



STEERING GROUP MEETING/OPEN FORUM

Meeting Minutes – 26th February 2020

Held at 15, Ampthill Road, Maulden (The George unavailable) at 8pm

Attendance:

Simon Barnes – Chairman	David Illingworth
Russell Aston - Vice-Chairman and MPC Councillor	Alan Plom
Paul Lee	Alistair Borland
Roger Ball	Bill Edwards

Apologies:

John Coyle – MPC Councillor	Sarah Michael
Martin Wright	

1. NHP General

The meeting opened with a discussion about how important the NHP is in representing the views of the community and helping to ensure appropriate development. The meeting then went on to discuss ways of speeding up progress as some of the wording and comments were still to be refined. It was agreed that fortnightly meetings would continue.

2. Funding/Finance

No update.

3. Website

No comments.

4. Policy Drafting

To speed up production of the policies, AB would continue to press ahead with development and PL with collating these into the emerging plan. The group would review the work and any rework or tweaks would be made.

Comments were made regarding the wording around traffic and parking. AP advised that the 'hot spots' were Flitwick Road, Clophill Road, Ampthill Roads and Snowhill as would be expected.

Q10 - Countryside gaps had been researched by a couple of people and the meeting noted they were for a specific purpose, that being to prevent coalescence. Comments re Q10 to be amended/refined.

Q13 - Policy wording to be 40% or 35%? 35% agreed as based on CBC design guidelines.

Q14 - Some new/revised wording was discussed and to be progressed. Care re the use of specific words 'agricultural' v 'allotment'.

5. NHP Workshop

DI was given an idea of particular areas where information and good practice was required. Thanks expressed to David.

6. AOB

Planning Applications- CB/20/00307/FULL and CB/20/00306/FULL

Following this being raised at the last meeting, RA reported back that he had raised this at MPC and advised them of the NHP Group's views via circulating and talking through the NHP Group response - see below. For application 307, which would see the development of a green field, Councilors Browning and Patterson voted with RA to object and Councilor Browning made specific reference to the NHP and the views of the village. RA added that after the meeting Councilor Ben Jackson expressed support for the NHP. The NHP Group expressed some concern by the lack of MPC support on what was fundamentally a 'green' issue and not seeming to recognise the village's views as expressed in the various consultations.

RA confirmed he had submitted the NHP objection via the CBC website.

7. Meetings

Fortnightly to maintain momentum. Next meeting 11th March. RA to arrange

Outstanding Actions

Date	Action	Who	Update
14 May	Investigate getting maps for NHP	RA	Aug 19 – RA has the email link and will progress. Oct & Nov 19 – Looking through Public Sector Mapping emails. no joy yet
2 nd Oct	'Affordable Housing' – RA to circulate papers re development, JC to circulate summary details covering all developments.	JC	Papers re 'Land adj 129A and 131 Clophill Rd' circulated. Complete ii) Summary details (just Old Farm) to be circulated
8 th Jan	Contact Tom Price at CBC	RA	Not done yet
29 Jan	Add in to the Policy and Control Document	RA, AP, RB	RA – complete AP & RB – TBC
12 Feb	Countryside gaps – Use of the phrase / designation to be investigated	All	Discussed in the meeting. Complete
12 Feb	Details of MPC Land from MPC	RA	Requested from MPC
12 Feb	Draft objection to CB/20/00307/FULL from the NHP Group referencing the emerging NHP	SM	Submitted - Complete

Planning Applications- CB/20/00307/FULL and CB/20/00306/FULL - Submission to CBC Website

Malden Neighbourhood Plan (NHP) is at an advanced stage, and is based inter alia on a village questionnaire, a Green Infrastructure Plan and a Housing Needs Survey.

The conclusion and underlying principle of the NHP is the retention of green space. There is an overwhelming requirement of the community for the village to maintain its rural character and to limit urbanisation.

The NHP Group represents the community, the questionnaire return rate was 38% and covered 37% of households, and we make the following comments in respect of CB/20/00306/FULL and CB/20/00307/FULL

Settlement Envelope

For CB/20/00307/FULL The Planning Statement acknowledges the proposed development would be situated beyond the Settlement Envelope and is located in an area of 'open countryside'. The proposed development conflicts with policy DM4 (Development Within and Beyond Settlements) of the CSDMP (2009), a policy which seeks to direct development towards areas within the confines of settlement envelopes. The cumulative impact of the development when considered

alongside the other development will have an adverse impact on the area and contributes to the general creep of urbanization.

Countryside

Looking at the sites from Moor Lane and from the allotments there is clear feeling of openness and closeness to countryside. This would be removed and contribute to the urbanisation of Maulden, something the community explicitly want to avoid. From a planning policy perspective, the proposed development will damage the natural environment

Traffic

Traffic both in terms of quantity and speeding are material concerns of the village and appropriate wording, policies and recommendations are being included in the NHP.

Moor Lane currently has 13 homes on one side and 8 on the other – 21 in total. An extra 12 homes is more than a 50% increase and being located at the end of the lane impacts every home. This is likely to lead to more than a 50% increase in traffic - cars and associated utility vehicles. The lane is a 'no through road' and is not suitable for the increased traffic and this is noted in the planning application. From a planning policy perspective, the proposed development will have a negative impact on the amenity of other properties through traffic noise pollution.

History

There is a history of rejecting similar developments in the area – 2011 application was rejected on traffic related grounds.

Notification

We are surprised that so few people have objected given the location and impact on residents of Moor lane and Gardeners Close. As at Saturday 22nd, there were no notices on lamp posts as is usual and question whether sufficient notification has taken place.

Flooding

There is a history of flooding in Moor Lane.