

5 Sep 14

Whist:

This takes place tonight at 7.30pm in the village hall with cash prizes and a raffle. Refreshments are included.

Coffee Break:

Don't forget this weekly event for Mums and Dads every Wednesday during term-time from 9am to 10am and longer if wanted (the shop is open until noon). Tea or coffee and biscuits cost just 50p.

Parish Council:

The next meeting will be held on Wednesday, September 17, at 7.30pm in the village hall.

Planning:

On Wednesday, August 27 the Central Bedfordshire Council (CBC) Development Management Committee (DMC) met. At this meeting the proposed development to the rear of the Guinea public house was discussed.

Close to 50 residents attended to register their concerns over this development and 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.

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 to speak was Paul Petrie on behalf of the Parish Council. Then Richard Parish, Chairman of the Moggerhanger Acting Together for Housing and Safety Team (MATHS) spoke on behalf of the residents.

The final representation to the DMC was given by Martin Amber from Levitts, the agents/architects for the developer. 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.

She 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.

She 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.

She suggested development needed to reflect the needs of the village so a better mix should be considered.

She confirmed that the then Parish Council voted on the site allocations.

She suggested average speed cameras for the A603. 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.

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.

The MATHS team would like to thank everyone who turned out on the day to show their support. At an open village meeting the MATHS team was formed from volunteers to support the village and the amount of work that has been put into getting Moggerhanger 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.

Emm Gee 60:

Owing to sickness and transport problems the meeting due to be held on Wednesday last had to be cancelled.

In this fortieth year of the Club and numbers have dwindled due to age. New members are needed to keep the Club going so anyone interested in joining with new ideas etc. will be most welcome. Please contact Mrs E Barrance, the Hon Secretary, on 01767 640734, Mrs C Rawlins, Chairman, on 01767 640348 or Mr A Buck, Vice Chairman, on 01767 641127.

The next meeting will be held in the Village Hall on Wednesday, September 24 at 2.30pm.

St Johns Church:

On Wednesday, September 10 there will be an induction Service of the Rev Fiona Gibson at All Saints Church, Cople at 7.30pm.

Church Services:

St John the Evangelist, 9am sung communion.