



GREAT DENHAM PARISH COUNCIL

Minutes of the extra Ordinary meeting of Great Denham Parish Council held at 7.30pm on Tuesday 15th June 2021. The meeting was held in the Community Garden, Great Denham.

Present:

Parish Councillors: Louise Evans (Chair); Helen Allen (HA); Vince Arthur (VA)

Borough Councillor: Jim Weir (JW)

Parish Clerk: Anna O'Meara (AOM)

Members of the Public: no members of the public in attendance

In the absence of Council Chair and Vice Chair, the meeting was chaired by Councillor Evans.

Public Questions

No members of the public were in attendance and no questions brought to meeting for Council attention.

1. Apologies

Apologies have been received from Cllrs Parsons, Slinn, Staite and Ruskin.

Resolved: Apologies from all Councillors were accepted.

2. Declarations of Interest

No declarations of interest were made.

3. Minutes of May meeting

Resolved: The minutes of the meeting held 4th May 2021 were agreed as an accurate record and signed by LE.

4. Planning Applications

a) Planning Application 21/01365/COU – Greenkeepers Compound, Greenkeepers Road

Following closure of the Bedford Golf Club on 16th October 2020, the landowners Old Ford End Trust have now submitted an application to change the class of use of this building, prior to seeking a new tenant for it. Council discussed the planning application and noted the following:

- Whilst it refers to the closure of the Golf Club, the application fails to address the requirements of Local Plan Policy 99 Sports and Leisure in that it does not provide evidence that the golf course is no longer required or that alternative provision for this facility has been provided in order to support this application. Resident voice collected as part of the Council's Neighbourhood Plan preparation has confirmed the value residents place on the sports and leisure facility provided by the former golf course. National Planning Policy Framework 96 and 97 also apply.
- The existing planning condition on the building is that its use is only to be associated with the golf course; that the golf club has been closed by the landowners without due regard to Policy 99 should not remove this condition. Condition 7 of application 97/01288/REM refers.

- Whilst in use as a Greenkeepers Compound the impact on the location, traffic and residential amenity (including hours of operation, noise, pollution) was minimal and did not adversely affect the community in this residential area.
- The Class of Use applied for – E(c)(iii) is for Provision of other appropriate services in a commercial, business or service locality, however location is within a residential development and therefore the impact and appropriateness of this Class of Use must be considered.
- It was noted that Condition 23 of Planning application 02/00787/OUT restricts any employment development outside the district centre to Class B1; following review of Class of Use in September 2020 the equivalent Class of Use is now Class E, although the equivalent Class E use to B1 would be E(g) (i)-(iii). Whilst the application for change of use is to enable the landowner to seek new tenants, the planning condition E(c)(iii) does not provide sufficient information on the nature of business to operate from the building to enable the Council to fully understand the impact on residents and residential amenity. In the absence of this information, and given the location of the building is directly opposite Great Denham Primary School (with over 500 children) Council expressed concerns over:
 - The working hours of a future tenant and how this would impact both traffic, noise and pollution on nearby dwellings and the school.
 - The potential adverse impact on the traffic along Greenkeepers Road due to increased vehicle use accessing the building, including the potential for HGVs/large vehicles.
 - The potential impact on road safety due to increased traffic, particularly if concentrated during peak times. It was noted that pedestrian traffic is particularly heavy in this area at school drop-off and pick up times and there are no formal crossings on this stretch of Greenkeepers Road. Should the Planning Authority be minded to permit this application then provision for a formal crossing for pedestrians on Greenkeepers Road should be required as a condition.
 - The potential impact on parking in this area; whilst there are 16 parking spaces on the site, without more information on type of business the adequacy of these cannot be determined, and Great Denham already suffers significantly from inconsiderate parking on all roads.
 - The potential impact from noise and pollution on the school outdoor space, given its proximity (within 50M); use of outdoor space is a requirement of the Modern Curriculum.
- The planning supporting statement provided by Robinson Hall, acting on behalf of the landowners, states that the development has no detrimental impact on the residential amenity or existing access or local highway network. However, without details of the type of business a future tenant might conduct, this statement cannot accurately reflect the location and surrounding environment.
 - The distance to nearby dwellings to N and S is incorrectly stated as 1km; the nearest dwelling is 19 St Mellion Drive, and 2 Greenkeepers Road and is c. 100m from the buildings.
 - The distance to Great Denham Primary School is also significantly less than 1km, and therefore the amenity is affected.
 - The supporting statement fails to recognise Local Plan Policy 99 relating to loss of sports and leisure facilities; whilst the owners have closed the Golf Club and associated golf course, no evidence has been provided that the facility is no longer required, or an alternative facility provided to support this closure.

Resolved: Whilst the Council recognised the landowners wish to bring the buildings back into some form of commercial use, the Council resolved to object to the Change of Use as proposed, in relation to relevant Local Plan policy 99 and planning conditions, and due to concerns of the unspecified impact on the residential amenity and highways without sufficient information on the type of business proposed to operate from the site.

b) Other Planning applications received since last meeting

No other applications have been submitted for discussion.

5. Golf Course Update

LE gave a brief update on the meeting with Bidwells that took place on 11th June 2021.

- Greenkeepers Compound – the planning application for change of use has been submitted by Robinson Hall on behalf of the Trustees, awaiting the outcome (see above)
- Golf Clubhouse – This will be marketed in next few days by Robinson Hall; at this point all expressions of interest are being considered and no specific business type is being targeted.
- Localism Act – GD informed the meeting that the Trustees have objected to the nomination of the land and buildings as assets of Community Value as they believe this will restrict their ability to do what they like with freehold-owned land.
- Kissing Gates – these will be installed before the sheep return to graze (September onwards). The signage previously discussed will be attached to the gates. Council has asked Bidwells to also consider adding Dog Control signs before the sheep return.
- Flooding – Bidwells have worked with Bedford Borough Council and Anglia Water to resolve the flooding issues at Biddenham Turn which tracked back to the golf course land. It is hopeful that this will also now resolve the flooding issues that had occurred in the West Hill Close area of the former course in January.
- Public Rights of Way and Permissive Paths – Replacement signposts are now available and Bedford Borough Council has written to Bidwells re installation. The Council has also asked Bidwells to consider re-registering the Permissive Paths as the original paperwork for these cannot be found.
- The grass will probably be cropped July/August, with the sheep returning in September.
- Broken fencing on the south side of the land (running from Greenkeepers Compound to Queen's Park) – Parish Councils reported that this is broken in a number of places and is deteriorating. Ownership of this fence to be determined in order to progress repair.
- General upkeep (hedges, growth) around the former Clubhouse – although Council have asked for this to be kept tidy, the landowner will not consider this until a new tenant for the building is in place.

The next meeting with Bidwells is scheduled for 6th August 2021.

6. Borough Councillors Report

JW has provided a copy of his report which will be made available on the Parish Council website. He reported briefly on the following at the meeting:

- East West Rail – the recent full Council meeting on this topic had seen heated discussion. Our MP Richard Fuller has asked to do a walk of the proposed route.
- The Local Plan 2040 will be out for consultation shortly.
- Boundary Commission – the revised recommendations are published; the proposed new Ward for Great Denham has not been changed. Residents can respond with their comments to the consultation.

- JW presented to the Scrutiny Committee for Environment in April, and made a statement regarding Open Space Management charge. The Scrutiny Committee have agreed to take this charge back to the Exec.

7. Finance and Clerk's Report

- a) Finance Report & payments – signature of cheques/initial invoices/approve & initial Bacs payments

The Finance Report had been circulated and a copy is published on the website. All receipts were available for inspection

Resolved: The Finance report was noted and all payments approved. The invoice for defibrillator supplies was authorised for payment by 2 Councillors.

- b) Update on actions from previous meetings

Clerk gave a brief update on the following:

- A meeting had taken place with the Borough Council to review a number of items. A full report will be circulated to Council and shared at next Council meeting.
- Further to action at last meeting, a meeting has been arranged with the Director of Planning at Bedford Borough Council, regarding the imminent planning application for the site which includes the Kickabout on Mercia Road/Saxon Way. The meeting is to take advice on options available to enable the Parish Council to secure all or part of the Kickabout land for the future.

8. Correspondence

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

Resolved: No correspondence required follow up.

9. Any Other Business

For Exchange of information only – no decisions may be made here.

Clerk gave notice of a number of future agenda items and other items as update:

- Pedestrian Crossing on Anglia Way – Highways have now confirmed costs, funding by the Parish Council to be discussed. JW advised that he is funding the £2500 required to implement 20mph zone around the Retail Centre (a requirement for the crossing).
- Vail Williams have confirmed permission for the Parish Council to install a noticeboard in the Retail Centre; purchase and installation costs to be brought to next meeting.
- The lease for the Community Hall – a final version will be available for signature at the next meeting.
- The recent data from the Speed Indicator Device on Kingswood Way has been analysed and indicates that whilst the majority of residents drive within the 30mph limit, a top speed of 59mph continues to be recorded each month. Details are shared with the Policing team.
- The quarterly meeting with DWH has taken place - notes and actions will be shared and reported at the next meeting.
- The Locality grant application for Great Denham Neighbourhood Plan has been approved. This will enable us to engage a consultant to get the plan to a suitable draft stage to share with residents.

10. Date of Next Meeting

Monday 5th July 2021 – the meeting is scheduled to be held face to face, and will be held in line with Covid precautions re social distancing, numbers attending etc.

APPENDIX - Finance Summary to 31/05/2021**Bank Balances**

Treasurer current account - **£73,327.86** BMM deposit account - **£120,085.95**

Receipts since previous report

Date	From	Detail	£
05/05/2021	HMRC	VAT refund for VAT paid 01/04/20 to 31/03/21	3725.66
21/05/2021	HSBC	Interest on deposit account	0.99
Total			3,726.65

Payments since previous report (figures include VAT)

Payment type	Payee	Detail	£
BACS	ACE Security	CCTV extension (completion of work confirmed)	920.4
BACS	EON	Unmetered Supply charge - CCTV	61.03
BACS	Clerk/HMRC	Payroll for April	1155.25
BACS	BATPC	Affiliation Fees 2021-22	830
BACS	Bedford Borough Council	Annual Charge - CCTV Monitoring Centre	1935.60
BACS	Internal Auditor	Internal Audit fees 2020/21	75.00
BACS	Clerk/HMRC	Payroll for May	1155.25
Total			6,132.53

Payments approved (figures include VAT)

Payment type	Payee	Detail	£
BACS	Community Heartbeat Trust	Replacement pads – Defibrillator	51.60
Total			51.60