



Full Parish Council Extraordinary Meeting Minutes

held on

29th June 2020

Via Zoom Meeting ref 96738856939

E: Clerk@nashmillsparishcouncil.gov.uk W: www.nashmillsparishcouncil.gov.uk

Present

Councillor Lisa Bayley (Chairman)
Councillor Michele Berkeley
Councillor Alan Briggs
Councillor Nicola Cobb
Councillor Steve Roberts
Councillor Jan Maddern (Vice-Chairman)
Councillor Emily Tout

In Attendance

45 Members of the public (maximum number-this altered throughout the meeting due to internet connection)
Nikki Bugden (Clerk)

Meeting Commenced at 8.00pm

Prior to the formal commencement of the meeting the Chairman spoke to the Cllrs and attendees regarding the virtual meeting process and etiquette.

Business commenced at 8.05pm

20/001/EM Apologies

None received. Cllr Lester was not present

20/002/EM Interests

Received from Cllr Tout (prejudicial interest declared due to business interests)

Received from Cllr Maddern (interest declared as Cllr Maddern will be speaking as Borough Cllr)

PUBLIC PARTICIPATION 15 MINUTES TOTAL (MAX 3 MINS PER PERSON)

20/003/EM Public Issues/Participation

Three members of the public were pre-registered. Borough Cllr Maddern gave her presentation (*Appendix 1*)
The two other members of the public who had requested to speak were not showing on the Zoom participants list, the clerk then requested that both made themselves known to the Chairman to enable them to be unmuted. No such action was forthcoming, so the clerk checked parish emails and telephone in case the individuals had connectivity issues. No notifications received so the Chairman closed the public participation section.

20/004/EM to consider the appeal 20/00015/REFU noted below and once discussed, to resolve any actions that NMPC may wish to take in relation to this appeal.

20/00015/REFU | Demolition of existing building & construction of place of religious worship | Nash Mills Methodist Church Barnacres Road Hemel Hempstead HP3 8JS.

<https://planning.dacorum.gov.uk/publicaccess/appealDetails.do?activeTab=documents&keyVal=Q8H100FO00700>

Cllr Bayley explained that all councillors would now be asked for their views following their own individual appraisal of the appeal documentation to enable NMPC to determine actions to be taken.

Cllr Briggs spoke in detail regarding the appeal document and his view that there were inconsistencies in the document, inaccuracies of the calculations used, inaccurate use of planning references and a lack of mitigation for the parking issues raised .Transcript attached (*Appendix 2*)

Cllr Berkeley spoke in support of Cllr Briggs's view and asked that NMPC also note her concerns regarding surface water runoff, in particular the need for further confirmation from Herts Lead Local Flood Authority, The Environment Agency and Affinity Water, in writing, that the design addresses all concerns in the original refusal. There is a particular concern in Nash Mills due to the subsidence and issues caused during the 'Chalk mines' situation and Cllr Berkeley expressed concerns that any lack of consideration of this matter could result in the creation of future issues. Transcript attached (*Appendix 3*)

Cllr Cobb supported Cllr Briggs's views, highlighting the vagueness of the appellant in the comments relating to population growth however the proposed growth, as communicated by DBC, is significant. This anticipated population growth was not sufficiently discussed by EAS in the appeal document. The anticipated impact this would have on housing and population in Dacorum, along with the continued concerns regarding capacity, attendance numbers, parking and highways usage have not been effectively addressed.

Cllr Roberts agreed with the Cllrs' comments and confirmed that there was no material point in the appeal document that would change his original stance. Cllr Roberts reiterated the earlier NMPC view that appropriate development of this site would be of benefit to the locality but that any development must be of appropriate scale. Cllr Roberts expressed concern of the use of the terminology 'small-scale' as he believed the proposed development was large scale in this context. Cllr Roberts expressed concerns regarding the impact on the highway and that the Herts Highways comments (23rd Sept 2019) expressing their issues with the proposed development had not been given sufficient gravity (or resolution) in the appeal document. Cllr Roberts also expressed a concern regarding the parking, both at prayer times but also when the community space was being used. The proposed community space is 3 times the size of NMVH, however the proposed number of parking spaces is equal- this would push 'over-spill' parking out on to surrounding highways, which is even more pertinent with a highly probable shift in people working from home post Covid-19 reducing the number of available spaces.

Please note that an amendment was noted at the meeting July 13th. Cllr Roberts should have stated 2x not 3x the size (agenda ref 20/093/FPC).

Cllr Bayley thanked all Cllrs for their input and confirmed that all points that she wished to raise were contained within the comments raised by the other Councillors. Cllr Bayley expressed her fears relating to the issues that could be caused by the surface water run off due to her personal experience of the chalk mines. As a long-standing local resident Cllr Bayley had serious concerns regarding the scale of the development and the associated parking issues that has not been addressed in the appeal document.

NMPC Resolved, that the clerk would draft a response for submission to the planning inspectorate, noting the NMPC stance of being against the appeal. Submission to collate comments raised at the meeting by the Councillors. Document to be circulated to all Councillors for checking prior to submission. Unanimous decision. Cllrs Maddern and Tout did not take part in the vote due to the interests declared.

Meeting Closed at 20.46

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Chairman 13th July 2020