

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Extra Ordinary Meeting of Marston Moreteyne Parish Council held at Bedford Road Methodist Church on Tuesday 5th July 2010, commencing 7.00pm.

Present: Cllr M. Petty (Chairman)
Cllrs C. Banks, F. Keep, Mrs. C. Yates, R. Morris, P. Neale & G. Spriggs
Central Bedfordshire Cllr R. Baker
Mr. Neil Gibbs & Mr. Ian Young – Barrett Homes (7.00pm-8.22pm)

10/07/85 **Apologies for absence** were received from Cllrs B. King, Mrs E. Houghton & Miss E. Johnstone. Also Central Bedfordshire Cllr M. Gibson.

10/07/86 **Discussion with Barrett Homes regarding new Community Building to be built at Land East of Bedford Road.**

The Chairman gave a brief historic outline regarding the development of 480 homes at land east of Bedford Road and outlined the discussions held during 2004/5 with O&H Properties regarding the Section 106 agreement.

Planning consent for 480 homes was given in 2008.

O&H Properties are currently undertaking archaeological & flood plain work as well as looking at the design code. Once completed Barrett Homes will take over.

An application for reserved matters is expected to be submitted in October.

A Design Code has been written and is hoped to be approved within the next 2-3 months. (A copy of this together with a copy of the layout plan of the development was requested by the Chairman. IY stated that he would check with Pippa Cheetham (O&H Properties) if a copy could be forwarded).

A detailed planning application will be submitted a month later.

Barrett Homes are the preferred developer, and together with their sister company; David Wilson Homes they will develop the site together. There are no plans to sell off the land to other developers.

It is expected to commence building in January 2011 at the Bedford Road entrance end of the site. Once 300 units are on site then the access from Station Road will need to be open.

IY (Barrett Homes) asked the PC what it's preferred long term option for managing the community building was, ie would the PC take over responsibility for its management once built. The Chairman stated that this has not been decided and would need further discussion at another meeting; therefore no firm decision would be made this evening.

IY confirmed that the requirements are to deliver the facility by either completion or occupation of the 300th unit/3 years whichever is the earliest. Barrett Homes welcome input from the PC in respect of the design of the building. Whilst this is not particularly urgent for 6-9 months, the future management of the community building or sport facility needs to be agreed prior to commencement on site. IY felt the need to organise an architect to do a proposal of a floor plan. It was confirmed that there is an area of land allocated for a future extension of the building which equates to 153sqm. It was agreed that IY & NG attend an extra ordinary meeting to be held on Tues 5th October to obtain comments from the PC. At that meeting the PC will be able to advise whether they wish to take over management of the community building.

Style of housing to be built was discussed briefly with the mention that high three storey homes were not preferred by the PC.

Access routes whilst construction is undertaken was mentioned. IY confirmed that a preferred route for access will be included in the planning application. However the S278 agreement for access does not have to be approved until the 300th unit. Concerns were expressed regarding access via Station Road owing to the traffic calming in the centre of the village and close proximity to local housing.

The PC made both IY and NG aware of the proposal by Covanta to construct an EfW at Rookery Pit. Both IY and NG agreed that further information needed to be sought.

Lower School: Barrett Homes have to make a financial contribution towards a new lower school.

Landscaping & Play Areas: Barrett Homes intend to hand this over to a Management Company with an initial commuted sum. It will then receive an annual sum from each household on the site to continue to cover the financial burden of maintenance for landscaping and the play areas. The PC indicated their concerns over this arrangement and cited an example at Moat Farm where such a scheme exists but does not work successfully in practise.

The Chairman thanked both Mr. Neil Gibbs and Mr. Ian Young for attending the meeting.

- 10/07/87 **Public Participation:** No members of public were present.
- 10/07/88 There were no **declarations of interest** made in respect of agenda items.
- 10/07/89 **Planning Matters**
- 89.1 To discuss and formulate a response to the following planning applications received since the last meeting
- (a) Application No. CB/10/01986/FULL
Full: Two storey side and single storey rear extensions and conversion of barn/storage area to Games/Gym/Garage
Site: Paddocks, 1 Upper Shelton Road, Marston Moreteyne
Comments: Request that neighbours comments are taken into consideration when planning officer is determining the application.
 - (b) Application No. CB/10/02124/FULL
Full: Two storey side and rear extension
Site: 23 Lake View, Marston Moreteyne
Comments: Request that neighbours comments are taken into consideration when planning officer is determining the application.
 - (c) Application No. CB/10/02232/FULL
Full: First floor side extension
Site: 21 Denton Drive, Marston Moreteyne
Comments: Request that neighbours comments are taken into consideration when planning officer is determining the application.

There being no further business to transact, the meeting was closed at 8.43pm.