

## Minutes of 31st meeting of Renhold Neighbourhood Plan Working Group

17.03.2025 at 7:30 pm at The Chapel

To save space, actions are highlighted in blue

1 **Welcome** AQ

2 **Present** CD, KH, DI, PN, TP, AQ,

3 **Apologies** NG, IM, JR, KR PS, SMW

4 **Declaration of interests** AQ

None

5 **Matters arising from last meeting** AQ

All matters arising are included in tonight's Agenda. Minutes have been circulated to everyone on the Team ahead of the meeting and no changes are needed. KH to ask Robbie to post Agenda and Minutes on Pc website tomorrow.

6 **Thank you** AQ

To everyone on the Team who has been working so tirelessly in the background. Special thanks to TP who has prepared The Basic Conditions Statement and the Consultation Statement since the last meeting.

7 **Feedback from BedsRCC re Renhold sports field**

AQ has spoken to Mike Fayers from BedsRCC who has said that they would be happy to change any 'inaccuracies' but not happy to change any perceived 'irrelevancies' as a LGS assessment must take into account the history and use/value of a space to the community. KH/PN to draft a response in light of this feedback and to arrange a discussion with the representative of Renhold Sports Club once the draft response has been approved.

8 **Basic Conditions Statement TP**

TP emailed Steve Arnold to ask for Word copies of Ravensden's versions of this document and the Consultation Statement as a starting point which was very useful indeed. Grateful thanks once again recorded to Steve for his invaluable help with this. The Basic Conditions statement sets out how the Renhold Neighbourhood Plan complies with local and national planning policy. It had been a useful exercise to examine links. There is nothing, for example, about Dark Skies in the Local Plan but there is in the National Planning Policy Framework. AQ/PN have already submitted comments on the draft. CD/KH to pass comments on to TP.

## 9 **Consultation Statement TP**

This is more of a work in progress and evolving document as we are awaiting the results of the latest Housing Needs Survey. Eventually, we will need to include the letters and responses from/to the Planning Consultants and from/to the Statutory Consultees. We also need to check what to do about individual resident feedback. Decision was made not to publish the Site Assessments on the website, but they will be held by the Parish Council in a separate file for future reference. **TP** to continue working on the Consultation Statement as we progress over the next few months.

## 10 **Additions and Amendments to Draft Policy eg Local Green Space Designations. All**

**AQ** to complete task of talking to all Landowners before updating the Local Green Space (LGS) List as most LGS in the Parish is in private ownership. **AQ** to check ownership of Pedley's Field with Bedford Borough Council. **CD** to check LGS in Cranbourne Gardens against Local Plan. **AQ** to speak again to owners of Great and Little Early Grove as both are already strongly protected as Ancient Woodland. (see page20) of Draft Plan.

**Post meeting update** The Green Spaces around the new estates are protected through Bedford's designation under Policy AD43 (Urban Open Space) CD.

## 11 **Review of Boundaries of Green Gaps to clearly define and add resulting map to Policy 2 PN**

**PN** sought clarification of the work to be done and will report back at our next meeting.

## 12 **School Parking and Planning Applications** **AQ**

NG had fed back information received on red lines from Andy Prigmore (Traffic Operations Manager at BBC). 'Red routes are used where no stopping or parking is permitted. The reality is that these will be abused in the same way that yellow lines are ignored without regular enforcement. We can enforce red routes with cameras, but this will require additional infrastructure and the purchase of at least two cameras (presuming these are to go round the bend by the school.) The cost of installing these cameras will be in excess of £55,000.

Feedback on Planning Applications from PC Clerk: Yes, the link to the Planning Portal should be on the website for people to use. We will not physically put every application on there, but people can look for themselves via the link. The Application Numbers are always on the Agenda for ease of searching.

**AQ** to feedback that no one receives the Agenda as the Circulation List is down.

## 13 **Backland Development added into Policy 2 or 6** **TP**

This has been done and highlighted in yellow in the latest draft of the NP

## 14 **Draft article for magazine re Planning Application link** **AQ**

**PN** to look for the guide that he produced some years ago for the Parish Council and to pass on to AQ, as AQ had rung BBC and had been given a three-page explanation as to how to access Planning Applications online!

**15 Ravensden Road Site Assessment and Site Assessment Amendment**

CD to send Word doc to PN so that he can amend the latest standard of the assessment template (Rev Mar2025). PN to then circulate both to the rest of the Team. Decision taken not to publish them on the NP website as they had all been assessed against objective criteria and none were deemed to be suitable and the conclusions of the latest Housing Needs Survey, due shortly, could change the requirement. Decision taken not to update the original first eight surveys.

**16 Feedback to Gladman, Phillips, Ceres with amendments AQ**

These have been completed and are ready to go out once the Colour Coded Responses have had the final proofread with DI and are ready to be uploaded to the website KH.

**17 BBC maps and Parish online mapping tool PN**

These maps should sit alongside the respective NP Policies. PN to familiarize himself with the mapping tool. The cost of an annual subscription for Mapping Tool is £162 (without any trial period; £180/year with trial period). KH to pay for it and then ask PC to reimburse him (but see post-meeting note).

Revise Green Spaces and Green Gaps maps. The recently improved Dark Skies map of the parish lacked background contextual detail to clearly identify the parish boundary. PN would try to address this. PN would liaise with TP over the requirements and TP to liaise with his contact Helen to see if she can assist and overlay the parish boundary/administrative area to improve the Dark Skies map.

**Post-meeting Note:** PN has initiated a 90-day free trial period with Parish-Online (commenced on 20 Mar) and an annual subscription of £150 + VAT will become due around 18 Jun from the NPWG budget. Also put in place is direct access to the Aerial Photography Great Britain (APGB) Map Shop and Web Map Service (WMS) Data for free data.

**18 Plan for walk around with sub team of views, log views and vistas PN**

PN to send out the Green Infrastructure Aspirations map which currently identifies 7 viewpoints across the Parish so that the team can suggest additional viewpoints using an OS Grid Reference, what3words or a Google Maps pin to identify the proposed position with a few descriptive words about the direction of view and what can be seen.

**19 Colour Coded Feedback from Residents, final check before publication KH/PN**

This work has been completed. Ready to pass on to DI for final check.

**20 Review of Draft Policy, LGS designations, Important Green Gaps diagram**

Yellow highlights were intended just for us. Bedford Borough Council will receive the Regulation 16 draft of the NP with the Basic Conditions Statement and Consultation Statement. The latter will include the details of our response to/how we addressed BBC's comments on the Regulation 14 NP draft.

**21 Review of Draft Policy against checklist DI**

DI to check this once all amendments have been made

- 22      Locality Grant                      AQ/KH**  
AQ to chase BedsRCC for the final invoice with reduction for delivering the flyers ourselves. KH to send the invoice to Clerk for payment asap.
- 23      Meeting with Village Hall Date                      AQ/KH**  
KH talked through Land Registry Document  
AQ to attend Village Hall Open Day on March 22<sup>nd</sup> and will ask for a date then. KH/AQ to prepare agenda.
- 24      Next Steps**  
Those actioned to lead follow up work will prepare for next meeting.
- 25      Date of Next Meeting**  
Monday 14 April at 7:30pm at the Chapel.  
The meeting closed at 9:00pm. Grateful thanks once again recorded to Albert and the Chapel for their continued generosity.