

[CB/14/01818/FULL](#)

Land adjacent to The Guinea, Bedford Road, Moggerhanger
Erection of 18 dwellings with highway, services, hardstanding and external works

Notes from the DMC meeting August 27, 2014

We had close to 50 people turn out for this meeting all proudly wearing their MATHS badges. One Councillor commented they had never had so many residents attend a planning meeting before.

Many of the Councillors had visited Moggerhanger on the previous morning and one unable to do so visited separately.

We were the second planning application to be discussed so were up and running by around 11am. The item was opened by the case officer Amy Lack with the following additional information:

- Anglian Water had been contacted and still maintained the water supply/drainage was adequate.
- The Highways authority was contacted and also voiced little concern although thought perhaps the visibility on the A603 could be improved. Their solution to this is to move the give way road markings further onto Bedford Road.
- During further discussion the case officer explained the applicant was also prepared to set back the picket fence in front of the Guinea Public House.

Next Paul Petrie spoke on behalf of the Parish Council.

Then Richard Parish spoke on behalf of the residents .

Then Martin Amber from Levitts, the agents/architects for the developer spoke. His presentation was simply this site was in the site allocation for the LDF, the development was accepted in principle therefore it should be approved. He said they had engaged with Highways, Anglian Water, Planning and there was a unilateral agreement. He also stated that there was capacity in both upper and lower schools but they would be making a contribution towards middle school education.

All Councillors referred to the site being allocated as part of the LDF and as such were of the opinion that some development would take place at that site.

Cllr Tricia Turner, as our district Councillor was invited to speak. She:

- Thought the suggestion to move the road markings was a complete waste of time and actually dangerous. Made much of the A603 problems and pushed very hard to get some ongoing sensible discussion to address the road problem.
- Insisted that Anglian Water be brought to the table for discussions as it was completely unacceptable for them to suggest there were no problems. This meeting she thought should also include the environment agency.
- Raised the issue that many residents seemed unaware of the site allocation but went on to confirm that all the correct processes had been in place to ensure adequate consultation. That said she suggested that CBC look at its processes for communication as this appeared not to work.
- Suggested development needed to reflect the needs of the village so a better mix should be considered.
- Confirmed that the then Parish Council voted on the site allocations.
- Suggested average speed cameras. When advised by the Chair that the Parish Council could look into this Councillor Turner raised the issue of high cost.

There was a general discussion with Councillors asking for clarification on various points. The following points were raised:

- One Councillor felt this could be a missed opportunity to add something back to the village.
- More than one asked why there were no bungalows included in the affordable housing and one felt that the large turnout from the village meant that this development was not meeting the resident's needs.
- A number asked for clarification on how many affordable houses there were as there appeared to be only 4 which did not meet the required percentage. It was clarified that there were 6.
- One Councillor raised concerns re flooding as much had been said by the residents about this, and asked if there was going to be any assurances for assistance if flooding occurred.
- One Councillor was concerned there was a large area of unadopted road and that there appeared to be no provision for street lighting, and insisted there would need to be an agreement for the developer to provide and maintain this.

The discussions continued for some time and after the final vote the application was not approved.

Finally MATHS would like to thank everyone who turned out on the day to show their support. You asked the MATHS team to support the village and the amount of work that has been put into getting us to the Council Chamber for this meeting has been vast and should have been sufficient to win the day. That said it is clear to all that without the huge turnout by the residents this would very likely have been approved. A fantastic team effort - well done everyone!