

**GREAT DENHAM PARISH COUNCIL**

Minutes of the meeting of Great Denham Parish Council held at 7.30pm on 6th February 2017 in Great Denham Community Hall, 86-88 Saxon Way, Great Denham, MK40 4GP

Present: Parish Councillors

Jim Weir (JW) - Chair; Steve Gallagher (SG); Tony Harrison (TH); Donna Parsons (DP); Martin Stuart (MS)

Borough Councillor

Mark Smith (MWS)

Parish Clerk

Roz Buchanan (RB)

In Attendance

Twenty two members of the public

The meeting was adjourned for public questions as follows:

- **Will the path through the old David Wilson Homes (DWH) sales office be reopened as it was used as a safe route to school by parents?**
Yes. DWH have advised they are in discussions with Bedford Borough Council (BBC) about reopening the path.
 - **Warwick Burt have closed the footpath in front of the development without warning and there is no safe route for pedestrians.**
The Clerk has informed both DWH and BBC and asked for immediate action to be taken. BBC has confirmed their Clerk of Works will visit the site tomorrow morning to ensure there is a safe pedestrian route.
 - **Why is BBC not taking enforcement action concerning the lights at the pharmacy which remain on outside the times imposed by the planning conditions?**
Both written and photographic evidence is regularly sent to the enforcement officer who has advised the matter is a low priority due to lack of resources. The Parish Council (PC) will continue to pursue the matter until it is satisfactorily resolved. JW noted the PC will be discussing ways to resolve similar issues under item 7c of the agenda.
 - **What can be done to ensure the lights in the new shops opposite Sainsburys are not left on outside opening hours?**
The planning permission will restrict the lumens and the Borough can be asked to restrict the hours of use.
 - **What type of shops will occupy these new units? A betting shop would be most unwelcome.**
To date a craft shop is the only known tenant. The PC has no influence over who rents the buildings.
 - **The dog waste bin is inaccessible behind the developer's fence on Great Portway.**
JW confirmed this should be made accessible within a few days.
 - **The residents of Mentmore, Muirfield and Lytham Place have done a survey of all houses in these roads and request the PC's support to introduce a Traffic Regulation Order (TRO) due to the intolerable behaviour of parents parking to take their children to school. There have been numerous aggressive confrontations.**
JW said BBC had been unable to act further after the previous survey they carried out unless there was significant increased evidence of support from residents for a TRO. The survey provides this and he will take this up with Andrew Prigmore.
 - **There are an increasing number of Houses of Multiple Occupancy (HMO) in Great Denham which are adding to the parking pressures. The owner of one HMO is renting his garage separately. Is this a breach of the license?**
JW will check.
 - **Why must the main school gate remain open?**
JW advised this is to ensure the safety of the children and correct circulation of traffic and pedestrians around the school.
- There were no further public questions and the meeting was reopened.**

Action

Clerk

JW

JW

1. **Apologies**

Apologies were received from MWS who will be late.

Resolved: The apologies were accepted.

2. **Declarations of interest**

JW declared a non pecuniary interest as a trustee of the CH and a governor of Great Denham Primary School. MS declared a non pecuniary interest as a trustee of the CH.

3. **Minutes of the last meeting – 9/1/2017**

Resolved: The minutes were agreed as an accurate record and signed by MS who chaired the meeting in January.

4. **Safety and wellbeing**

a) **Highways BBC/DWH – update**

JW had met with Andrew Prigmore (AP) and discussed the following issues:

• **Sainsburys car park**

This is being used as a drive through route but BBC doesn't own the land and, therefore, has no enforcement powers. AP suggested dotted give way lines and arrows directing the traffic. This may not entirely resolve the problem, but experience has shown drivers tend to obey the signs. JW will invite the land owners to discuss introducing the markings.

JW

• **Parking on Saxon Way opposite Anglian Way**

Once the building work is finished there will be double yellow lines on the junction. When the evenings are lighter in Spring AP will annotate everywhere in Great Denham that double yellow lines are required, particularly for safety at junctions.

When asked why AP needed to wait for lighter evenings JW said he would check.

JW

Inconsiderate parking is a major issue in Great Denham and, following a discussion which included suggestions from members of the public, MS stressed the importance of personal responsibility. He advised the PC has objected to the lack of parking in every planning application and this has routinely been ignored. JW is seeking meaningful solutions by developing a professional relationship with AP.

A member of the public noted that management companies have written to residents about parking but their powers are restricted to the courtyards they are responsible for.

• **Potholes**

Work has started on filling these but further repairs are needed. AP is checking available funding.

• **White directional lines on the roundabout**

AP apologised that these had not yet been done and will get them painted as soon as possible. JW has asked him to provide a date.

• **Controlled Parking Zone (CPZ)**

The cost of introducing a CPZ for the 26 spaces at the front of the Community Hall (GDCH) will be between £1.8k and £2k. JW also asked AP to consider signage to GDCH.

5. **Pride in Great Denham in partnership with Residents Association**

a) **Signage to Community Hall**

Covered above

b) **Parking**

i. **Consider CPZ**

Covered above

ii. **Update on parking for Community Hall**

Covered above but it was noted it may be necessary to be more forthright about responsibility for parking and possibly appoint a parish councillor as liaison for this.

In response to queries JW advised there were approximately 400 more houses to be built. The areas to the east and west of Mercia Road have been submitted as part of the Borough's Call for Sites, with a total of 127 houses proposed over the two sites. The school is to expand to take approximately 600 pupils and the direction in which it will extend is currently unresolved.

6. Local Services

a) GDCH - Quote for acoustics

Due to value engineering on the part of DWH the acoustics in Saxon Hall, and to some extent, Wessex Hall, are poor and there have been complaints. This needs to be addressed or bookings will be lost. JW has three quotations for Saxon Hall which vary widely and he is evaluating them in terms of value for money and quality. It is the PC's responsibility to meet the cost as the solution will be part of the fabric of the building.

JW

Resolved: It was unanimously agreed that quality must not be compromised.

7. Planning/Infrastructure

a) Planning applications

i. 17/00050/MAR 18 dwellings King Alfred Way H11(ii)b

Two councillors had no objections and two councillors believed the building would be too dominant. It was agreed that existing precedents for three storey buildings throughout the development would mean there was little point in objecting formally. One councillor was concerned that there was no indication as to how drainage from flood plains would be managed.

Resolved: RB will write to BBC requesting clarification as to the details of drainage and how it will be managed.

Clerk

Resolved: JW will seek clarification as to whether any Community Infrastructure Levy is payable to the PC.

JW

Note: 8.30pm MWS arrived.

ii. 17/00261/FUL Loft conversion 2 Pennard Close

Resolved: Despite being unnotified business the Parish Councillors unanimously agreed to consider this application.

There were no objections to the proposals but MS, who declared an interest as he is a resident of Pennard Close, asked that the builders should not be able to close the road without notice. A previous incident had caused great inconvenience to residents.

Resolved: It was unanimously agreed RB will write to BBC and request a condition be imposed to prevent any road closures without appropriate notice to residents.

Clerk

b) CCTV (Installation/Maintenance)

TH advised the resident affected by the camera pole at the Queen's Park end of Greenkeepers Road will reluctantly withdraw their objections if the PC will:

i. Support them to resolve any anti social behaviour issues

ii. Ensure their privacy is protected by "greying out" the areas of their property covered by the camera and confirmation from the PC this has been done.

Resolved: The PC unanimously agreed to accept these conditions and will visit the Monitoring Unit, or seek written assurance from them, to confirm that the areas in question covered by the camera have been greyed out.

TH

Resolved: TH will write to the resident confirming the above.

TH

Resolved: TH will write to Ace Security advising them the final payment will be made when they have realigned the cameras and provided the CCTV signs.

TH

Resolved: RB will sign and return the CCTV Agreement to John McKinney.

Clerk

c) By laws – explore introduction and enforcement

Discussed under item 9 below.

8. Clerks report

a) Finance report and signature of cheques – stubs and invoices initialled

A copy of the finance report is attached to these minutes.

Resolved: There were no outstanding accounts requiring approval.

The electronic transfer of £7000.00 (compensation for delays from DWH) to GDCH was signed by MS and JW.

b) Transfer of Community Hall to PC – update on costs

Woodfines Solicitors advised that a straightforward transfer would cost only two hours of

their time. The transfer was not straightforward and this has increased to 30 hours and, despite it being a part of their terms of business, they did not keep us informed of the escalating costs.

Resolved: RB will contact the Law Society to assess our position and DP will seek advice from the Legal Ombudsman.

c) Grant request – Autism Bedford

A request has been received for a grant of £100.00. RB has confirmed the charity supports six adults in Great Denham.

Resolved: It was unanimously agreed to give a grant of £100. RB will request a grant application form is completed before the payment is made.

Clerk/DP

9. Parish Councillor Roles and Responsibilities

Responsibility for planning and infrastructure is vacant and the issues around parking may require a dedicated person to take responsibility. JW suggested that the PC could help BBC with enforcement if appropriate by-laws were introduced giving the PC the opportunity to provide evidence and to support BBC.

Resolved: MWS will speak to Chris Pettifer about the parking issues.

Resolved: MWS will broker a meeting with BBC to explore the introduction of by-laws and/or other tools to resolve the parking issues and will liaise with JW.

Resolved: SG will take responsibility for planning and infrastructure.

MWS
MWS/JW

10. Correspondence

All correspondence was available at the meeting and a list is attached to these minutes.

Resolved: No correspondence required discussion.

11. Any other business – for exchange of information only

- MWS confirmed his Planning Committee meetings at BBC should not always clash with Great Denham's PC meetings
- TH asked about the replacement of dead/damaged trees on the bypass. MWS advised they are looked at regularly and this will be refreshed in the Spring. TH will ask again in April.

TH

12. Date of next meeting

The next PC meeting will take place on 6th March.

There was no further business and the meeting closed at 9.05pm.