

## Minutes of Parish Council Meeting held on Wednesday 9 September 2015 at the Pavilion, Deep Spinney, Biddenham

Present: Peter Chase, Jon Gambold, Alan Jacobs, Krzys Osuch, Francia Slade, Terence Platt, and the Clerk were in attendance. In addition there were five members of the public together with representatives from Linden Homes, Bovis Homes and Optimis Consulting.

### 1. Apologies for Absence

Cllrs Bates, Crowther and Rigby - **it was resolved** to accept the apologies

### 2. Declarations of interest

Cllr Jacobs declared a personal interest in item 10 Planning as one of the applications related to his property

Cllr Platt declared a personal interest in Item 5 as he is a resident of Windmill Hill and the proposed new developments off Bromham Road will be in close proximity to his property.

### 3. To approve the minutes of the previous meeting held on Wednesday 8 July 2015

**It was resolved** to approve the minutes.

Clerk

### 4. Matters Arising from Minutes

**It was resolved** to write to Ian Booth again regarding flooding on the footpath near St James's School

JG

### 5. Presentation by Bovis Homes, Linden Homes and Optimis Consulting regarding phase 1 on land north of Bromham Road for 203 dwellings

The chairman welcomed everyone to the meeting and thanked them for coming to present to the parish council. Communication will be crucial throughout the development process and the parish council hope the developers will continue to keep us updated to ensure local residents are kept informed as the work progresses.

#### Eastern parcel of land – 203 units

Plans have been submitted to Bedford Borough Council and this housing development reflects the design of neighbouring properties in Beverley Crescent. The school contract has been awarded and building works commence July 2016 ready for the first pupils in September 2017. This development will involve a new turning off Bromham Road just east of Biddenham Turn. Both junctions will get traffic lights and work is due to start on 21 September.

Where possible the majority of works will be carried out during "off peak" times. It is anticipated that the final works (approximate timescale 8-12 weeks) to join onto the A428 from the new site entrance and the creation of the new staggered junction onto Bromham Road will take place after Christmas, any resurfacing would be carried out overnight to minimise disruption.

Members of the public and parish council asked whether this work could wait until the new bypass was completed to allow traffic an alternative route into Bedford.

The eastern parcel will see 203 houses built with 20% as affordable housing. Bovis and Linden homes will be the developers and it is expected that the development will take somewhere between 2-3 years to complete. Where possible the developers will try to avoid peak times for deliveries using large lorries but this cannot be guaranteed.

#### Western parcel of land – 503 units including the Sports Pavilion, pitches and country park

Bovis and Linden homes have also acquired this land. There is a public exhibition at the Great Denham Golf Club on the 22 September and Bovis and Linden homes have already met with residents from Bromham Road and Windmill Hill. The same contractor "My Space" has been awarded the contract to build the Sports Pavilion.

The developers have been given a design brief which should be sympathetic to the properties nearby and retain local character and rural feel. There will be a range of house sizes from 1-5 bedrooms with a maximum cluster of 15 properties in any particular area. Again there is a legal requirement for 20% affordable housing and these are distributed throughout the development.

Local residents queried why the area with the highest density of properties was so close to Bromham Road/Windmill Hill as this was not in keeping with the local area. Residents were concerned that the developers had not delivered on their promise to retain the rural character of the area with the larger properties situated towards this end of the development with their gardens backing onto Windmill Hill. Bovis and Linden homes re-iterated that these comments had been considered and new drawings are being worked on.

Stone entrance to the development – similar to Deep Spinney with the name set into the stone using locally sourced stone.

A name for the development has not yet been decided and both Linden and Bovis were happy to consider the parish council's proposal for St James's for the whole area. The developers view is that the name should be integrated across the country park, pavilion and even the new school. However, members of the parish council advised that there was already a St James's school in Biddenham so that would not be possible. Perhaps the Eastern parcel of land could be All Saints as this is within the parish of All Saints? It was noted that the postal address file for the Eastern section of land was MK40 4B? – this indicates Bedford Borough whereas the postal address file for the Western section of land was MK40 4A – this indicates Biddenham. It is crucial to get the names in place and to start marketing them accordingly so everyone knows where each development is from the start and we avoid a repeat of the confusion for motorists/delivery drivers when Great Denham was built.

The chairman thanked everyone for attending and continuing to include the parish council as part of the consultation process. The parish council are keen to help publicise news regarding timescales with the development and would appreciate regular bulletins. These items could then be uploaded onto the parish website and also on the notice boards.

**6. Public Open Session**

Several residents from Windmill Hill attended the meeting and they outlined their concerns regarding the proposed layout of the housing development on land north of Bromham Road. The design was neither as expected nor in character with neighbouring properties on Bromham Road and Windmill Hill. Bovis and Linden homes had recently met with the residents to discuss the plans and have now agreed to redraft the plans to improve the layout which should reduce the density of the properties closest to neighbouring properties and ideally place the larger properties with the largest gardens at this end of the development.

**7. To receive an update regarding the acoustic fencing at the Bromham Road roundabout**

The Borough Council seem serious about considering other options, notably the purchase of extra land so the noise barrier can be made from a bund of earth with a smaller fence on top giving the same total height. The council will be kept updated of any progress with this.

JG/RR

**8. Traffic calming solutions - to receive an update**

Borough Cllr Gambold would continue to press for consideration of a traffic island and additional white lines in Gold Lane, school warning signs painted on the road surface in Biddenham Turn and white lining to provide ghost pavements along Church End.

JG

Cllr Slade reported that the derestriction signs at the junction with Bromham road (far end coming from Bromham Bridge) and the A428 were incorrect. The road speed limit was actually 50mph. This would be reported to highways.

JG

**9. Village sign**

It was reported that the new village sign is finished and is currently being stored pending the building of a stone base. Members felt that this base should match the Millennium sundial, since the two are almost directly opposite each other. Mrs Jones, of Biddenham House, had very kindly offered some stone for the purpose of the new base, but on reflection we decided to appoint Corinthian Stonemasons to source a closer match, and to build the base.

Clerk

Since the previous sign was originally the brainchild of the Biddenham Society, and following on from their success with the Heritage Trail's inauguration, it was resolved to contact Tony Wood, Chairman of the Biddenham Society and ask them to organise an installation / unveiling ceremony.

Clerk

**10 Planning – to note the report and comment on any new applications**

The report was noted.

Members considered the applications for land north of Bromham Road – there were no comments regarding these as the council has seen sight of the plans throughout the whole process.

JG

**11 To note the Clerk's report and consider any matters arising**

The report was noted.

Members approved works to the crown lift and deadwood the oaks on land near numbers 61-65 Main Road.

Clerk

Members also approved works to cut back the brambles in the SSSI which should make regular maintenance of the Hazel hedge much easier.

Clerk

The cricket club had cancelled their match on Bank Holiday Monday due to the weather and had asked if the hiring fee for the downstairs hall and kitchen could be waived. The clerk reported she had turned away other bookings for children's parties to accommodate the cricket club booking. Members agreed the cricket club should still pay the hiring fee.

Clerk

**Correspondence from Mr Baker**

Church End – white lining. Members asked Cllr Gambold to include white lining of Church end (effectively provides ghost pavements) to the schedule of works submitted to highways. They were not supportive of his proposal for visitor parking bays in Church End. Members felt that this part of the parish which is in the conservation area is too narrow to accommodate separate visitor parking bays.

JG

**12 Financial Matters**

- (i) Accounts for approval –there were no accounts for payment and members noted the payments which had been made since the July meeting as outlined below:

	<b>Payee</b>	<b>£</b>	<b>Description</b>
BACS	Greenthumb	55.00	Lawn treatment
BACS	G Lawrence	150.00	Tree works
BACS	T Horton	55.00	Descal showers
BACS	H Stebbing	4242.00	New Village Sign
BACS	Bedford Cleaners	100.00	Window Cleaning (Pavilion)
BACS	Chris Horne Gardens Ltd	597.60	Grass cutting
	<b>TOTAL</b>	<b>5199.60</b>	

- (ii) the monthly spend against budget was noted

- (iii) completion of Annual Audit – deferred until the October meeting as the annual

return had not been returned from the external auditors.

(iv) to approve additional grass cutting costs for the Pavilion

**It was resolved** to approve the additional cuts at a cost of £150 + VAT per cut (suggestion is twice yearly) and also newly landscaped area near garage £10 + VAT per cut (4-6 times yearly)

(v) Asset Register – **it was resolved** to adopt the revised Asset Register which now included the new Village Sign

Clerk

**13 Matters in Progress**

Remove item regarding landscaping of Bromham road roundabout

Flooding on footpath near St James’s School - this had been reported to Stewart Briggs at Beds BC

RR/JG

Observer Close plaque – Mrs Hall who lives in Observer Close had offered to speak with Mr Singh to seek permission to retrieve the original plaque which would then be displayed at the entrance of Day’s Lane off Bromham Road.

Clerk

**14 Parish Concerns**

Cllr Gambold reported that he had completed the submission for Local Green spaces to the Borough. In addition he was looking for approval to investigate whether the land behind Baulk House was worthy of designation on the Community Asset Register and in addition the Three Tuns Public House on Main Road.

JG

**It was resolved** that Cllr Gambold would carry out the initial land registry searches and he would keep the council informed of any progress prior to requesting a formal submission from the parish council.

Bromham Road – parking layby opposite numbers 92-98 Bromham Road. Could a 7.5 tonne restriction be placed to prevent large vehicles parking here overnight? Cllr Gambold reported that once the bypass was completed then this would be reviewed. However, it is most likely this restriction would still allow vehicles access for parking but limited to say 4 tonnes.

JG

It was noted that St James’s Church was looking to install an electric fence but did not have sufficient funds for the project. Members asked the Clerk to write to the Church and let them know the parish council would be willing to consider a formal grant application towards the cost of these works.

Clerk

It was reported that work to improve the pavements in Elger Close will be completed shortly and residents will be contacted later this month.

**15 Date of Next Meeting** – Wednesday 14<sup>th</sup> October at 7:30pm in the upstairs meeting room of the Pavilion.

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Approved by Chairman 14<sup>th</sup> October 2015