

## MINUTES

### Twenty first Meeting of Renhold Neighbourhood Plan Working Group

10th July 7:30pm at Renhold Chapel.

**Present** C Dietz, K Herkes, D Ivins, I McIver, S Mitchell-Wood, P Norris T Ploszajski, K Rayner, J Roberts, and A Quince

**Apologies** N Gribble

#### **Agenda**

1. Welcome and apologies
2. No declaration of interests
3. Matters arising from last meeting

Review Draft neighbourhood plan to address the council comments about not duplicating existing council policy. This will lead to a reduction in size of the document.

TP has added wording on the dark skies policy with the inclusion of the Bedfordshire CPRE light density map and included 2021 census data.

The vision and objectives should be listed first then each policy.

Consultation will be required. Consultation questions can be added into the next round of consultation.

A discussion followed about canvassing with a community hub.

**All** read dark skies policy in V7 of draft7 p 20 Comments to Kirstin

#### 4 Review of Site Assessment Visits

8 sites were chosen to visit. The sites were allocated geographically amongst the assessment team such that no conflict of interest was caused.

##### Reference no 998 for 15 houses

The access point is oblique. A pond is shown on the map but this has been filled in. Access to the site would be provided by Woodfield Lane which is narrow and is subject to lorries accessing the depot at Woodfield Farm.

An Overhead power line goes over the site.

It was considered that the site would be more suitable for 5 to 7 houses.

##### Site Ref no. 431 – 25 houses proposed

There are 3 listed buildings on the perimeter of this proposed development and 3 TPOs bordering it. There is good biodiversity here. A large ditch precludes access to the site. Also the site is in a position where it would be creating infill between the ends. Overall not considered suitable for development.

##### Site Ref.no. 766 - 20 houses proposed

Access to this site would be through existing buildings and would join main road close to the War Memorial.

There would be adverse effect on uncultivated wildlife habitat.

There are power lines across the site and a gas substation adjacent. This site was difficult to see from the road.

The proximity of this site to the War Memorial provoked questions from the group as to whether the War Memorial could be better protected as a green space, flower meadow and as a valued community asset.

Site Ref no 911

This site would be accessed through the area between the traffic lights near to the church.

This site is not disused as it is currently in active agricultural use and there is a 10" oil pipe running beneath it.

The site is steep and is adjacent to heritage assets including All Saints' Church. Badgers are present there.

It would constitute an infill development filling the space between the ends and is therefore unsuitable for development.

Site Ref no. AD 22 - 2 houses proposed

Site is adjacent to Abbey Close charity cottages. Provision was made for future building. There is enough space to build the 2 houses but no more. However, this site is part of a greater field which is also owned by the charity.

The access will not be through Abbey Close but separately from Ravensden Road.

Site Ref 875 - 8 houses proposed in central section of field or 33 proposed for whole site.

The field is designated as an open view area. It is on a moderately steep hill. A recreation ground offered in a previous planning application would be on boggy area close to the brook at the bottom of the slope. There is potential for Biodiversity.

Site Ref 680 – 24 houses proposed.

Site is behind 74 Hookhams Lane. The land is private and there are no rights of way from which it could be viewed. Access through the existing lane would impact the house at no 76.

Left side of area is bordered by the back of current properties. Half the site is rich in biodiversity. There are also archaeological remains on the site.

If this site were opened up for the 24 houses then it could open the way for development of an adjacent site.

Site Ref 10546– 20 houses proposed

This site lies behind 27 Hookhams Lane. It proposed that the dwelling at no. 27 would be demolished to make access to the site. 1.1Ha proposed to be used but the site is 1.94Ha.

Site is bounded by footpaths on all sides.

The sewer which would be joined onto is situated at a higher level than the bottom of the site.

Now the site assessments have been completed then they must be listed in order of preference and the reasoning for those preferences noted. The needs of the parish must be stated and why these sites do or do not meet those needs.

This rationale must then be published.

**Planning subgroup** to meet with the inspection teams and whittle down sites to best 4 overall.

KR prepare flyer for call for smaller suitable sites with AQ and KH

5 Fate of Oakwood stores discussed.

A microfiche and listing for the house has been requested.

It could be registered as an Asset of Community Value with the council. If so then it would have to be on offer for 1 year to the community to allow funds to be raised to buy it

A £250,000 grant could be made available from community asset fund.

Then it would be owned as shared ownership by the community.

Co-operative UK gives 2 days training in this respect.

6 Should AECOM be commissioned?

Tony ran through the Bedford Borough Design Guide.

Renhold has been completed but not Salph End or Ravensden Road.

It was not felt that there was enough detail in Bedford Borough document there not being enough detail about the definition of the ends and the spaces between them.

AECOM would need to be directed towards Ravensden's Plan, which could be used to dictate the standard format for Renhold.

KH and AQ to request funding for this.

TP to recirculate standard and ALL to read and select favourable and unfavourable aspects.

7 Barford Path

Barford Parish are mostly interested in forming paths along roads and not through open fields so it is unlikely that they would be interested in collaborating with the proposed path to join the 2 parishes.

8 David McGrath gives training on planning matters. Members of the RPNWG, Renhold parish Council require this training with the possibility of also including Ravensden Parish Council.

The training would need to be specific to the groups involved. Different needs of all groups must be ascertained.

AQ to ask NG what DM offers and see if appropriate.

PN No Definition in Settlement SPAs that include North side of Ravensden Rd. Main map is of Bedford urban area. CD to send Link to PN.

9 CD explained that there will be a CIL officer/team at the Council, who should be contacted if the group wants to obtain details/info on CIL money spent/allocations.

AQ, with assistance from Sonia, Kim and Gill, to find out how it works

- Does Ravensden have a CIL officer?
- What is the process of allocating section 106 money?

Next meeting Monday 18 September 19:30 at the Chapel.

Postponed to Monday October 9<sup>th</sup> 7:30 at the Chapel

