

POTTON TOWN COUNCIL
Minutes of an Extra-Ordinary Meeting of the Town Council held on
Tuesday 31st May 2016, 7.00pm at the Community Centre.

Present: Councillors Mr D. Ellison, Mr G. Emery, Mr R. Harris, Mr L. Ivall, Mr R. Jordan, Mr P. Langridge, Mr J. Lean, Mr A. Leggatt, Mr J. Lewis and Mr A. Macdonald Chairman.

Absent: Councillors Mr A. Gibb, Mr J. Hobbs, Mr C. Temple, Mr R. Whitfield and Mr A. Zerny.

Also Present: James Griffiths from Kier Homes, three members of the public and the Town Clerk.

1 Apologies for absence

Apologies for absence had been received from Councillors Mr A. Gibb, Mr J. Hobbs, Mr C. Temple and Mr A. Zerny.

2 Declaration of Interest

Councillors were reminded that they should declare an interest in any matter of personal or prejudicial interest to be discussed at this meeting. Information about this requirement had been on the table.

3 To Receive any Questions from the Public

Question 1 – Amenity Green Space Restrictions – Who gives permission.
Question 2 – Footpath from north of the site.

The Chairman thanked the member of the public for the questions and he advised that he would allow members of the public to raise the questions again later if an answer wasn't given during the following items.

4 Biggleswade Road Development

The Chairman welcomed James Griffiths from Kier Homes.

Mr Griffiths advised that the plans have been revised because of the northerly boundary.

Mr Griffiths showed members a plan with a cross-section of the properties proposed for the northerly boundary. He advised that the properties are now lower and the length from the boundary to properties in the development has been increased to ten – twelve metres.

Mr Griffiths then advised that the properties in the development range from two – five bedrooms. With forty of the one hundred and fifty one properties being affordable housing of two and three bedrooms (Shared ownership and rental).

A member asked for the affordable housing to be spread across the whole site. Mr Griffiths advised that the housing association don't want the affordable housing to be spread across the whole site and have asked for the affordable housing to be put into groups.

Mr Griffiths then advised that it was still to be decided which of the affordable hoses would be shared ownership and which would be rental.

A member of the public arrived.

A member queried about the footpath from the development going to Sheepwalk Close stopping at the edge of the boundary.

Mr Griffiths advised that the link to Sheepwalk Close is possibly included in the Section 106 agreement.

A member queried about the Biggleswade Road footway to the Hollow and closure of the Biggleswade Road entrance to the Hollow.

It was **resolved** that Cllr Zerny's establishes the current position about the closure of the Biggleswade Road entrance to the Hollow.

The Chairman asked Mr Griffiths to give the council details about the public open space.

Mr Griffiths asked will the town council be pursuing the option to take over the open space at Biggleswade Road.

The Chairman advised about avoiding wooden play equipment and having wet pour under the equipment.

A member asked when the open space would have to be taken over.

Mr Griffiths advised that the open space has to be taken over after fifty percent occupancy has been reached and that is likely to be eighteen months to two years from now.

Mr Griffiths advised that a Management Company will have to be set up if the town council doesn't want to adopt the open space.

Mr Griffiths then advised that a Management Company will have to be setup as soon as plot sales take place and this is why Kier Homes would like to know before any plot sales happen if Pottton Town Council will be wanting to adopt the open space.

Members discussed about the cost to maintain the site especially the play area.

Members asked about the pond arrangements.

The Town Clerk reminded members about the information included in the supporting information for this meeting (Pages 71-75 and 83-85 of the additional information for the Biggleswade Road planning application) that the £39,100 commuted sum is for open space not including the LEAP (Local Equipped Area of Play).

5 Planning Application(s) outside the remit of the Planning Committee

Application No: CB/16/00436/RM Land to the East Side of Biggleswade Road, Potton.

Reserved matters following outline application CB/13/00921/OUT. For phase 1b and 2 for 120 flats and houses.

Members discussed the planning application.

It was **resolved** to include a further item on the agenda for the town council meeting on the 7th June 2016 to allow residents of Horne Lane to comment about the CB/16/00436/RM planning application.

It was **resolved** to suspend standing orders to allow members of the public to ask questions.

A member of the public asked about storm water drainage and where the outflow was proposed.

Mr Griffiths advised that the run off outlets are proposed to go into the basin at the top end.

A member of the public asked about the installation of nest bricks into houses.

Mr Griffiths advised that the installation of nest bricks into houses is possible in plot 1A. Mr Griffiths asked to be sent Mr Day's contact details.

It was **resolved** to send Mr Day's contact details to Mr Griffiths.

A member of the public asked about Section 106 monies for the right of way to Sheepwalk Close, as all Section 106 monies allocated for the Hall for All are needed and monies mustn't be taken from the Hall for All for the right of way.

Mr Griffiths advised he would clarify Section 106 monies for the right of way to Sheepwalk Close.

The Chairman thanked James Griffiths from Kier Homes for attending.

James Griffiths from Kier Homes left the meeting.

6 Mill Lane Recreation Ground

Members considered the request made by Alan Riley, Chairman of Potton United Football Club about using Mill Lane Recreation Ground for evening training sessions during June and July 2016, from 7pm – 9pm.

Members noted Mr Riley has advised they don't require use of the changing rooms as they will start at Potton United, the players will then run-up to Mill Lane, carry out training at Mill Lane and then return to Potton United. Mr Riley has requested access of Mill Lane car park for a few cars, this would include the two Manager's vehicles with equipment for the training

session. Specific evening training session dates are to be confirmed and the number of sessions is dependent on whether they can arrange any pre-season friendlies.

Members noted the comments from Steve Judd, Chairman of Potton Colts; *"That's ok, BUT would appreciate if they can:*
1. keep out of the existing goalmouths.
2. train towards the centre of the field.
Idea is to give the areas that get used the most, some chance to recover."

Members were concerned about bad language and the reputation of the football club.

It was suggested about Potton United Football Club locking the vehicle gate after hire.

It was **resolved** that Potton United Football Club could use Mill Lane Recreation Ground with a charge of £15 per hour for a minimum hire of two hours per evening and if bad language becomes a problem they will no longer be able to use the recreation ground.

7 To Arrange Date of the Next Meeting

The next meeting of the Town Council had been arranged for Tuesday 7th June 2016.

The meeting closed at 8.30pm.

Signed.....ChairmanDate

Mission Statement

The aim of Potton Town Council is to serve the people of this town to the best of its ability.