

**Minutes of Barkway Parish Council Extraordinary Meeting
Held at the Pavilion, Barkway on Tuesday 30th July 2024 at 7.30pm.**

- 1. Attendance:** Cllrs:
Mr W Dennis (Chair)
Mr P Baker (Vice Chair)
Mr G Swann
Mr D Marchant
Ms L Fletcher

Also present: Mrs C Toms (Clerk/RFO), County Cllr. F Hill and Dist. Cllr. M Prescott.

Members of the Public: 22 members of the public were present.

- 2. To receive and accept apologies for absence:** None received.

- 3. To receive Councillor's Declarations of Pecuniary Interest and to remind Councillors of their requirement to update register of interests under change of circumstances – None.**

Standing Orders were suspended.

- 4. Public Session – to receive representations from members of the public – (see item 5).**

- 5. To review the news of the sale of site BK3 to Redrow and to prepare a draft list of conditions to request to be applied to any Full Planning Application to be granted that will help to mitigate the effect on the village of the development during and after the period of build.**

It was agreed that the meeting would continue as an open meeting with members of the public able to contribute and ask questions.

Cllr. Swann addressed the meeting.

He stated that an Outline Application submitted by Rands (18/01502/OP) had already been approved by North Herts Council (NHC) in spite of the Parish Council having fought its proposed inclusion within the NHC Local Plan over numerous years. Therefore, it was very likely now to happen. The Reserved Matters Application might be similar to the plans originally submitted with the Outline Application but they might change. No full Planning Application had been received for consultation as yet.

It was confirmed that developers Redrow had now purchased the development site from Rands at a price thought to be of around £22m.

With the new Labour Government now in place their aim was to now 'get development led by local people, not by developers'. Therefore, there was an opportunity to try and influence matters by getting conditions in place on any approved planning application. It was noted that there were 24 conditions imposed on the permission already granted, including condition 9 relating to the requirement to upgrade the Barkway Sewage Treatment Plant (STP) to cope with the addition demand. The Developer would need to liaise with Thames Water regarding upgrade of the STP. It might be that Redrow

would have already factored in the cost for this. Currently Thames Water had informed the Parish Council that there might be monies available in their Capital Plan 2025-30 to upgrade the STP to meet demand as it currently stood to prevent the ongoing spills of untreated sewage into the River Quinn (a protected ancient chalk stream). **These proposed works did not take into account the increased demand that would be generated as a result of BK3!** The Parish Council would closely monitor matters and if necessary, employ the skills of a specialist consultant to add additional weight.

It was thought that Redrow probably already had a template plan for a site of this size and there was concern that the development would be unimaginative, similar to numerous others throughout the country with little regard to blending in with the rest of the village. As this was such a rural development, there would be unique conditions required, compared with a more urban site.

A request was made for help from volunteers to read through all the detailed full application documents when they arrived for consultation. Several people came forward with offers to help.

It was requested that a page on the website was developed where all relevant documents to BK3 may be easily accessed. **Action: Clerk/Webmaster**

Draft list of conditions to consider:

- Traffic Management Plan, including:
 - Preferred access along The Joint
 - Passing points created to preserve verges
 - Compound for off-road parking and deliveries
 - Wheel wash facility
 - Protection of school and public bus route
- Buffer zone to protect Newsells Park Stud and early hedgerow planting
- Protection of Recreation Ground
- Protection of Bridleway during and after the build
- Mix of affordable and social housing throughout the site
- Hours of work during build
- Noise and dust management during build
- Start and finish date for the development
- Shop to be built before site completion
- Protection of existing trees and hedgerows
- Protection of Herts County Council Reserved School Site and early hedgerow planting
- Adequate parking requirements for properties
- Street Lighting
- Management of Pegasus Crossing over Bridleway
- S106 monies
- Aesthetics of design and layout to blend in with existing village – reference to the Barkway and Nuthampstead emerging Neighbourhood Plan – Design Codes document.

6. Date of next meeting – Tuesday 13th August 2024.

There being no further business, the meeting ended at 8.20pm.