

GREAT CHESTERFORD PARISH COUNCIL

MINUTES OF A MEETING OF THE GREAT CHESTERFORD PARISH COUNCIL HELD ON WEDNESDAY MARCH 9TH 2016 AT 8:00PM IN THE COMMUNITY CENTRE, GREAT CHESTERFORD

Present: Neil Gregory
Sharon Tricerri
Collette Altaparmakova
Gareth Bevens
Tom Newcombe

Julie Redfern
Simon Witney
Matt Rowan
David Hall

Alan Cattley – Clerk
Cllrs. Howard Rolfe and Robert Chambers of UDC.
Approximately 50 members of the public.

16/035. Apologies for Absence

None received.

16/036. Declarations of Interest

Cllr. Redfern declared herself as a member of Uttlesford District Council.
Cllr. Witney declared a family relationship to the owner of Andy Turnbull Landscaping.

16/037. Minutes of the Last Meeting.

The minutes of the meeting held on February 10th 2015 were signed as a correct record of events.

16/038. Presentation from Wellcome Genome Campus

Martin Dougherty (Chief Operating Officer), Wendy Arntsen (Head of Campus Development) and Adrian Ibrahim (Head of Technology Transfer and Business Development) spoke to explain the work carried out at the Genome Campus and to outline details of their proposed expansion programme.

16/039. Public Forum

Q Has the Uttlesford Local Plan been taken into account?

A It is “on the radar” but no active engagement has taken place.

- The residential block is an important part of the proposal.
- WGC want to develop roads in ways to benefit the surrounding villages.
- The plans are not “set in stone” – it is too early to discuss fine detail.

Q Does WGC have a view on the possibility of 4,500 houses being built to the South?

A Not in favour.

Q Was the provision of a train station under consideration?

A Groups are looking at upgrading the line and an extended parkway would be sensible option. West Anglia are looking at upgrading the line to four tracks and the balance of fast to local trains.

- The problems of station car parking would need to be solved before real benefits became apparent.
- There are plans for a new station north of Cambridge, with a possible stop at Addenbrookes.
- The numbers and balance of open market houses and commercial businesses were not yet known.

- The first commercial occupants would be science based companies employing 200-250 people in total.

Q Will there be market housing?

A University campuses such as Keele have housing stock, some rented and some at market rates. It is possible that WGC will do likewise.

Q Existing schools are full – what arrangement will WGC put in place?

A Analysts will be looking into this. A neighbourhood centre will be open to the wider area; the analysis is not yet done, but it is likely that the plan will include provision for schooling.

Q Would the outcome of the EU referendum have an effect on the Campus?

A It was felt that the risk of employment difficulties was low. Historically the Trust has received EU funding which may disappear over time.

Q Was there a conflict of interest with Bidwells representing both the campus and local landowners?

A The infrastructure to allow campus development is WGC's main interest. Bidwells look after some Wellcome land and that is all.

- The trust owns houses and farms in Hinxton.
- Bidwells came to the PC meeting to hear residents – they only look after the land around the campus.

Q What would the impact be on WGC if there were no development in Great Chesterford?

A None

Q Is science or profit the driver behind the proposals?

A There are both scientific and commercial interests.

Q Does the number of employees quoted include third parties?

A Yes

- The villages do not want to be wrecked by WGC's success; there are problems which need addressing now, not in 25 years.

Q How far advanced are plans for improving the A505/A1307 roundabout?

A WGC are talking to SCC. It has not been adopted by the Highways Agency; WGC may agree to help with funding. They have already paid for the cycle path.

- The accommodation was likely to have a compound mentality similar to Dubai – it would be preferable to disperse rather than have a ghetto.

Q Could WGC commit to establishing cycle tracks to Ickleton?

A Yes

Q Could there be a continuous road without roundabouts?

A It was an expensive option, but this would be considered.

[There was a short interval at this point]

16/041 UDC Call for Sites review

Details of the sites were shown to the meeting.

Cllr. Rolfe spoke to make the following points:

- The development target for Uttlesford was 568 houses per year until 2033
- 2,000 were already built, and permission given for 5,000 which left a further 4,500 required.
- Parish and town councils are being consulted to correct any errors of fact.
- By June, UDC will have decided whether to pursue a single settlement or dispersal strategy; seven single settlement sites were under consideration.
- By September, the officers' recommendations would be made and public meetings convened.
- Public consultation would begin in November.
- The deadline was March 2017

Other questions and comments included

Q Will the PC be including a Historic Area Assessment as part of its submission?

A Yes

It would be foolish not to refer to WGC in the response and the Duty to Cooperate should be reiterated. The existing Bellway and nursery sites would count towards the required total.

Q Why are there two overlapping sites?

A We don't know.

Q Does the plan allow for the increased need for schools and doctors?

A The Local Plan will have the numbers; Essex CC will be obliged to respond.

(Cllr. Chambers commented that if a single settlement option were adopted the necessary infrastructure would be provided; if smaller settlements there may not be enough money in the developments to support it)

An extra primary school would normally be required for every 800 new houses and a secondary school for 3,000.

Provision of doctors' surgeries was a matter for the NHS, not UDC.

Q The five year land supply was looking uncertain – what are the risks if suitable sites are not found?

A The land supply was currently 5.2 years which could leave us exposed if developers appeal. Large sites are by nature slow to develop.

Cllr. Hall would be preparing a response for the Parish Council. Councillors were requested to forward comments for inclusion by Friday 18th March

16/040 Rural Planning Review

It was resolved not to submit a response.

16/042 Neighbourhood Plan.

Concern was expressed that time was running out if we were to respond in time for the plan to be properly assimilated into the Local Plan. A meeting had been arranged with UDC's NP consultant Rachel Hogger and it was intended that a timetable for specific actions would be established to allow for this.

It was understood that the latest date for submissions would be in September, subject to clarification.

16/043 Planning

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

UUTT/16/0328/DFO Details following outline application UTT/15/1424/OP for the erection of 3 no. dwellings - details of appearance and layout.

Location: Land At Acre Croft High Street Great Chesterford Saffron Walden Essex CB10 1PL

It was felt that although the design was acceptable, the scale was overbearing and the increased area in **UTT/16/0341/FUL** was an abuse of process in view of previous undertakings by the agent that this would not be sought.

Resolved: Strongly Object

UTT/16/0341/FUL Removal of condition number 10 of UTT/15/1424/OP (The three dwellings shown in indicative form for the development hereby permitted by this outline permission shall have a combined gross internal floor space not exceeding 1,000sqm for any reserved matters application that may be submitted to the local planning authority for subsequent approval) to allow floor area in excess of 1000m2 with no change to design footprints or scale

Location: Land at Acre Croft High Street Great Chesterford Saffron Walden Essex CB10 1PL

Resolved: Strongly Object

UTT/16/0410/HHF Replace front and back doors and one window to side elevation

Location: Alma Cottage Carmel Street Great Chesterford Saffron Walden Essex CB10 1PH

It was thought that the proposed features were not of an appropriate grade for the location and not in keeping with surrounding properties.

Resolved: Object

UTT/16/0413/HHF Proposed single storey rear and first floor front extensions, rear and side dormer windows, roof lights and sun pipe. Changes to fenestration and the creation of new car parking spaces.

Location: 65 Jacksons Lane Great Chesterford Saffron Walden Essex CB10 1PT

Resolved: No Objection

16/044 Finance

The receipts and payments made since last meeting were noted without comment.

It was **resolved** to continue with the green waste skips for a further year.

In the absence of a formal application, the decision to consider a request for funding from the Chesterfords Community Centre was deferred to the next meeting.

It was **resolved** to ratify acceptance of quotes for work on allotment site. It was understood that the costs would be covered by grants.

16/045 Parish Safety Volunteer Scheme.

It was decided to make the recruitment of suitable candidates an agenda item for the Annual Village Meeting.

16/046 Daimler Ferret armoured car.

It was decided not to proceed with purchase.

16/047 Preschool

A report from the Preschool committee was expected by the end of the month. It was agreed to allow time at the April meeting to consider its conclusions.

16/048 Allotments

The fencing was now complete.

Legal advice on the preparation of the tenancy agreements was expected soon.

Paths would be laid soon.

Ploughing of the land by UDC had been delayed as conditions had been too wet.

16/049 Matters for further discussion.

Lack of places in Saffron Walden County High School for children in the village.

16/050 Date of Next Meeting.

The next meeting of the Parish Council is to be held on Wednesday 13th April 2016 at 7:30 in the Community Centre.

The meeting closed at 10:45pm

Signed (Chairman).....

Date: 13th April 2016