.
3. The scheme is accompanied with a transport assessment which indicates an additional 363 two-way movements daily for the proposed homes and farm shop. The Transport assessment considers the scheme will not have significant impact upon the road network but makes no reference to the school traffic that currently parks on that stretch of road making two-way traffic impossible at peak times. It appears that the report has been carried out by someone who has little knowledge of the actual stretch of road or has made any attempt to understand

it. The scheme is designed with one access point onto the B1038 just east of the school entrance, that will also provide access to a new area for school parents to park and turn. There are no details of this area and no indication that it will be more convenient for parents to use, or whether they will continue to park on the road. If it is the latter, then the proposed access would be dangerous to users.

4. The scheme is surprisingly not accompanied by a Heritage Statement and yet will clearly impact the setting of listed buildings and the setting of the Conservation area which it is adjacent to. Under the Planning (Listed Buildings and Conservation Areas) Act 1990 local planning authorities have a statutory duty to pay 'special attention' to preserving or enhancing the character and appearance of a conservation area. This duty extends to development proposals affecting the setting of a conservation area, meaning new developments outside the area must not negatively impact its significance. This development will be highly visible when approaching the core historic settlement of Great Hormead, a village described by the noted architectural historian Nikolaus Pevsner as 'uncommonly charming'. The development will also be visible from the local footpath network, in some cases interrupting the visual connection to the rural landscape that forms the setting of the village.
5. The scale of the proposal seems inappropriate for group 2 village. According to the Buntingford Neighbourhood Plan, Great Hormead is noted as having 127 Dwellings in 2016. There have been 16 approvals during the current district plan period, which is an increase of 13% (It is noteworthy that all 16 are Wyld family applications, 9 at Bury Farm, and 7 at the grain barn). An additional 35 homes would be a total increase of 38% within a single district plan period. To put that into perspective, there were no housing allocations of any size to any group 2 village with the last district plan, and even group 1 villages that are far more sustainable were only expected to grow by 10%. The District plan restricts development in Group 2 villages to within the settlement boundaries meaning that only small infill applications are suitable, not large-scale applications relative to the size of the existing settlement.
6. The scheme does have some potential benefits that could offset some of the harms identified above. Some development in the right place and of the right size should be supported in villages as new households do support local amenities such as pubs, schools, churches, village halls etc. The scheme would definitely attract young families to the village thus supporting the local economy. The scheme also offers enhanced amenity to the school with additional parking and a small amount of additional forest school land, although the proposal is very light on detail. There are also potential benefits from a farm shop although it should be noted that two attempts at farm shops within the parish have failed within the last ten years, primarily because of the success of the A10 farm shop which offers stiff local competition. The scheme also offers a new cycle/footpath to the Meads which is described as offering a safer environment for access to the school from Hare Street; although I would question the benefit as there is already a footpath on the other side of the road.
7. It is also worth noting that the Council cannot currently demonstrate a 5-year housing supply so will need to weigh up the benefits of the scheme against the harms, with a presumption in favour of sustainable development. It is noteworthy that the four refused planning applications on the edge of the parish, referenced in point 1 above, were also refused under this shortfall position. In each case, the adverse impacts of the development beyond the settlement boundary were deemed to significantly and demonstrably outweigh the benefits.

Outstanding Applications awaiting decision

3/25/0989/OUT Outline application for demolition of outbuildings, and erection of 3 self-build dwellings with all matter reserved except access and layout. Heatherdown Hare Street SG9 0AE

3/25/1496/FUL Erection of four dwellings, together with alterations to existing access with access and associated works. Kemps Close Hare Street Buntingford Hertfordshire SG9 0DZ

3/26/0091/PIP Construction of a new dwelling. Land East of Gelders Conduit Lane Great Hormead Hertfordshire SG9 0NU.

3/26/0181/HH Single storey rear extension; two storey side extension and roof alterations including a rear dormer. Cherry Tree House B1368 North from junction with Hare Street Road To Biggin Hill Hare Street Hertfordshire SG9 0DX.

Important Planning Applications over the last twelve months

3/26/0304/OUT Erection of 35 new homes, farm shop, footpath links and associated works in Great Hormead with all matters reserved except for access. Land To the rear of Hormead C Of E First School B1038 From Its Junction With Biggin Hill To Andersons Lane Great Hormead Hertfordshire – **UNDER CONSIDERATION**

3/25/0989/OUT Outline application for demolition of outbuildings, and erection of 3 self-build dwellings with all matter reserved except access and layout. Heatherdown Hare Street SG9 0AE – **UNDER CONSIDERATION**

3/25/1496/FUL Erection of four dwellings, together with alterations to existing access with access and associated works. Kemps Close Hare Street Buntingford Hertfordshire SG9 0DZ – **UNDER CONSIDERATION**

3/26/0523/FUL Demolition of 6 existing outbuildings, erection of a new dwelling with detached double garage, air source heat pump, solar panels, vehicular access and associated works. Bluebell Cottage B1368 North from junction with Hare Street Road to Biggin Hill Hare Street Hertfordshire SG9 0DY **– UNDER CONSIDERATION**

3/26/0316/PIP Permission in principle for erection of five new detached dwellings Land at Sparrows Cottage B1368 From Its Junction With Hare Street Road to the Start of Dassells Hill Hare Street Hertfordshire SG9 0EQ – **REFUSED**

3/25/2027/FUL Change of use of former agricultural land to residential. Erection of one self-/custom-build dwelling with detached garage. Access and landscaping works, air source heat pump and solar panels. Little Meadow Conduit Lane Great Hormead Hertfordshire SG9 0NT **– REFUSED**

3/24/1813/OUT Outline planning application for the change of use of land from agricultural to residential and the erection of 7 dwellings, together with associated landscaping and parking. All matters reserved except for access. Land North of Willow Close (Park Road) Great Hormead Hertfordshire **– REFUSED AND APPEAL DISMISSED**

3/25/1413/FUL Erection of 2 x 4-bed detached dwellinghouses with associated works including creation of 6 x parking spaces, hard/soft landscaping and creation of access from B1368. Land Rear Of Hare Street House Hare Street Hertfordshire SG9 0DY – **REFUSED AND APPEAL LODGED**

Cllr Sue Nicholls District Report
Hormead Annual Parish Meeting - 7 May 2026

1. Planning Application – 35 new Dwellings on 'Land to the rear of Hormead C Of E First School' in Great Hormead – planning app ref 3/26/0304/OUT

This application is now on the East Herts Planning portal for comments.

Currently, East Herts cannot meet our 5-year land supply (currently at around 3.7) and this has an effect on the robustness of the policies within the East Herts District Plan. This means that we are on a 'tilted balance' and there has to be a presumption in favour of approval unless the harms substantially outweigh the benefits of the proposed development.

It is worth noting that Great Hormead is classified as a **Group 2 village** within the East Herts District Plan (2018) and has certain protections:

Group 2 Villages defined by limited infill development, together with small-scale employment, leisure, recreation and community facilities will be permitted subject to (V)* below and all other relevant policies in this Plan. III. In addition, small-scale development identified in an adopted Neighbourhood Plan will be permitted. IV.

Prior to a Parish Council preparing a Neighbourhood Plan, development in villages listed above will be limited to the built-up area as defined on the Policies Map.

*V. All development should:
(a) relate well to the village in terms of location, layout and connectivity;
(b) be of a scale appropriate to the size of the village having regard to the potential cumulative impact of development in the locality;
(c) be well designed and in keeping with the character of the village;
(d) not represent the loss of a significant open space or gap important to the form and/or setting of the village;
(e) not represent an extension of ribbon development or an addition to an isolated group of buildings;
(f) not unacceptably block important views or vistas and/or detract from the openness of the countryside;
(g) not be significantly detrimental to the amenity of neighbouring occupiers.

It is worth considering whether it would be appropriate to consider developing a neighbourhood plan for Hormead to add an extra layer of protection against speculative development that would sit alongside the policies within the East Herts District Plan.

2. East Herts S106 Officer request for contribution suggestions for planning application app ref 3/26/0304/OUT

I have been contacted by Jackie Bruce, the S106 Officer at East Herts Council asking for local ward councillor's help in identifying any projects and uses for potential funding from the 3/26/0304/OUT planning application in the Great Hormead area to ensure that it is used to support things that are needed in the village and the surrounding area.

There are certain categories of S106 funding that can be applied for and she would welcome proposals for projects uses to fit the following categories:

- Allotments
- Bowls
- Childrens play
- Outdoor tennis
- Playing pitches
- Parks & greenspaces
- Village hall & community centres

Please note that if the planning permission is granted it will be several years before these contributions would be triggered for payment, so do look to what you would like to achieve for the village in future years as we will have up to ten years to use the funding once it has been received.

East Herts don't have the remit to make any improvements to public transport or the roads or fund anything to do with education through East Herts S106 contributions, but Jackie Bruce can pass any suggestions on to HCC colleagues for consideration.

It is worth the parish council and local residents drawing up a list of projects and proposed spends for available money from local development as often there is money available from other planning applications that can be spent on local improvements according to the S106 categories suggested by Jackie Bruce.

3. New FiveDinners Scheme is launched

The new Five-Dinners scheme is now available through East Herts Council. It offers a simple, easy-to-use meal planning service designed to take the stress out of weekday cooking and provides a weekly plan of five healthy, family-friendly meals, along with a ready-made shopping list, helping you to save time, reduce food waste, and make the most of seasonal ingredients.
The scheme helps you to:

- Try new recipes using fresh, in-season produce
- Cut down on food waste and unnecessary shopping
- Spend less time planning and more time enjoying meals together

The scheme is available free to residents, more information and sign-up details can be found on the provider's webpage.
https://fivedinners.com/my-community-food-hub/mycommunity/

SN 07.05.26