**PATCHETTS GREEN RESIDENT ASSOCIATION (PGRA)**

**Action Points From Annual General Meeting (AGM) 27 March 2025**

**Held at: 72 Hilfield Lane, Aldenham, Watford, WD25 8AJ**

**Those Present**:

**Committee Members**: Malcolm Sevren (in the Chair), David Baldwin (Secretary) Bonnie Shaw, Cllr Carl Woolf, Jonathan Morris, Marina Doyle, Michelle Hart, Paul Kemble, Simon Jacobs

**Apologies:** Julie Owen

**Members of the Community:** Nil

| **No.** | | **ITEM** |
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| 1 |  | **Activity Over The Past Year** |
|  | 1.1 | This is the inaugural meeting of PGRA. The PGRA was formed to represent the communities of Hilfield (including The Ridings), Pegmire and Summerhouse Lanes, and the B462 Hartspring Lane to the left of Hilfield Lane up to the bridge and the Winfield Mobile homes site. |
|  | 1.2 | Its aims include to fight to preserve the heritage and green belt of our environment and address reasonable areas of concern raised by the community. |
|  | 1.3 | PGRA gained statutory consultee status from Hertsmere Planning. |
|  | 1.4 | The PGRA was actively involved in obtaining the rejection of the plan to install an enormous Solar Panel Plant in a vast area of green belt land adjacent to the electricity sub-station. It was involved in securing the withdrawal of the PENSO BESS proposal, which was put forward by a financial consortium that lacked technical expertise. |
|  | 1.5 | By the kind generosity of APC and local councillors who kindly used their budgets, PGRA enabled the replacement of the signage to Patchetts Green, the purchase and installation of a defibrillator on the wall of the Three Compasses Pub, and engagement of our local community police personnel to assist in preserving the law in our area. Representation to the Hertsmere and Herts County Council, whilst putting on record our fly-tipping and speeding cars problems, regrettably failed to achieve any worthwhile measures to arrest these issues – although it is correct to acknowledge that there is no practical solution that could ensure these activities stopped. |
|  | 1.6 | During the year, Raj Haria announced his resignation due to other commitments, and we welcomed the valuable additions of Julie Owen, Marina Doyle and Simon Jacobs to our Executive Committee. |
|  | 1.7 | Finally, as Chairman, I would like to acknowledge and thank the valuable contributions and excellent assistance all the members of the executive committee have provided over the year. |
| 2 |  | **Financial Statement** |
|  | 2.1 | PGRA does not receive any funds whatsoever, neither by community contributions nor by grants from public funds. |
|  | 2.2 | The committee members receive no payment nor any expenses for their time. |
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| 3 |  | **Challenges in the Year Ahead.** |
|  | 3.1 | Our area is coveted by housing and commercial developers looking to take advantage of the nearby sub-station or the green field areas they can destroy. |
|  | 3.2 | Currently we are fighting the application for a BESS plant on the brown field site between Hilfield Lane and the A41 & MI. |
|  | 3.3 | Any reasonable matter of concern raised by residents or businesses in the community will also be addressed. |
| 4 |  | **Compulsory Rotational Resignation** |
|  | 4.1 | Our Constitution stipulates those 2 committee members, by rotation, offer up their resignation each year. |
|  | 4.2 | Accordingly, Malcolm Sevren and Jonathan Morris have offered up their resignation but have signified their willingness to stand again for election. |
| 5 |  | **Committee Election** |
|  | 5.1 | The re-election of Malcolm Sevren was proposed by David Baldwin and seconded by Cllr Carl Woolf. By a show of hands, Malcolm was unanimously re-elected to the committee. |
|  | 5.2 | The re-election of Jonathan Morris was proposed Cllr Carl Woolf seconded by David Baldwin. By a show of hands, Jonathan was re-elected to the committee. |
|  | 5.3 | The committee voted for:-   * Malcolm Sevren to continue as the Chairman for 2025 * David Baldwin to continue as Secretary for 2025 |
| 6 |  | **Resident Questions** |
|  | 6.1 | Jonathan Morris (in person) had 2 concerns:-   * + 1. Did the brewery receive planning permission for the erection of ugly floodlights so out of keeping of the area?     2. The bright light staying on all night is intrusive.   APC have been approached to ascertain if the brewery had in fact received planning permission from Hertsmere for the erection of such floodlights that are not in keeping with the heritage of the area.  Whilst we recognise that security was required given the theft of the electric charging cables so soon after their installation, If permission was granted then at least can sensor equipment be installed so that the bright lights only come in when motion is detected for a short time rather than all night? |
|  | 6.2 | From Rebecca Binstock & Chris Lack (by email):-  Why will APC not sell the derelict land on Pegmire Lane and provide allotments up Common Lane?  Having spoken with APC it appears that and sale of APC land has to show a benefit to the community as a whole and not sold off to the benefit of an individual.  Use of the land as allotments have been suggested, but the APC allotments in Radlett are not fully let and it is felt any investment to make the area suitable would not generate a suitable return if not fully let.  Also, especially given the extra needs placed on local Councils by central government to identify areas for new homes, this area could potentially be used to help reach the local target.  Meanwhile the area is kept as scrubland to deter and squatting/invasion of the area.  At present all those in attendance recognised that although the said land was owned by APC, it was currently not an “income producing” asset. In today’s financial climate would hope that APC should make attempts to reverse this situation, but to do so in a most environmentally friendly way. |
|  |  | Date of Next Meeting 22nd May 2025 – time and date to be published. |