

Council's legal department and the Chairman's of MBDC and County Council.

It was then discussed that as the Queen Street Development is virtually finished councils should have been in receipt of the following contributions

Contributions to County Council

£155,598 to Roecroft School
£152,608 to Etonbury School
£195,871 to Samuel Whitbread School

These contributions should have been paid on occupation of the 85th dwelling.

Contributions to MBDC

£48,000 for Cycling and Walking
£30,000 for Ivel Valley Project
£41,360 Sports Pitch Contribution

Resolved that the following letters be sent:

- A letter to the County Council to ask if the contributions listed above have been received as the site is virtually complete.
- A letter to MBDC to ask if the contributions listed above have been received.
- The above letters are to be copied to Ken Mathews and the relevant Portfolio holders.
- A letter to the County Council asking where the second pedestrian crossing is going to be situated as outlined in the agreement for Cycling and Walking. Also ask for a copy of the current proposed draft plans for highways works for Land South of Stotfold so we can have some input.

It was then pointed out that Planning Application 08/0052/FULL 2 Prince Edward Way, Stotfold had been granted full conditional approval by the District Council for change of use of landscape buffer zone to residential garden. Members were alarmed by this decision as we had originally objected to the application on the grounds that *the area is amenity land and is part of the landscape of a nice development. This Council would be looking to take over and maintain it in the future. This area of land is vital to the amenity of the total estate and not just the immediate area.* This land is covered under the legal agreement and should be transferred to Stotfold Town Council after the 85th dwelling it was decided that we were not willing to give up the land.

Resolved that a letter be sent to Barbera Morris the MBDC solicitor to express our concerns over the decision made on this planning application.

With regards to the Land South Stotfold it was noted that members were aware of a problem with the Playing Fields Contribution, this is being dealt with. The report suggested that there

would only be one piece of art sited adjacent to the Community Hall, members felt that it should be 3 pieces one being stained glass windows at the new school plus 2 other pieces it was mentioned that it would be beneficial to have the children involved in the design of the stained Glass windows.

Resolved that a letter is sent to Andrew Davie at MBDC and the developers Leigh Johnson to ask what feedback they gathered from the Public Consultation held recently in the Memorial Hall.

230. TO FURTHER CONSIDER PROPOSALS FOR A MIXED RETAIL/DEVELOPMENT AREA TO THE WEST OF STOTFOLD (AS PER COUNCIL MINUTE 7874 – 6TH JUNE 2008).

A report was circulated from Councillor Mrs Clarey titled Blue Sky Thinking for Land West of Stotfold. This was a bulleted report giving ideas and suggestions for the proposed Land West of Stotfold. Members agreed on the first bullet point of finding a name for the area such as 'Westfield' and not Town Centre as this would be inappropriate. Bullet point four related to the possibility of Etonbury School being redeveloped and the Chairman pointed out that the County Council had already contacted the Town Council with thoughts to relocating Etonbury School on the land behind the new leisure centre.

A member then read a statement that shows that Stotfold will become the second largest town in Bedfordshire, however there were no figures to support this or any given year that this may happen.

Resolved that a letter is sent to Trevor Saunders at MBDC to ask him what figures he used to predict that we would be the second largest town in Bedfordshire and what year this is expected to be.

Another area of discussion was the need for an around town bus service to allow access to the retail area and the town centre. It was also suggested that a route via Arlesey train station to Hitchin would be a good idea.

It was then pointed out that there was a lack of hotels in the area and this could be a good suggestion for the list of ideas for the Land West of Stotfold.

A member then expressed concern as to why more houses were needed on this development, and it was discussed that it was obligatory to have houses on this development as well as retail units. There were also concerns that the residents living outside the town will not use the existing High Street shops as this new development will deter them away and they will become detached from the rest of the town as has happened on other developments such as Fairfield.

Suggestions of which shops/services that could be considered were discussed and suggested uses were dentist, optician, DIY store, dry cleaning clothes and shoe shops. It was then suggested that writing to local banks again to encourage them to bring their businesses back to Stotfold would be beneficial to them as the town is rapidly growing.

It is essential to point out that these suggestions are for future works approximately 30-40 years.

231. ANY OTHER ITEMS FOR INFORMATION.

A member then asked if the building works at the land south of Stotfold had come to a standstill and it is thought that the developers would be finishing what they had started, it was only Persimmon homes that have stopped building.

A question was then raised about the situation with the Gypsy Site. A district councillor present at the meeting informed members that there is to be a 3rd consultation for towns with proposed Gypsy sites. The Local Development Framework Team have put forward 5 pitches with a maximum of 4 caravans per pitch making a total of 20 caravans. This is expected to be held in October 2008.

Members were then asked about the progress of Hallworth House and it was:

Resolved that a letter is sent to Aragon Housing for an update on the progress for the new Hallworth House being sited behind the Larksfield Surgery.

There being no further relevant business the meeting was declared closed at 8.40pm

CHAIRMAN

DATED