

## **GREAT CHESTERFORD PARISH COUNCIL**

### *MINUTES OF A MEETING OF THE GREAT CHESTERFORD PARISH COUNCIL HELD ON WEDNESDAY FEBRUARY 10<sup>TH</sup> 2016 AT 7:30PM IN THE COMMUNITY CENTRE, GREAT CHESTERFORD*

**Present:** Neil Gregory  
Sharon Tricerri  
Collette Altaparmakova  
Gareth Bevens

Julie Redfern  
Simon Witney  
Matt Rowan

Alan Cattley – Clerk  
14 members of the public.

#### **16/018. Apologies for Absence**

Apologies were received and accepted from Cllrs. Hall and Newcombe.

#### **16/019. Declarations of Interest**

Cllr. Redfern declared herself as a member of Uttlesford District Council.

#### **16/020. Minutes of the Last Meeting.**

The minutes of the meeting held on January 13<sup>th</sup> 2015 were signed as a correct record of events.

#### **16/021 Presentation from Emma Fletcher of Smithson Hill**

Ms Fletcher spoke and showed slides to illustrate some of the ideas which were being considered in respect of the proposed developments by high tech agricultural and biological companies in the South Cambs area. These included changes to road layouts, improvements to train stations and increased park and ride facilities which would become necessary as the numbers of traffic movements increased in line with the proposed expansions.

Ms Fletcher suggested that the Genome Centre's plans might need realigning to accommodate these changes, and that if Wellcome were to be challenged on the details of their proposals it would be necessary to be able to suggest improvements.

In response to questions, it was stated that Cambridgeshire County Council would be the body to approve any proposed road moves and that the City Deal scheme was funded by central government.

#### **16/022 Public Forum**

A resident of Bartholomew Close had received a reply from ECC suggesting a meeting to consider the question of access to the proposed development on Little Field. The PC will nominate a representative to attend the meeting when the date is decided.

A resident expressed concerns in respect of planning application UTT/15/2310/OP at Thorpe Lea. The track adjacent to the site is on private land and not available to become a cycle track. Further concern was expressed that two posts had appeared in a gap which had been made in the adjoining hedge and it was hoped that this did not represent an attempt to establish access to the site. It was stated that historically there had never been access at this point and to attempt it was considered very dangerous in view of the track's use by farm vehicles.

The PC's Tree and Hedgerow monitor stated in respect of planning application UTT/15/3782/FUL that surveys had indicated evidence of a significant Bronze Age cemetery on the site and urged that the PC should insist that a staged archaeological survey of the site be a condition of any approval.

He also informed the meeting that Bartlett's Tree Experts Ltd. had been commissioned to undertake a survey of trees in the village and that this will enable the PC to plan its annual tree budget and not merely respond reactively to problems as they arose. The planting and pruning work on Horse River Green was now complete.

Another resident stated a view that 31 houses on the Thorpe Lea site was too many despite UDC's view to the contrary and that the village should continue to protest the case.

A resident noted with approval the implementation of a 20mph speed limit within the village, but expressed reservations about the visibility of the signs. Suggestions that they be augmented by road markings were not unanimously supported by other speakers who felt they represented an unwelcome urbanisation inappropriate in a village context.

Thanks were expressed *in absentia* to Howard Rolfe for pursuing a persistent campaign to have the limit introduced.

Neighbours to the proposed crematorium site stated that they still had objections to access arrangements to the site and reported that the representative at the site meeting had not been able to identify where the planned access was "on the ground". Cllr. Redfern stated that the UDC committee would be meeting at the site and she would stress the need to know the exact position of the access. It was thought that the access would still meet planning requirements even if it were not in the exact position indicated on the plans. The PC would publicise the committee meeting date when it became known.

## 16/023 Planning

*To consider any comments to be returned to Uttlesford District Council (UDC) on the following application:*

**UTT/15/3782/FUL** New Crematorium together with associated landscaping and access

**Location:** Land East of Field Farm Drive Great Chesterford Essex

Notes from Cllr. Newcombe were read to the meeting. It was noted that the proposal was outside the development boundary, concern was expressed at the uncertainty of the access location and reservations concerning the adequacy of light screening.

**Resolved: To object** on the grounds of location outside the development boundary, and in the event of permission being granted to request conditions regarding lighting and access times and S.106 contributions towards preschool provision and cycle paths within the village.

**UTT/15/2310/OP** Outline application, with all matters reserved except for access, demolition of existing dwellings and residential development of up to 31 dwellings

**Location:** Land at Thorpe Lea Walden Road Great Chesterford Essex CB10 1PS

Notes from Cllrs. Hall and Newcombe were read. It was noted that the landowner and agent had been communicative and had responded to previous PC comments. The landowner had asserted that the gap in the hedge was not indicative of intended access and was not in the plans.

**Resolved: No Objection**, but to place on record the continued belief that access to the B184 was dangerous and to request a condition that the hedgerows be preserved, that affordable housing should be dispersed within the site, that there should be consultation on finishing materials and that S.106 contributions be made towards cycle paths, preschool and Community Centre.

**UTT/16/0065/HHF** Erection of single storey rear extension

**Location:** 39 Jacksons Lane Great Chesterford Saffron Walden Essex CB10 1PT

**Resolved: No Comment**

**UTT/16/0135/CLP** Side Extension**Location:** 8 Four Acres Great Chesterford Essex CB10 1QE**Resolved: No Comment****UTT/16/0158/FUL** Proposed change of use from B1 (office space) to D1 for use as a private physiotherapy clinic.**Location:** Unit 3 Rectory Farm Barns Walden Road Little Chesterford Saffron Walden Essex CB10 1UD**Resolved: To support****UTT/16/0199/FUL** 1Proposed Dwelling**Location:** Land North East Of Granta Cottages Newmarket Road Great Chesterford Essex**Resolved: To support** subject to conditions in respect of tree retention, suitable access provision, clarification of parking arrangements and the use of materials in keeping with surrounding properties.**UTT/16/0206/FUL** Amendment to approved planning permission UTT/1364/95/FUL to include change of use from car parking to office space and changes to roof space of both Phases I and III offices with new basement area, total additional floor area 352m<sup>2</sup> (renewal of TT/0603/09/FUL)**Location:** Plextek Ltd London Road Great Chesterford Saffron Walden Essex CB10 1NY**Resolved: To support** subject to confirmation of the continuing adequacy of remaining parking provision.**16/024 Changes to local policing**

It was resolved to write to the Police and Crimes Commissioner (PCC) stating our objection to the reduction of local police cover. The date of the next consultation meeting with the PCC would be circulated when this was known. It was suggested that neighbouring Parish Councils be contacted with a view to a possible joint response.

**16/025 Local Plan Public Consultation**

It was agreed to include this in the Annual Village Meeting unless our consultant recommended otherwise.

**16/026 Finance**

The report of receipts and payments made since last meeting was noted without comment.

**16/027 UDC Local Plan and 16/030 Neighbourhood Plan.**

These two items were considered together.

Concerns were expressed about the timing of the Local Plan (LP) although reassurances had been received from the Assistant Director of Planning and Building Control that the plan was still on track and that the cross border collaboration required by the Duty to Cooperate was taking place.

A request to tender for undertaking work for the village on preparing a NP had resulted in two qualifying bids. Navigus Planning had quoted £10,460 and Parker Planning Services Ltd. £13,656.

It was proposed by the Planning Group to appoint Navigus to do the work, subject to PC approval.

**It was resolved** to approve the appointment and associated expenditure.

The need to align the timing of the NP with the LP was stressed, and a gap analysis would be undertaken to ensure that this happened. Differing views were expressed concerning UDC's ability to complete the LP within the required time.

It was understood that the next meeting of UDC's planning group would be in late February and that officers would be communicating progress with PCs and Town Councils.

**16/028 Preschool**

It was reported that the survey to ascertain the views of parents and other interested parties in the village was progressing.

There had been a meeting with architects, and it was understood that the site would be provided with appropriate access arrangements, details of which would require confirmation. Questions concerning lease terms still needed to be decided, but it was felt that the project was broadly running to time.

**16/029 Allotments**

Rabbit fencing was due to be installed shortly and contractors' quotes had been requested for laying out the plots. It was hoped that these would be ready for use by April.

Legal advice was still awaited in respect of drawing up tenancy agreements, this being necessary to avoid statutory security of tenure becoming possible.

It was understood that Cllr. Newcombe was making arrangements to arrange this, but in the event that this was not possible in the time required it was agreed to seek other arrangements.

**16/030 Neighbourhood Plan.**

Taken with 16/027 above.

**16/031 New Website**

The clerk and Cllr. Altaparmakova had met the web designers and established an outline set of requirements. It was proposed that all village groups would be offered pages on the site or links to their own existing sites and full provision made to discharge the PC's obligations under the forthcoming legislation for local authority transparency. It was noted that government funding was available for such work, but only for those councils with an annual turnover below £25,000.

**16/032 Queen's Birthday**

Following the success of their anniversary celebration last year, it was decided to approach the WI to ask if they would consider organising the village's participation in the national plan to mark the occasion with beacons. Cllr. Redfern offered to make funds available from the New Homes Bonus available for the purpose.

**16/033 Matters for further discussion.**

Suggested topics included:

Seeking clarification from the manufacturers of equipment in the play area about the age recommendations for users in the light of the signage recommendation received from RoSPA.

Establishing County/District/Parish councils' responsibilities for litter clearing.

**16/034 Date of Next Meeting.**

The next meeting of the Parish Council is to be held on Wednesday 9<sup>th</sup> March 2016 at 7:30 in the Community Centre.

The meeting closed at 9:45pm

Signed (Chairman).....

Date: 9<sup>th</sup> March 2016