



# GREAT DENHAM

Parish Council

BEDFORD BOROUGH COUNCIL

28 OCT 2013

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Mr P Rowland  
Bedford Borough Council  
Planning Department  
Borough Hall  
Cauldwell Street  
Bedford, MK42 9AP

22 October 2013

Dear Mr Rowland

## Great Denham Parish – Neighbourhood Plan Application

At a meeting of Great Denham Parish Council on 9<sup>th</sup> September it was resolved to proceed with the development of a Neighbourhood Plan for the parish of Great Denham. A copy of the resolution is attached.

Pursuant to this resolution and sections 61F and 61G of the Town and Country Planning Act 1990 (the Act) and regulation 5 of Neighbourhood Planning (General) Regulations 2012 (the Regulations), we hereby formally apply to Bedford Borough Council to designate as a Neighbourhood Area the whole area of the parish of Great Denham, that is the area **within** the red lines shown on the attached map, as provided by the Borough. Please note it is the Ordnance Survey and Borough data that is to be used to define the area – the outlining is merely for information to indicate which boundaries are to be used.

In accordance with regulation 5(b) we assert that it is desirable that the whole of Great Denham be designated as a Neighbourhood Area so that a more integrated approach to planning at the Neighbourhood level can be achieved.

In accordance with regulation 5(c) we assert that Great Denham Parish Council is the relevant body for the purposes of s61G of the Act.

Having regard to inter alia s61G (3)(a) of the Act we believe that none of the area of the parish of Great Denham has been designated as a Neighbourhood Area and the area being requested for the Neighbourhood Plan does not overlap any other parish area.

We have already taken some initial steps to build a Neighbourhood Plan in accordance with the Bedford Borough Neighbourhood Plans guidance. We look forward to receiving your formal



approval to this application and to working with the Borough to help build a better Bedford.

Yours faithfully

J Weir  
Chair  
Great Denham Parish Council

R Buchanan  
Clerk  
Great Denham Parish Council

*James Weir*  
22/10/2013

CONFIRMED AS EXTRACT OF MINUTES  
OF GREAT DENHAM PARISH COUNCIL MEETING  
HELD ON 9<sup>TH</sup> SEPTEMBER 2013

**Action**

<p>discuss this. It is hoped the hall will be available by summer 2014. Cllr. Weir also advised he was concerned that in a recent email Jim Caffrey had stated he wished to discuss some changes to the Great Denham Master Plan. He will advise the results of the meeting.</p>	<p>JW</p>
<p>5. <b><u>Neighbourhood Plan – update on decision to proceed and resolution to set Great Denham’s boundaries as a Neighbourhood Area (10 mins)</u></b> Cllr. Harrison said the Working Party had sent out 750 leaflets asking residents if they would like to complete a questionnaire. To date only 15 completed questionnaires have been returned – although many more were sent out. Cllr. Harrison has analysed the responses which will be used to inform the Neighbourhood Plan. Due to the low response the information will have to be extrapolated to assume it applies across the Parish. The following resolutions were agreed.</p> <ol style="list-style-type: none"> <li>1. <b><u>Resolved:</u></b> Great Denham Parish Council will produce a Neighbourhood Plan for the Parish of Great Denham.</li> <li>2. <b><u>Resolved:</u></b> Great Denham Parish Council will write to Bedford Borough Council requesting that the Parish Boundaries, as defined by the Definitive Map Extract dated 31<sup>st</sup> December 2010 (copy attached to these minutes), will be set as the Neighbourhood Area for the Parish of Great Denham. The letter will be signed by James Weir as the Chairman of the parish Council.</li> <li>3. <b><u>Resolved:</u></b> The Working Party will continue to develop the Draft Neighbourhood Plan as agreed to date and will keep Great Denham Parish Council informed as to progress at meetings of the Parish Council.</li> <li>4. <b><u>Resolved:</u></b> Approval of the Parish Council will be obtained before any commitment is made to proposals involving significant expenditure. Minimal costs for printing and similar miscellaneous expenditure can be incurred without such approval.</li> <li>5. <b><u>Resolved:</u></b> The local stakeholders (copy of list attached to these minutes) will be contacted by the person actioned in the list.</li> </ol>	<p>All TH JW TH/KC/Clerk All</p>
<p>6. <b><u>Issues raised by residents (20 mins)</u></b> <b><u>6.1 Fish and chip van/anti social behaviour in P&amp;R/use by driving schools</u></b> Cllr. Weir had had a mix of positive and negative feedback about the fish and chip van. Some residents were finding the noise of the generator intrusive, others didn't like the signs which were left permanently in place and there was some evidence of oil having been spilt. Cllr. Harrison noted that the Neighbourhood Plan survey had indicated through traffic should be discouraged and this would only generate it. Cllr. Smith confirmed that he believed the van was the subject of an application for a trading licence and was surprised that the PC had not been informed. <b><u>Resolved:</u></b> Before any further action is taken the Clerk will check if a licence has been applied for and, if not, whether a licence is required. Cllr. Weir has received complaints about noise from someone using a remote controlled car in the P&amp;R. He will have a word with them to try and resolve the problem. Use by driving schools was not considered a problem at this time. <b><u>6.2 Park &amp; Ride not being used at school drop off times</u></b> Parents and carers are still not using the Park &amp; Ride (P&amp;R) and are parking just beyond the double yellow lines. Cllr. Weir said Andrew Prigmore had confirmed the yellow lines were to be extended, but unfortunately this would not resolve the problem for Muirfield residents as the lines would not be extended there. <b><u>6.3 Inadequate nature of play equipment provided by developer</u></b> The PC noted the disparity between the excellent play equipment provided at the Wixams and Shortstown developments with the woefully inadequate provision in Great Denham. It was thought that the equipment provided was specified in the Biddenham Loop Development Plan, which is almost twenty years old. This issue needs to be addressed immediately before any further poor play areas are completed. <b><u>Resolved:</u></b> Cllr. Weir will write to Stewart Briggs and ask how the Borough intends to resolve the problem. He will include photographs of Wixams and Shortstown and comparison photographs of Great Denham. He will also use data from the Neighbourhood Plan survey. <b><u>Resolved:</u></b> Cllr. Weir will raise the issue in his meeting with Jim Caffrey on 11<sup>th</sup> September and ask how BBC determines what equipment is specified. <b><u>Resolved:</u></b> If necessary the PC is willing to contribute some funds to supplement funds</p>	<p>Clerk JW JW JW</p>