



STEERING GROUP MEETING/OPEN FORUM

Meeting Minutes - 30th January 2019 - agreed

Held in The George Inn, Upstairs Meeting Room, Maulden 20:00

Attendance:

NHP Group

Russell Aston Vice-Chairman

Alan Plom

David Illingworth

Mark Bingham

Bill Edwards

Paul Lee

Others

Cllr Phil Allen Maulden Parish Council

Cllr John Coyle Maulden Parish Council

Alistair Borland

Cath Benneyworth

Leslee Reynolds

Martin Wright

Apologies:

NHP Group

Simon Barnes Chairman

Lesley Illingworth

Cllr Roger Ball

Other

Cllr Phil Jackson - Chairman, Maulden Parish Council

Guest – Tom Price - Neighbourhood Involvement Officer, Central Bedfordshire Council

1. Welcome

RA thanked everyone for attending and welcomed Tom Price.

2. Previous Meeting 9th January

RA advised it was a short meeting to complete the review of the questionnaire.

3. MPC Land / NHP (Tom Price) - Background, NHP Group / Community views, next steps

Tom Price introduced himself to the meeting and wanted to know the background to the MPC Land. A number of people spoke but in summary:

- The NHP group wrote a letter to MPC back in 2016 when there was a need for housing. Since then things had changed and the NHP Group now felt the focus for the Community was on preventing development. The MPC continues to take forward the change of use and potential development as it feels the village wanted affordable housing. It was noted that until the village is consulted, and hence the importance of the questionnaire, what the village wanted wasn't known.

The discussion moved onto more general matters and the following pertinent points were made:

- The Local Plan (LP) and NHP carry significant weight with planners. The NHP, once adopted, will arguably have more weight than the LP as there is more of a local element to it.
- A rhetorical question to CBC expressing the village's frustration – Does it note that Maulden had a figure of 86 homes, that figure is surpassed, yet applications continue to be approved?
- The LP will need to be reviewed 6m after adoption and that could result in revised housing requirements.

- There was agreement that there was urgency in completing the NHP.
- A housing target could be allocated but has not been given to Maulden by CBC.
- Housing Needs Survey / Analysis – This results in a statement of the number and type of homes required for an area. It was last completed 2015 * by BRCC and thought to be on a sample basis. It is valid for 5 years so will need renewal by 2020. This is likely to be shortly after the NHP is completed and so it makes sense to renew now, otherwise the NHP is vulnerable to criticism from developers on the grounds that core data is out of date. NHP Group to request MPC to commission and, so that the data is more robust, that it be a full survey. The timescale is thought to be in the order of 2 to 3 months so it is unlikely to hold matters up. Whilst there is a risk of annoying or confusing the villagers with an additional questionnaire, there is no choice given the timings. Cost is likely to be £1k to £1½K and could be funded by NHP, MPC or individuals.
[* subsequent update – It was last completed in 2013 so is out of date]
- Between the Regulation 14 consultation and the Regulation 16 (CBC) consultation it was suggested that the draft NHP be given a 'Healthcheck'. This is where a planner in CBC will look at the draft plan and comment and suggest tweaks and changes.
- It was stated that MPC is having an impact on planning applications and the example of S106 monies regarding Old Farm was noted. It is expected to contribute £65k for the Rec, £15k for the changing rooms and in addition, due to MPC pressure, more open space will be allocated in the development. It was pointed out that the development includes 35% affordable housing.
- There will be a requirement to keep the NHP up to date. Possibly every two years.
- Central Beds has the highest uplift value for agricultural land in the country.
- There is money available (£6K) for NHPs for technical support. This would be for such things as specifying a required design for housing.

4. Questionnaire - i) Finalisation ii) Discuss options for production, distribution, return, analysis

Questions

PA mentioned that the MPC had received correspondence about funding a PCSO, which would require consultation and wondered if it was sensible to include a question. The meeting thought that this wasn't a NHP matter and so shouldn't be included. RA suggested it may be something for the 1st April Parish Meeting.

After discussion it was agreed that additional copies of the questionnaire (originals and photocopies) should be allowed to facilitate a household having differing views. Some questions to be tweaked to state one answer per household, covering letter needs to explain and additional copies of questionnaires would be required. The possibility of someone abusing this process was considered and thought unlikely, at least at a material level.

RA advised he had received comments from BRCC and TP advised CBC had no comment. AP had some suggestions and these were noted. RA to update and then it will be complete.

Logistics

RA had been liaising with Jemma at BRCC:

- Production – For printing alone BRCC suggested using the printer they use. The option of print and distribute would involve another company. This is the easiest but more expensive option. Expected £1500 and may be some work required re address database. Meeting thought this the best option.
- Distribution – See above. Other options were, deliver ourselves, use a distribution company (£300)
- Return – Allow 1 month for completion. BRCC advise expect 25% returns. BRCC freepost address can be used at 41p each (£133). Meeting approved.
- Data Entry – BRCC will do. Survey Monkey is the application used to key into (£250). The data entry will be done using temporary staff (£810). Meeting approved.
- Analysis – This is usually done by the NHP Group. BRCC's Survey Monkey licence to be used.

5. Letter to accompany the Questionnaire

RA needs to finish this - will do the weekend.

6. NHP Website - Updating and storage

Roger Ball is trying to sort out more space by considering if old papers can be removed. If necessary the MPC site will be used to host the GIP as this was agreed at the last MPC meeting.

7. Green Infrastructure Plan - Hosting. Review/discuss - conclusions, policies, actions, recommendations.

RA suggested that now the questionnaire is almost complete the GIP should become the NHP Group's focus. He asked all to read in detail so that meaningful discussions could be had about the conclusions it draws and the suggested policies, actions and recommendations. This will allow the NHP to be started. AP mentioned there was an outline version, RA had this and so this was a good start.

8. Financial

AP offered to check with the Treasurer and see how much money is available.

9. Meetings - Monthly or more frequent?

More regular meetings were suggested so that the current good progress could be maintained. Next meeting was suggested as 18th February. This will need to be confirmed. The agenda from today could be followed.

10. AOB

NEXT MEETING

Provisionally - Monday 18th February at 8pm, Upstairs in The George.