

Warren Farm Development, Ampthill Stakeholder Group

Minutes of Meeting 11: 2nd December 2015

Held at : Redborne Upper School, Ampthill

Present

Cllr Paul Duckett (PDt), CBC & ATC (Chair)
Pete Ludington (PL), Resident
Steven Smith (SS), Denison Investments
Tony Kerr (TK), Resident
Martin Kent (MK), Resident
Peter Downing (PDg), ACSG
Kelvin Horton (KH), Resident
Brian Harding (BH), Connolly Homes
Russell Gray (RG), Woods Hardwick Planning
David Joseph (DJ), Bloor Homes
Robert Webb (RW), Bloor Homes
Louise Newcombe (LN), CBC (Development Management)

Apologies received from:

June Hutley (JH), ACSG
Jon Balaam, Greensand Trust
Donna Lavender (DL), CBC (Development Management)

Agenda Item 1 – Minutes of the meeting held on 7th October 2015

TK asked for an update from Bloor Homes on whether they have bought their part of the site. RW confirmed that they have now purchased it.

TK advised that there is still some confusion surrounding the various layers of design guidance discussed at the last meeting. LN and the developers explained that the Design/Development Brief is the existing document specific to Warren Farm that was prepared prior to the outline planning application and established key principles for the site. The Residential Design Guide is a Central Bedfordshire wide document setting out new up to date design standards across Central Bedfordshire. It was adopted in 2014 and therefore after the outline planning permission was granted, however, the developers will comply with the new Design Guide in the detailed design of the scheme where agreed with CBC in the Planning Performance Agreement.

The Design Code will establish at a more detailed level, a framework of design guidance for the site and will show how key elements of the existing design documents are to be incorporated in a future scheme for the site.

Agenda Item 2 – Updated Draft Stakeholder Group Terms of Reference

<p>The revised Terms of Reference for the Group circulated with the Agenda were discussed. TK suggested that what he had been seeking under the Membership Section was a Directory with contact details for all members of the Group. It was agreed RG would prepare and circulate this.</p>	<p>RG</p>
<p>Agenda Item 3 – Preview of Exhibition Materials</p> <p>TK and MK questioned the extent to which the public exhibition has been advertised. They expressed concern that local residents are unaware of it and felt that the Council should be doing more to raise awareness.</p> <p>LN and DJ explained that this is a voluntary consultation being undertaken by the developers and that CBC will undertake statutory consultation once the Design Codes and reserved matters (detailed design) are formally submitted.</p> <p>RG explained that site notices had been posted in the following locations:</p> <ul style="list-style-type: none"> - Lamp post on Fitwick outside of site; - Lamp post on Lammas Way; - Lamp post at junction between Abbey Lane/Osier Link; - Lamp post at junction between Oliver Street/The Stables; - Ampthill Town Council Notice Boards; - Ampthill Town Council Website and Facebook page; - Ampthill Library Notice Board; - Redborne Upper School Notice Boards; - Waitrose Community Notice Board (<i>TK advised that it was no longer on display there</i>) - Houghton Close and Oliver Street Surgery Notice Boards <p>He also confirmed that the exhibition material and feedback form would be posted on line until the close of the consultation on 4th January 2016.</p> <p>KH suggested that the local representatives present should be doing their bit by making people aware of the exhibition and encouraging them to attend it.</p> <p>Copies of the exhibition boards were put up for all attendees to view and discuss with the developers.</p>	
<p><u>Agenda Item 4 – Any other business</u></p> <p>It was suggested a further meeting be held in mid – late January once the Design Codes are ready for submission so that these can be reviewed in detail by the group. RG to arrange meeting at the appropriate time.</p> <p>The Warren Farm website was discussed, with the developers confirming the intention to launch a new site early in the New Year.</p> <p>A request was made for a meeting to be arranged with the Internal Drainage Board (IDB) and CBC's Drainage Officer to discuss issues relating to the ditch to the north of the Connolly Homes land. LN to look into this.</p>	<p>RG</p> <p>LN</p>