

# **South Mimms & Ridge Parish Council**

**Minutes 5<sup>th</sup> October 2023**



Attending: Cllr Chris Myers, Cllr Cathy Caffrey, Cllr Daniel Becker. Clerk: Natalie Curran  
7 members of the public plus 1 via Zoom.

58. Cllr Myers welcomed everyone and agreed to Chair the meeting as Cllr McCaffrey had lost her voice.
59. Apologies for absence were received and accepted from Cllr Hedison & Cllr Bania
60. No declarations of Councillors' interests pertaining to Agenda items were received.
61. The minutes of the last meeting and signed by the Chairperson of the meeting.
62. A new Training and Development Policy was discussed and approved this and all policies are available on the Council's website.
63. It was noted that the March 2023 External Audit report for the old South Mimms Parish Council has been completed. – this too is on the website with paper copies available on request.

## **Planning & Planning Enforcement:**

64. **To Note** any Planning Applications and hear any public representations on these items.

64.1 Charleston Paddocks: The Clerk (as Cllr McCaffrey was unable to speak) gave an update on the meeting that she and Cllr McCaffrey had with the management of Welcome Break, (following the meeting she and Cllr Becker had with the developers of Charleston Paddocks). Welcome Break South Mimms Management are also concerned about the impact of Charleston Paddock and will discuss it with their own Head Office. The office staff regularly have to direct traffic at busy periods, particularly Bank Holiday and when there is a car rally. The existing issues with the Truck Stop queueing was also discussed and these will be discussed with Head Office.

In the meantime, the Clerk has asked Cllr Bright to advocate the Parish Council's safety concerns when this application comes to Planning Committee in December, Ward Councillors also copied in (no response to date).

CllrBecker has looked into the Site Allocation and Development Management Policy Plan (November 2016) which states that any development at the Services should not hinder traffic flows. With the next Local Plan still in draft2.0 we believe this Policy still stands.

The redevelopment by BP of the petrol station at South Mimms to include EV charging and a bigger retail unit is currently under public consultation before planning is submitted in November – this is pertinent as increased footfall from the Welcome Break car park to BP site would be dangerous if there were heavy HGV traffic from Charleston Paddocks.

64.2 Clare Hall Manor, Proposal: Conversion of 2 common rooms to 2 bedrooms (internal alterations only) 23/1267/CLE. No comments.

65. Updates on enforcement cases were moved to the end of the meeting to await Cllr Christian Gray's arrival. See point 69.

### **Finance:**

66. The purchase of twelve anti-fly tipping metal signs at £37+VAT each, Being £444+VAT from CIL funds. Following the purchase of our first camera approved at last month's meeting.- APPROVED

67. Payment of the external auditor's invoice for the final accounts of South Mimms Parish Council £252 including VAT APPROVED.

### **Community:**

68. The next Coffee, Cake and Books Social is on Friday 20<sup>th</sup> October in the 'Parish Room' in the South Mimms Village Hall 2pm-4pm . The school children are attending the first half hour.

### **Any Other Business:**

69. Enforcement update from Cllr Grey on the site next to Romani House (after consultation with Cllr Oakley and Ross Whear of Hertsmere). A second robust enforcement notice has been prepared and checked by an external legal team. The landowners asked for an 8-week deferment to resubmit a new planning application, however, this was refused and they have been told that they have 2 weeks to submit a Pre-App request. If this isn't submitted, then the enforcement notice will be served. The Pre-App request will need to demonstrate what exceptional circumstances they believe they have for an industrial site in the green belt. In the meantime, noise abatement warnings have been given.

### **Public questions under AOB:**

70. Clerk to chase repainting of road markings at St Albans Road, Blanche Lane junction already reported by a resident.

71. Members of the public were reminded they could use Hertsmere or Hertfordshire County Council websites to log issues or Fix My Street website if they are unsure who to contact.

72. It was noted that the next meeting is in Ridge Village Hall on Thursday 02/11/2023 at 7.30pm.

With no other business, the meeting finished at 8.20pm and the Chair thanked all for attending the meeting.