



NORTHCHURCH PARISH COUNCIL
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**Minutes of the Extraordinary Meeting of Northchurch Parish Council
Wednesday 6th November 2024 at 7.00 pm
at Social Centre, Bell Lane, Northchurch, HP4 3 RD**

Those present: Cllr Capozzi, Cllr Pocock, Cllr Dix, and Cllr Syers

Also present: Mrs Usha Kilich Proper Officer, and 50 members of the public, Gediminas Storpirstis Founder, Berkham Oaks Dementia Care, Peter Home Director Gillings Planning Consultant and Duncan Flynn Senior Director Cratus Group.

EX/22/24

APOLOGIES FOR ABSENCE

To receive and accept apologies for the absence
Resolved, proposed by Cllr Capozzi, seconded by Cllr Pocock to accept Cllr Somervail's apology for absence. Unanimously agreed.

EX/23/24

DECLARATIONS OF INTEREST

To declare an interest linked to any item on the agenda.
None to record.

EX/24/24

Public Participation

Presentation by Cratus Group on the proposed Berkham Oaks Dementia Care, New Road, Northchurch followed by Q&A from Members and the public. Mr Flynn advised members that the application will be submitted to Dacorum Borough Council by the end of the year.

Please [click here](#) to access the presentation.

Minutes of Q&A Session

Concerns Raised by Members of the Public

1. Highlighted Areas on Slide 7

- A member inquired about the red-highlighted areas on slide 7.
Response: These areas are in multiple ownership and do not form part of the BODC.

2. Planning Application and Future Development

- Concern: The planning application is for dementia care, but once approved, the site footprint could potentially be used for a larger development.
Response: Mr. Holmes clarified that planning applications are subject to conditions under the Section 106 agreement. This legal agreement governs the use of the site as stipulated in the contract. Additionally, the site is protected under the Green Belt and designated as an Area of Outstanding Natural Beauty (AONB).

3. **Access and Traffic Issues**
 - Concern: There is only one access point to the proposed care home, which could lead to traffic problems with vehicles entering and exiting the premises.
4. **Parking Limitations**
 - Concern: The proposed 24 parking spaces are deemed insufficient for staff and visitors.
5. **Wildlife Protection**
 - Concern: Questions were raised regarding how local wildlife species would be safeguarded during construction and operation.
6. **Build Timeline**
 - Report: The estimated construction timeline for the care home is 18 months.
7. **Disruption to Local Residents**
 - Report: New Road will be impacted with increased traffic which will increase the potential of accidents and harm to local residents.
8. **Utility Concerns**
 - Concern: The lack of mains sewer connection in New Road. The closing of New Road to undertake any utility work and the potential diversion route.
9. **Staffing and Care Home Closures**
 - Report: Over 800 care homes in the UK have closed due to staffing shortages, raising concerns about the viability of the proposed care home.
10. **Due Diligence**
 - Concern: BODC has not conducted adequate research or due diligence regarding the feasibility of opening a care home in the proposed location.
11. **Suitability of Location**
 - Concern: The proposed area is considered unsuitable for a dementia care home due to various logistical and environmental factors.
12. **Road Safety**
 - Concern: New Road, identified as one of the most dangerous roads in Dacorum, is likely to become even more hazardous with the increased traffic from the care home.

These minutes summarise key public concerns and responses provided during the session. To address unresolved issues, further follow-ups may be required.

EX/25/24

Chairmans Report

Cllr Capozzi informed those present that there will be an opportunity to comment on the planning application on the DBC planning portal when it has been submitted.

EX/26/24

Exclusion of Press and Public: To Resolve that under Section 1 of the Public Bodies (admission to meetings) Act 1960 the public and press excluded for the remainder of the meeting, because it is likely that publicity would prejudice the public interest because of the confidential business to be transacted or for other special reasons stated in the resolution, arising from the nature of the business proceedings.

EX/27/24

DATE OF NEXT MEETING

The next meeting will be held on Monday 11th November 2024 Meeting at 7.00 pm Social Centre Bell Lane Northchurch HP4 3 RD

The Meeting closed at 20.35.