



GREAT DENHAM PARISH COUNCIL

Minutes of the liaison meeting held on 13th October 2015 at 2pm in The Bedford Golf Club,
Carnoustie Drive, Great Denham, MK40 4FF

Present: Great Denham Parish Council (GDPC)

Jim Weir (JW)

Martin Stuart (MS)

Roz Buchanan (RB)

David Wilson Homes

Ian Bennett (IB)

	Action
<p>1. <u>Bollards</u> JW asked if two wooden bollards can be installed on the corner of Saxon Way to prevent persistent parking on the pavement which is blocking the route for pedestrians. IB said the wooden bollards are being installed as per the planning permission granted but he will speak with TC Landscapes. DWH are using "Developer Eyes" to help complete the road adoption process as soon as possible.</p>	IB
<p>2. <u>Lagans remedial work</u> IB had held a site meeting 4 weeks ago at which Lagans confirmed they would complete the remedial work required and the POS would be turfed and the trees replaced. No work has taken place and this is being escalated within DWH. MS suggested DWH cost the work and ask Lagans to pay them to complete it. IB will update GDPC in 2 weeks</p>	IB
<p>3. <u>Broadband</u> JW confirmed Linden Homes have not installed trunking for fibre and so BT will have to install another cabinet. Did DWH' technical people advise the other developers on site about the need for trunking? IB said it was up to the individual developers and there was no obligation for them to provide it. JW confirmed the BT target date for superfast broadband provided by DWH was the end of October.</p>	
<p>4. <u>Bus service</u> This has been cut from three per hour to two. IB has been advised by Jonathan Farr (Bedford Borough Council) that the S106 money had to be budgeted so it didn't run out too soon, and it was hoped the route would become commercially viable to the provider by the time it did. The new programme for the route to include a stop at Sainsburys was awaited. JW said whilst it was understood the service had to be profitable, no-one was asking the community what it wanted and a stop at the railway would make the route very attractive to many people in Great Denham. An e-petition had been started by members of the community to have the service returned to three per hour and would be debated by the Borough as there were already more than the required 30 signatures.</p>	
<p>5. <u>Westhall proposal for 6 retail units with flats above</u> At their recent meeting the PC had shared the pdf files provided by Westhall and had asked for views from the wider community via the website. The responses received were all negative due to the small area of the site and the view that six units would be difficult to let and might remain empty. There was concern about safety because of the access to the building, about parking, increased traffic, anti-social behaviour and litter. IB expressed surprise as residents had previously asked for more facilities and retail space.</p>	

6. Land opposite Sainsburys

IB confirmed TC Landscapes had been instructed to tidy the site. He said there was a possible planning application in the pipeline from Barratts for this site.

JW said the school had met with the Borough's schools team to discuss the extra land they need as the school is full.

7. Management company

MS said unnecessarily high fees were being charged as Chamonix was using contractors from their base in Hertfordshire to do small repairs in Great Denham. There was no economy of scale. As a representative on the board of Chamonix he was trying to persuade them to be more efficient. MS asked how much weight DWH had to give to value for money when awarding a contract to a management company. IB said he would arrange for a DWH sales manager to visit and discuss this and how the site was parcelled up for management contracts.

IB

8. Temporary recycling facility

IB had written to Kathryn Chinn (Bedford Borough Council) asking that the bottle bank be relocated to the car park until such time as a design could be agreed for the permanent facility.

9. Meeting Place

IB confirmed the area will be levelled and seeded and a design will then be created. There will be no car parking.

10. Community hall

JW said there was a height differential to install a wooden floor but he believed there would be no additional cost to dig the site a few inches lower. Quotes are being discussed for the sprung wooden floor.

11. Charitable incorporated Organisation – update

JW confirmed the document had been finalised and 11 trustees had signed up to the document. It was with the PC's solicitors to be registered.

The exchange of monies needs to be formalised but IB needs clarification as to how this will be achieved as he believes the £73k for the fit out will be handed to the Borough as a cheque rather than DWH fitting out the building. JW said the PC needs £100k as a parachute payment and it needs to be established if the £73k is committed to be used for the fit out if it is handed over as cash, or if it can be used as part of the parachute payment.

IB/JW

12. Play hub

Work is well advanced and IB believes the hub merits a small opening ceremony.

MS noted that the Ouse Valley Way has a break in it in the Country Park and asked if it will be reinstated as part of DWH' plans. IB suggested he contact the Borough as he is unaware of this.