

COLNEY HEATH PARISH COUNCIL

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DRAFT MINUTES – Parish Council Meeting – 27th August 2027

Cllr James opened the meeting, first item of business to elect a new Chairman

26/27-19 Election of Chairman

Cllr James was nominated as Chairman

Outcome: Carried unanimously

Declaration Signed

26/27-20 Election of Vice Chairman

Cllr Shaw was nominated as Vice Chairman

Outcome: Carried unanimously

Declaration to be signed

26/27-10 — Apologies & Announcements

None to declare

26/27-22 Declarations of Interest

Cllr Parish for his involvement with Charles Morris Hall

LEGAL MATTERS AND LANDOWNER MATTERS

- a) **Colney Heath Football Club lease**
- b) **Land at Smallford**
- c) **Roestock Hut**
- d) **Charles Morris Hall lease**

Roestock Hut

MOTION: Given parties present (public) we decided to discuss Roestock Hut in public session

Outcome: Carried unanimously

We held a detailed discussion on the best route forward for Roestock Hut. Since the original 2017 survey—and the 2025 report based upon it—building regulations have changed significantly. In light of these changes, the Council unanimously agreed that renovation of the existing structure is no longer a responsible or viable option, whereas a new build would provide a modern, compliant facility with a lifespan of 60+ years.

The Council also noted with regret that the Scouts can no longer remain in the building due to its deteriorating condition. In February 2026, the Scouts formally confirmed that they could not take the building back or undertake renovation themselves. Their ability to secure external funding is dependent on holding a long-term lease, which is not feasible given the building's condition and the statutory requirements now in force.

The following motions were agreed, and carried unanimously

- a) To proceed with a new build rather than renovation.
- b) Council to produce a brief for the Architect.
- c) Commission Concept Design, including presentation to Council
- d) Demolish the existing building, including garage, full removal (not foundations)
- e) Contact SADC regarding Roestock Land (transfer, purchase, entity name)
- f) Agree to Asset Protection of site as Community Interest, subject to point c

We also agree more work needed to be completed on financial modelling and funding source (not possible until tender stage). We will also engage with the Village Hall and VMH

The meeting moved to a closed session all councillors remained in attendance but the public left.

Colney Heath Football Club Lease

MOTION: To approve lease, agreed by both parties

Outcome: Carried unanimously

We do need to clarify two points prior to clerk signing (clerk to proceed if satisfied).

- 1) Confirm on map, this applied only to designated land / pavilion
- 2) Clause 6.2.2 b – CPI Rent formula should be $R = A$ (not $R + A$)?

Land at Smallford

The Council discussed the April 2026 valuation (with development potential) and the need for suitable community sites within Smallford, including the triangular parcel of land on Oaklands Lane near Lawrence Close (AL4 0HS).

Motion: Not to market the land at Smallford.

Outcome: *Carried unanimously*

Motion: To investigate acquiring the triangular parcel of land as a community project for CHPC. Outcome: *Carried unanimously*, subject to Roestock Hut land ownership/lease considerations. We should register our interest so that we are given time to explore this as an option.

It was noted that the sale could potentially cover all costs for the Roestock new build, the parcel may also serve as a future CHPC office location. It is likely too small for recreational use but will be reviewed.

Charles Morris Hall

As the two relevant matters had been resolved, Cllr Parish was not excluded from the brief discussion.

The Council noted that the existing lease specifies:

- 26 parking spaces
- 24 grassed parking spaces
- Access arrangements

There is no overflow parking, and the former overflow area has since been replaced with a children's recreation area. This requires review.

Meeting Closed 21:53

Signed by the Council Chairman as a true record of the meeting