

**STEERING GROUP MEETING/OPEN FORUM**

**Minutes – 27th June 2018**

Held in The George Inn, Upstairs Meeting Room, Maulden from approx 20:00hrs.

**Present:**

Simon Barnes	Chairman	Sue Raven	Greensand Trust
Russell Aston	Vice-Chairman	David Illingworth	Housing Wpg
Cllr Philip Jackson	Chairman Maulden Parish Council	Cath Benneyworth	Observer
Cllr John Coyle	Maulden Parish Council	Leslee Reynolds	Observer
Alan Plom	Leader Infrastructure Gp	Julie Sharp	Observer
Sarah Michael	Treasurer	Kirsty Butler- Wilday	(Budgens Manager)
Lesley Illingworth	Mins Sec	Nigel Coote	Environment Wgp

**Apologies:**

Phil Allen                      Maulden Parish Councillor

**1. WELCOME, INTRODUCTIONS, APOLOGIES AND UPDATE**

SB opened the meeting.

**2. MINUTES OF LAST MEETING (30/05/18)**

Last minutes agreed and signed. ACTION: Put on Website & Dropbox

**3. MATTERS ARISING AND ACTIONS**

See separate list

Review of actions not on the Agenda – there is a new amended list being compiled and this was largely accomplished after the meeting. **Action Russ**

**4. VILLAGE UPDATE**

**4.1 Green Infrastructure Survey (GIS)**

Sue Raven updated that there have been 2 rounds of consultations. A plan has been created with 2 appendices. The local green spaces and greenbelt areas have been noted as many residents are unaware of where these are. Also noted in this report are the recommendations for environment policy. The document, which will be available at the Village Hall meeting on September 10th, names 8 top projects according to their local popularity. One example of this is the nature reserve area is recommended to increase in size to encompass the allotments in the village. The draft of this document is still on Sues PC and will soon be available to view on Dropbox.

**2. Maulden Parish Council  
(See below info from PA's email)**

**3. Planning Applications**

**CB/18/00435/OUT and CB/17/00305**-Old Farm, Clophill Road, Maulden, Bedford, MK45 2AA

Outline application for residential development of up to 49 dwellings (including affordable housing) with access to be considered and all other matters reserve.

No news on new application submitted February 2018. Previous application CB/17/00305/OUT refused in April 2017. Appeal lodged in October 2017. Appeal hearing will take place on 23 August for 1 day at CBC Offices.

**CB/17/01156/OUT** – land East of No13 Clophill Road, Maulden

Although application for 14 dwellings was recommended for approval at CBC Development Committee Meeting 31/01/18 no formal decision was issued due to an appeal lodged on 28/01/18, but a “Minded to Refuse” was passed unanimously. No news on detail or date of appeal.

**CB/17/03546/OUT** – Land at Clophill Road. Maulden, Bedford.

Outline planning permission for up to 50 dwellings with associated landscaping, open spaces and vehicular and pedestrian access off Clophill Road.

Application refused in October 2017. Appeal lodged on 27/3/18. Appeal hearing will take place on 16 October over 4 days.

**CB/17/03937/OUT** – Land South of Limbersey Lane, Maulden

Outline – Erection of 14 Residential Dwellings, 2 x 2 bedroom bungalows, 9 x 4 bedroom detached and 3 x 2 bedroom terraced. Application refused in May 2018.

**CB/18/01385/OUT** – Sandbourne, 24 Clophill Road, Maulden, Bedford. MK45 2AA

Outline application for development of up to 42 dwellings. MPC submitted objection. Decision expected in July/August

**CB/17/04032/FULL** – Land at corner of Clophill Road and Green End, Maulden,

Application for 5 detached dwelling approved in March 2017 and the land has been purchased by GPS Estates

**CB/17/03883/FULL** – Existing Public Car Park, Church Street, Ampthill.

Application for erection of 8 dwellings was refused in December 2017 and appeal lodged. Appeal will take place on 18<sup>th</sup> July at the Rufus Centre. MPC have submitted an objection in support of ATC.

There was also discussion around the revised Planning Application in Cobbitts Road – A group is being formed by Cobbitts Road residents to contact CBC. Julie Sharp and Kirsty Butler-Wilday represented the group and were advised to liaise closely with the Parish Council – but to keep the NP committee “in the loop”. This is purely because the Parish Council will be able to assist more than the NP.

## 5. Moving forward

5.1 Prioritising: Discussion about PR and how to engage with the residents of Maulden. Simon was clear that his view is if people are interested then they will engage and if not then energy should not be wasted. Still ongoing interest in engaging the different generations eg by going into local schools and speaking to the children to find out their views. Action to find and upper school representative if possible.

But the focus should be to get the MNP in place as soon as possible – hopefully within 2 years.

5.2 10 Key areas: Help is needed re manpower.

1. Engagement of parishioners
2. Greensand Trust & BRCC input
3. Schools particularly the lower but upper would be good too.
4. CBC
5. Confer with other villages where there is a NP in place and glean ideas from them. Of particular interest are the plans in place of Caddington, Wrestlingworth, and Arlesey. **Action: RA will get in touch with the Clerks of those Parishes** to obtain copies of the plans and find out what difference the Plan has made to the local development. Seeking ways of creating an effective Plan to achieve the objectives of the Maulden residents. **Action: Russ**
6. Potential Developments or sites in Maulden - contact and liaison with CBC and possibly developer
7. Parish Council liaison
8. Churches (2)
9. Market Gardener's/allotments
10. Budgets

## 6. PROJECT PLAN & FUNDING

Funding – Up to £9000 is available to finance the MNP. £4000 has been used so Sarah will now apply for the remaining £5000. On receipt of the funds they will be held at MPC as discussed previously. Also mentioned for consideration is the possibility of further funding for technical support.

## 7. AOB

**Aware that we are entering holiday time the meetings in July and August will be used to gather key questions towards the creation of the Plan. The residents will have opportunity to be part of this either by attending those summer meetings or to email their contribution or to pick up a paper form in the local shop – Budgens.**

**Next meeting** - Wednesday 25<sup>th</sup> July at 8pm, upstairs in The George, as usual. Anyone with an interest in development and planning in Maulden are welcome to attend

There being no further business, the meeting finished at approx 22.00 (the first part finished at 9.20 but then continued to revise the 'actions not on the agenda' list.

### *Background / Information*

*NHP is a Statutory Development Plan that runs alongside any approved Local Plan.*

*The NHP can;*

- 1. 'offer up' area's for 'growth' (ie more development where the Parish wants it)*
- 2. suggest/demand a design standard for any new buildings – ie in keeping with 'style' of the village*
- 3. protect open spaces..."*

*Until the Neighbourhood Plan is agreed the Maulden area is still open to developers coming up with plans for approval and it seems that it is more cost effective for CBC to approve these plans even though they are not ideal, rather than oppose them and incur subsequent legal costs at any subsequent appeal - which CBC cannot afford.*