



GREAT DENHAM PARISH COUNCIL

Minutes of the meeting of Great Denham Parish Council held at 7.30pm on 3rd July 2017 in Great Denham Community Hall, 86-88 Saxon Way, Great Denham, MK40 4GP

Present: Parish Councillors

Jim Weir (JW) - Chair; Steve Gallagher (SG); Martin Stuart (MS)

Borough Councillor

Mark Smith (MWS)

Parish Clerk

Anna O'Meara (AOM)

6 Members of the Public

		Action
	The meeting was adjourned for public questions as follows: 1. Will the Parish Council be taking on management of the Pavilion once built? JW responded that the planners are currently looking at the best option to operate the Country Park and Pavilion and the Parish Council will consider once information on potential operating costs, projected income etc are available. There are already a number of clubs (GD Football Club, GD Cricket Club) awaiting completion of the Pavilion. 2. Will there be capacity for storage for youth groups in the Pavilion once built? Member of the public has heard that there is not enough storage in Great Denham Community Hall (GDCH), and would be interested in storage in the new Pavilion – enquiry made on behalf of local scout group. JW responded that storage facilities are within the plans, and also outlined storage currently available in GDCH (this is already being used successfully by other groups, e.g. Rainbows). He invited the member of the public to come and look around the GDCH. 3. Pavilion – still no sign of activity, when is work due to start? JW responded that he had received no update on current planned completion date of Spring 2018, but would not be surprised if this slipped. Action: JW will ask for update on completion date. 4. Is the proposed local area of play at the end of Edith Avenue still in the plans? It was reported that the site manager of developer David Wilson Homes had stated that Bedford Borough Council were holding things up as they didn't wish to take over responsibility for this area. JW said there was a suggestion that this play area may be moved to another site due to proximity of original area to new Play Hub. Action: JW will ask Ian Bennett of DWH to clarify. Action: MWS will also investigate this claim within Bedford Borough Council. 5. When will the white lines at the Kingswood Way roundabout be completed? JW highlighted the frustration felt by the Parish Council with a number of missed deadlines already promised. He has been assured by Andrew Prigmore (BBC) that the work is ordered to be done within 4 weeks. 6. What is the latest on proposed designated car parking at the Community Hall? JW confirmed that the proposed Controlled Parking Zone would not happen until the road has been adopted and finally coated. 7. What happened to the pub which was proposed in the original plans? JW advised that original plans were changed with agreement of Bedford Borough Council and updated 2012 and 2014. As a result a number of amenities incl pub will not now be built.	JW JW MWS

	8. Is there any update on the doctors' surgery? MWS advised that there is discussion on creating a surgery "superhub" with Wootton as both areas have been experiencing difficulties. Plans will be circulated in due course, both sites will remain, of which one is likely to operate as a satellite site. There were no further questions and the meeting was reopened.	
	Presentation by James Adams – Great Denham Parkrun proposal James Adams explained briefly what ParkRun is – a 5km event which takes place every Saturday morning, at which anyone can participate and receive a timing for their run; it is supported by sponsors who help to provide a core team which maintains a website etc. A similar event takes place in Bedford Park. Great Denham Country Park is an ideal venue as the path around the park is c. 2.5km; the nearest Park Run to the west of Bedford is Milton Keynes, so running the events in Great Denham would get a lot of interest, particularly with the growth of the Parish and number of houses. The organisers have already met with Bedford Borough Council and David Wilson Homes, the course has been measured, and start and finish locations have been identified; they are nearly there on the finance required (£3k). Main issue anticipated will be parking. James advised that people will be asked to park in the Park and Ride, and there will be marshals to direct people from there to the Country Park. They will publicise parking via website and race briefings. JW advised current capacity of Park and Ride is 135 spaces, and once built the Pavilion will have 92 spaces (but this is likely to be some time away). JW raised a concern that there are already parking issues at the end of King Alfred Way (entry to Country Park). James advised that if parking issues become apparent, it will be made clear to participants that the future of Parkrun in Great Denham will be in jeopardy. James also advised that regular users of the route (dog walkers etc) will have right of way, and runners are briefed to give way to them. MS enquired about what management structure and relevant insurances would be in place. James advised that the core team is funded, insurance is in place, and on registration all runners accept responsibility for their own safety. At end of each run there is often an opportunity for social activity (coffee, cakes etc). JW advised that GDCH kitchen may offer such a facility and suggested that James and his colleague Toby Chinn get in touch to explore further. 1st Great Denham Parkrun is expected to take place in September 2017, and they anticipate c. 100 runners. Information on Parkrun will be included in next GDPC Newsletter if received in timely manner.	
1.	<u>Apologies</u> Apologies were received from Tony Harrison and Donna Parsons Resolved: The apologies were accepted.	
2.	<u>Declarations of interest</u> JW declared a non-pecuniary interest as a trustee of Great Denham Community Hall (GDCH) and a governor of Great Denham Primary School. MS declared a non-pecuniary interest as a trustee of the GDCH.	
3.	<u>Minutes of the last meeting -</u> Resolved: The minutes were agreed as an accurate record and signed by JW.	

4.	<u>Safety and Wellbeing</u>	
	(a) Highway Capital Structural Maintenance Programme 2018 – 2022 Parish Council agreed to repeat previous requirement for resurfacing of older section of A428 to reduce the noise. Additional request of pedestrian crossing Mercia Way/Greenkeepers Road. Resolution: Clerk to respond to Bedford Borough Council with these requirements. (b) Road Safety and Parking issues JW has been contacted by Neighbourhood Watch re crossing between Mercia Road and Greenkeepers road, particularly at beginning and end of school day. Original idea was to use Park and Ride but as school has grown most pupils are now Great Denham residents, so road safety for pedestrians is now an issue. MWS advised that a pedestrian crossing costs c. £35k and that no funding from Borough is currently available. Resolution: Request for pedestrian crossing to be included in response to 4(a) above. Action: JW to obtain more information on issues from Neighbourhood Watch. Other parking issues were raised relating to Muirfield, parked cars obscuring views when people crossing and parking for GDCH. - JW responded that Andy Prigmore from Bedford Borough Council will be making site visit to Great Denham to view issues and that Muirfield is subject to a consultation. - JW responded that a sign is being made to direct people to car park at rear of GDCH; establishing a Controlled Parking Zone is being looked at but unlikely to happen until road is adopted/final surface in place (see public questions). - MS is also speaking to Borough Council re removing the blocked paving outside the GDCH to create more parking spaces. Stuart Briggs, the Mayor and Phil Simpkins have all been asked to put pressure on the developers to get this done. We have also asked in writing for devolved enforcement authority. Action: MWS to push again with Andy Prigmore. Action: JW will write to Borough Council re putting double yellow lines outside GDCH up to Cantley Road to address issue of visibility due to parked cars.	Clerk Clerk JW MWS JW
5.	<u>Pride in Great Denham in partnership with Residents Association</u>	
	(a) Consultation Dog Control Area – see map attached. Resolution: no objections to proposed Control areas, no additional areas identified. Clerk to respond to Borough Council.	Clerk
6.	<u>Communication with residents/developers/Beds. Bor. Council/Services</u>	
	(a) Update on maintenance of spaces – meeting with Bedford Borough Council MS reported on the recent 2 hour meeting that had taken place with Paul Pace and Lee Phanco BBC Officers. In this meeting the Borough Council set out the budget forecast for next 5 years, which GDPC were not happy with, especially the employment model. The Borough provided a breakdown of payments made to date of £120 charge – currently c. 75% of people have paid this. MS reminded attendees that the £120 is in the transfer deeds of all new properties and payment of this is a legal responsibility. The Parish Council focus is on ensuring that the monies are generating value for money and holding the Borough Council to account for ensuring work is carried out to a suitable standard. Following the meeting the Council have undertaken to come back with further breakdown of many of the budget lines, in particular how the number of employees will be utilised (6 full time people is now represented as 6 Full Time Equivalents (FTE)) and how they will be managed across the Kempston and Great Denham sites. MS also reported that he has been out with the team leader for 2 hours recently, visiting all areas and has stressed the Borough's responsibility for maintenance and grass cutting to him. MS also reported on a meeting which had taken place with the developer and Bedford	

	Borough Council. At this meeting it was agreed that the Borough Council will now take over responsibility for the verges and DWH will pay them instead of using TCL. This should also help to deliver greater consistency. MS also reported that there is clearly still confusion over what the £120 charge is for given recent comments on Residents Association Facebook. He asked for support to work together to clarify the details and address the issue of misunderstanding. It is recognised that this is exacerbated as a result of the number of property management companies in operation in Great Denham. • £120 fee is for maintenance of green spaces, most play areas and green verges. • It does not cover the Country Park – this is separate and part of the S106 agreement. • The Play Hub in the Country Park remains the responsibility of the developer DWH until the Country Park is handed over. The article in Beds on Sunday (2/7/17) referred to a sum of £331.2k – this is the final sum only once all houses have been completed (2760 properties by 2020/21). MS will meet with the Borough Council again in September. The e-petition relating to this charge will be debated at the full Borough Council Meeting on 12th July. MWS will be attending this meeting, please let Mark have any comments/questions you would like to see raised at the meeting.	
8.	<u>Planning/Infrastructure</u>	
	(a) Planning Application 17/01426MAF Erection of 48 dwellings H9i SG reported that he has been through all the documents and is pleased to see that all houses will have 2 parking spaces each, plus a further 13 visitor spaces on west side of development (GDCH side). However provision on east side is not so good, and can see that could result on cars parked on the kerb. Resolution: respond with comments to highlight this concern. SG will draft response for Clerk to submit by deadline 12th July 2017.	SG Clerk
9.	<u>Clerk's Report</u> a) Finance Report & payments – signature of cheques/initial invoices/approve & initial Bacs payments The Finance Report had been circulated and a copy is attached to these minutes. All receipts were available for inspection Resolved: All payments were approved and all Bacs payments approved by two councillors were initialled together with the invoices. Cheque(s) 100412 was signed by JW and MS. (b) Finance Quarterly Checks – SG confirmed that these had been completed and no issues identified. Resolved: Quarterly Check completed. b) Correspondence All correspondence was available at the meeting and a list is attached to these minutes. Resolved: No correspondence required discussion.	
10.	<u>Any other business – for exchange of information only</u> Closure order for Saunton Close – SG asked Clerk to check date/what has happened.	
	There was no further business and the meeting closed at 8.40pm.	