

STEERING GROUP MEETING/OPEN FORUM

Meeting Minutes – 3rd February 2021

Held using Zoom 7.30pm

Attendance:

Russell Aston - Chairman and MPC Councillor	Roger Ball
Alistair Borland	Alan Plom
Phil Allen – MPC Councillor	Alison Eardley
Phil Jackson – MPC Councillor	Sarah Michael – Finance

Apologies:

Simon Barnes	David Illingworth – Vice Chairman
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Previous Meeting – 15th January 2021

The minutes were agreed.

Actions

Picked up in the meeting.

Funding/Finance

SM noted that the year end return would be needed at the end of March.

NHP Website

'Certificate' mentioned and RB thought all should be ok. Some minutes need to be added. MPC website mentioned as it is out of date, RB was asked to look at it and liaise with Alison (MPC). PA mentioned he would be raising the MPC website.

Village Communication

RA noted DI had produced the latest update. All asked to consider the communication strategy.

Draft Document

- Vision and Objectives – these had been presented to MPC and the majority had agreed to them.
- Duck End Nature Reserve – Both PJ and RA had been in contact with Sue Raven at Greensand Trust.
 - It is now approaching a site of national importance due to its wetland nature.
 - No definition of the extent of a buffer. Two concerns would inform
 - Dependence on the quality and quantity of ground water and surface water. Things that might change the hydrology of the area are a threat. Would like a hydrological study to inform, what is needed to protect the site and how close can development come before it causes harm. Will ask hydrological consultant if it's feasible and how much it might cost.
 - The other threat would be if the visitor numbers increased substantially. Any increase in other areas of accessible greenspace would relieve pressure.
 - Due to the sensitive water levels it would be difficult to add more trees as these may lead to a lowering of the water table.
 - Support for additional signage of this site and the triangle of land between the rhubarb field and the field next to Duck End (which contains some important sand loving weeds and grasses) would be welcome.
 - Greensand Trust would be very happy to help think through what might be possible re a buffer zone – what and where.
 - PJ advised he was taking aspects forward with Anne Vickers – Maunden Charities, as they were the owner of the triangle.
 - Ongoing liaison with Greensand Trust required - RA or PJ?

- M11 – MPC Allotment Land -
 - POLICY M11: ALLOTMENTS AND COMMUNITY GROWING SPACES (DC2, DC7 EE5)**
 - Proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless, if on Parish Council-owned land, the following has been robustly demonstrated to the satisfaction of the Secretary of State¹:**
 - a) the allotment spaces in question are surplus to requirements; and
 - b) at least equivalent or better provision of allotment space in terms of quantity and quality, including amenity value, is provided in a suitable location in the near vicinity for displaced allotment owners; and
 - c) the proposed use for the space has been agreed by a majority of parishioners.
- Matter discussed as PA and PJ indicated that point c wasn't necessary. This had crystallised as MPC were considering spending S106 money and an option put forward to MPC was taking forward community use on the MPC Land and they felt clause c wasn't necessary and restrictive.
- RA had spoken to most people and tried to summarise and highlight the crux of the situation, ie that action taken now may have a bearing on future use – primarily the possibility of development from Silsoe Road to Flitwick Road. He outlined some suggested ways forward in an effort to shorten discussion.
 - Only go for change of use if it is necessary.
 - A village survey is undertaken alongside the NHP referendum - a neat and tidy approach.
 - Promote RB's suggestion that a parcel of land would be deliberately excluded from change of use to make access to the land difficult if there were any subsequent initiatives to develop the land.
- A thorough discussion was held. Key points made or restated included:
 - The NHP questionnaire responses included a significant number of people [Q35 - 551 - 92%] wanting to retain the MPC allotments and also indicating allotment space is important [Q42 - 571 - 92%].
 - MPC had no fixed proposal. Perhaps consider when more information is held. Latest thinking is that change of use wasn't needed for community use.
 - Why not go to the village?
 - AB noted it is common place to clarify aspects of the NHP as it progresses. PJ happy for NHP group to go out to the village.
 - AE reminded the meeting that the land is covered by two policies. M11 and Local Green Space (LGS) which gives green belt like protection. The wording of 'c' is unusual and may be struck out by the examiner.
 - AP thought there was no clarity from the village on what was wanted.
 - PJ thought that there was no mandate for a referendum on the land.
 - The question of trust in MPC to do the right thing was raised. RA noted that it could depend on members present and cited a recent example where for building on green space a proposal was not objected to but when it returned at a later meeting it was objected to.
 - AE suggested going through to Regulation 14 consultation and then to consider responses and amend as necessary. The alternative was to ask extra questions now but this may delay matters.
 - AE pointed out a NPPF requirement for MPC to consult with parishioners.
- RA closed the discussion asking all to reflect on what had been said and suggested it be picked up at a subsequent meeting where it would be further down the agenda as other matters needed to be progressed.
- CBC Land at Flitwick Road. PA made the observation that the concerns about development across the South of the village applied equally to the CBC owned land at Flitwick Road and suggested the NHP consider this too. This was agreed. RA to add to the agenda for the next meeting.
- Section 12 – PA commented that the wording should be generic. To be amended.
- Section 12.2. Wording related to section 278 needed to be tweaked.
- 12.4 PA gave more detail of the reasoning behind the proposed amendment to the final item under "Priorities from a community perspective on the deployment of developer contributions" from "*Use of allotments and/or Parish Council land for the creation of community orchard, seating area or gym (subject to referendum)*" to "*Creation of community gathering area, orchard, seating area, outdoor gym or any other*

¹ As required by The allotments Act (Section 81925)

community projects". The creation of a community gathering area, etc does not necessarily have to be on allotment and/or Parish Council land. It could be created on other land e.g. donated by a landowner and therefore the item needs to be generic and allow flexibility if other options were available to MPC. This was also the reason for adding "any other community projects".

- Views – SM advised this is still WiP.
- Density – All noted the information and a suitable figure for the policy needed to be agreed. AE to suggest.
- LGS – RA had done the assessment for the MPC allotments but not the Bowls Club. He noted that taking the LGS work forward was likely to be difficult and the work would be spread around the group.
- AE would continue to update the draft and circulate it ahead of the next meeting.

AOB None

Meetings

Next meeting Wednesday 17th February at 7.30pm using the same Zoom details.

Actions

Date	Action	Who	Update
29 July	Ongoing Village Communication <ul style="list-style-type: none"> • MPC Update – RA • Parish magazine – DI. • Parish notice boards. DI via John Coyle. • Maulden Voice and Alternative Maulden – SB • Website – RB 	RB, DI, SB, RA	Ongoing 4 Nov – AP to take over from SB 18 Nov – AP, Post made <u>Ongoing</u>
4/11	Vision and Objectives (V&O) Current version to be sent back to the group. RA would then take these to MPC for them to be ratified.	AE and RA	18 Nov – WiP 8 Dec – V&O not yet agreed Jan – WiP RA to take to MPC
8/12	Density – Speak Tom at CBC re rationale	AE	Jan – WiP
8/12	Density – Liaise with Jake re settlement envelope mapping to allow a current estimate	AE	Jan – WiP Feb – Done.
6/1	Local Green Spaces – An assessment was needed for all the allotments and the Maulden Bowls Club	RA	Jan – WiP Feb – Allotments done,
6/1	Local Green Spaces – Owners needed to be identified and contacted. Land registry searches to be used. Template letters were available.	RA	Jan – WiP Feb – To be allocated out
6/1	Views – Reasons for why they are important to be documented.	SM	Jan – WiP Feb – WiP
6/1	Views- Wording related to views of the church to be created and included. AP would speak with Jenny Keens about church views.	AP	Jan – WiP Feb – WiP
6/1	Centre for Sustainable Energy – AE to contact	AE	Jan – WiP Feb - No update
6/1	Local Community Facilities – Existing activity regarding developments to the Village Hall to be found out.	RA	Jan – WiP Feb – No update
15/1	Historic Environment Record – This may be incomplete. AP to speak with the Historical Society requesting their review and input.	AP	Feb - No update
15/1	Buffer Zone for Duck End Nature Reserve – Map and meterage was required. RA to speak with Greensand Trust	RA	Feb – Complete. Ongoing liaison to be confirmed
15/1	M9 Open Space. Inclusion of Abbey Lane to be clarified	PA	Feb – Included - Complete
15/1	Photographs. A folder of photos was needed. Suggestion to use drop box. RB – can you help re arranging access to AE and anyone else.	RB	Feb – No update

3/2	CBC land at Flitwick Road to be considered. Agenda item	RA	
3/2	Density – Figure to be suggested	AE	