



## STEERING GROUP MEETING/OPEN FORUM

### Meeting Minutes – 17<sup>th</sup> 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
David Illingworth – Vice Chairman	

#### Apologies:

Simon Barnes

#### Previous Meeting – 3<sup>rd</sup> February 2021

The minutes were agreed subject to including the omission re 12.4, highlighted by PA.

#### Actions

Picked up in the meeting.

#### Dog and Badger

PA had advised by email that GPS Estates have lodged an appeal against CBC Planning refusal of application CB/20/02965/OUT – 109 Clophill Road (Dog and Badger site). The appeal will be determined by written representation and any further representation must be received by 18<sup>th</sup> March. PA was proposing that MPC put forward additional comments to address the appellant's statement of case. As the NHP questionnaire is specifically quoted in the appellants appeal statement, as indicating a lack of local support for the Dog and Badger, he suggested the NHP Group may want to respond.

At the time of the pub closure a statement was put on the NHP website (still there) detailing the relevant questionnaire responses and proposed policy. It would appear that the figures have been used selectively and the meeting thought that the complete statement should be brought to the attention of the planning inspectorate. This was thought a neutral and complete approach. AP offered to send RA some wording and PA the contact details.

In addition, comment was made in the appeal that the Pub was not located in either Maulden or Clophill. The meeting thought that this also needed to be clarified; it may be that reference is made to the boundary. RB would produce a map highlighting the location.

#### Funding/Finance

SM noted that monies needed to be spent ahead of March return. AE asked to submit an invoice.

#### NHP Website

Some minutes still need to be added – RA to send to RB. MPC website mentioned as it is out of date, RB to liaise with Alison (MPC); to do soon as Alison is leaving.

#### Village Communication

DI had produced the latest update for the magazine. AP had posted on social media and RB was updating the website.

#### Draft Document

- Dropbox. AE had set this up. AP to add current/useful documents and photos. Old dropbox to remain as an archive.
- Duck End Nature Reserve – RA had emailed Sue Raven at Greensand Trust for a general update and re the hydrological survey and awaited a response. PJ was taking forward aspects with Maulden Charities and Stephen Summerfield who rented a triangle of land which was being considered as a buffer or part of. Re expansion, PJ advised there was an adjacent field rented by Greensand Trust which may be considered.
- Views – SM had circulated what had been done. Two remained and these would be done soon. AE would just drop details into the draft. AP had investigated if there was anything related to views of the church that needed to be considered and there weren't.
- Density – After some discussion and reference to the analysis undertaken on George St, Moor Lane, Gardners Close, Trilley Fields and Badger Hill Close a policy of 15 to 25 was to be taken forward.
- Section 2 and Historic Environment Record – AP advised this was WiP and would be completed soon.
- LGS – It was now time to write to the various land owners and explain what was being proposed for the NHP. AE had placed a standard letter on dropbox. All to look and liaise if they had tweaks so others could also benefit. Each LGS was talked through.
  - Brache – Owned by MPC. RA to include in the NHP Update to MPC.
  - Moor Lane Allotments – Owned by Maulden Charities and Anne Vickers was the contact. SM to contact.
  - MPC Allotments - RA to include in the NHP Update to MPC.
  - Village Hall Amenity Space – MPC owned. RA to include in the NHP Update to MPC.
  - Trilley Fields Play Area – Ownership wasn't clear – CBC or developer. Both AE and SM offered to look this up.
  - Gardeners Close Play Area – CBC ownership. DI to take forward. Andrew Gordon mentioned as the contact.
  - Bowls Club –
    - More work was required on the assessment. Size to be provided by AE, other details by AP as he was familiar with the location.
    - Bowls Club (Ron Garner and Steve Jennings) to be contacted. Whilst not the owners, polite to do so – Contact details to RA.
    - RA to include in the NHP Update to MPC.
  - Maulden Heath and Grasslands – Forestry Commission ownership. SM to take forward
  - Duck End Marshy Grassland – CBC ownership. DI to take forward.
  - Montague Wood – Ownership not known. Land registry search may be necessary. RB to take forward.
  - Eastern part of Cut-throat Meadow Nature Reserve – The Wildlife Trust. AP to contact.
  - Land behind Cobbits Road – Private individual. SM to do a search. Due to possible sensitivities / resistance RA to request letter is sent from MPC.
  - Land off Limbersey Lane – Private individual. SM to do search. Due to possible sensitivities / resistance RA to request letter is sent from MPC.
  - Woodland Discovery Area – CBC ownership. DI to progress.
  - Sandy Acres Amenity Space – CBC ownership. DI to progress.
- CBC land at Flitwick Road – The meeting noted that this was land that could be built on by CBC, especially now they had formed a company to build affordable homes. Reference was made to an old proposal from Bidwells that sought to do similar. A LGS was thought about and the criteria talked through but it wasn't thought suitable. It was noted that whilst nothing specific could be done the general policies in the NHP would provide some protection.
- Policy M11 – MPC Allotment Land – RA started the discussion by suggesting the matter be marked forward to see how matters developed. A discussion started where it became clear that the concern was reference to a referendum in the text accompanying the Policy. Comment was made that there was the need for a democratic consultation process but not specifically another referendum ie in addition to the main NHP one. The wording to be amended.
- AE would continue to update the draft which would be on Dropbox.

## AOB

- PA asked whether there was anything in the NHP that considered funding for projects other than the S106 money. As there isn't he was concerned there may be a need to raise the precept to pay for projects and initiatives. It was suggested that the appetite for this could be tested during the Regulation 14 consultaion.
- PA advised the group of a matter of concern to the NALC. The Ministry for Housing, Communities and Local Government (MHCLG) have recently launched a consultation seeking views on proposals to

reform of Strand 2 (land owned by a local authority or certain other public bodies) of the Right to Contest under the Local Government, Planning and Land Act 1980 operated by the Ministry of Housing, Communities and Local Government. [[Link](#)]. [NALC is concerned that developers will be tempted to approach local people and remunerate them for putting their names on the challenges being made. Whether local councils are subsequently subjected to the 'Right to Contest' or the 'Right to Regenerate', there needs to be a requirement about how the land or buildings are subsequently dealt with after they are passed on to ensure that developers are not tempted to use a front to acquire land or buildings, perhaps at below market value].

## Meetings

Next meeting Wednesday 3<sup>rd</sup> March at 7.30pm using the same Zoom details.

## Actions

Date	Action	Who	Update
29 July	<b>Ongoing Village Communication</b> <ul style="list-style-type: none"> <li>MPC Update – RA</li> <li>Parish magazine – DI.</li> <li>Parish notice boards. DI via John Coyle.</li> <li>Maulden Voice and Alternative Maulden – SB</li> <li>Website – RB</li> </ul>	RB, DI, SB, RA	Ongoing 4 Nov – AP to take over from SB 18 Nov – AP, Post made  <u>Ongoing</u>
8/12	Density – Speak Tom at CBC re rationale	AE	Jan – WiP <b>Close</b>
6/1	Local Green Spaces – An assessment was needed for all the allotments and the Maulden Bowls Club	RA, AE & AP	Jan – WiP Feb – Allotments done, Bowls Club part.
6/1	Local Green Spaces – Owners needed to be identified and contacted. Land registry searches to be used. Template letters were available.	RA, RB, DI, SM, AP, AE	Jan – WiP Feb – To be allocated out. See body of these minutes.
6/1	Views – Reasons for why they are important to be documented.	SM	Jan – WiP Feb – Additional views being collated with wording. Two to do
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 – investigated and no further action. <b>Complete</b>
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 – WiP
15/1	Buffer Zone for Duck End Nature Reserve – Map and meterage was required. RA to speak with Greensand Trust	RA	Feb – Immediate action complete. Ongoing liaison WiP
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 – AP to move documents into new dropbox
3/2	CBC land at Flitwick Road to be considered. Agenda item	RA	Considered. <b>Close</b>
3/2	Density – Figure to be suggested	AE	15 to 25 to go in NHP. <b>Close</b>
17/2	Invoice for services to date to be raised	AE	
17/2	Websites. Mins to go on NHP website. MPC website to be updated and aligned to NHP site	RB	

17/2	Dog and Badger – Statement and map to be sent to the Planning Inspectorate.	RA – words AP and map RB
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