

GREAT CHESTERFORD PARISH COUNCIL

MINUTES OF A MEETING OF THE GREAT CHESTERFORD PARISH COUNCIL HELD ON WEDNESDAY JUNE 17th 2015 AT 7:30PM IN THE COMMUNITY CENTRE, GREAT CHESTERFORD

Present: Neil Gregory
Gareth Bevens
Collette Altaparmakova

Simon Witney
David Hall

Paul Sutton – Head of Planning, Cheffins
Alan Cattley – Clerk

Approximately 30 members of the public.

15/083. Apologies for Absence

Apologies for absence were received and accepted from Cllrs. Newcombe, Redfern Rowan and Tricerri.

15/084. Declarations of Interest

None received.

15/085 Presentation from Cheffins.

Mr. Sutton (PS) introduced himself and spoke in respect of planning application UTT/15/0643/DFO Land north of Bartholomew Close.

In summary:

- The application has outline permission, so the fact of the development is not at issue.
- This stage concerns “reserved matters” – these included access, layout, scale and principles of landscaping.
- Access via Bartholomew Close was the only route possible; access via the Bellway development was not an option.
- ECC has raised no objection to access via Bartholomew Close
- There are plans available showing the proposed layout

Mr. Sutton stated that Cheffins wanted to understand the concerns of residents and believed it should be possible to adjust the proposal to accommodate these concerns

15/086 Public Forum

Bartholomew Close

A resident of the High Street whose property backed on to the site stated concerns about the height of the proposed buildings and that these should blend in with existing 2 storey houses rather than the 2½ storeys of some of the Bellway development. Concern was also expressed that building work on Saturdays was to be permitted.

PS clarified that 2½ storeys indicated bedrooms in the roof space and not necessarily increased height. The permitted working hours included 8-1pm on Saturdays and were standard procedure. He suggested that any objections to this be addressed to UDC.

Where will visitor parking be accommodated? Residents’ parking from twelve houses will take up the 24 spaces indicated and on- road parking in Spencer Road and Rookery Close was already fully used.

PS stated that the requirement was for one visitor space for every four houses. This meant a requirement for three spaces which was provided. Each house has two spaces plus garage which is standard.

A resident observed that the parking bays were 5m whereas the Essex design guide required 6m. PS will investigate.

It was commented that when Outline Permission was granted, it was believed that access via Stanley Road was stated as an option and it was suggested that this option should be the one chosen.

PS stated that access was not part of the original OP and that the applicants did not own the land in question.

It was stated that the proposal did not comply with the Essex Design Guide in the following respects:

- Garden sizes
- Proportions of smaller properties
- Mix of affordable properties

It was also believed that the proposed properties were out of character and proportion with neighbouring properties.

Another resident stated that traffic was already a concern, and constituted an accident waiting to happen. Increased levels would make this even worse, particularly during the construction period.

PS commented that it was assumed that ECC would have already considered all aspects including safety before giving approval.

It was commented that refuse lorries were already unable to enter Wakefield Close and this would only be exacerbated by further development.

It was stated that the measured widths of 4.72m and 1.6m on access roads and paths respectively did not meet design standards and the presence of tyre marks on pavements bore this out.

It was felt that dropped kerbs in locations which enabled through traffic to mount the pavement constituted a serious danger to children in particular.

Concern was expressed that the majority of the 90 trees present on the site would be lost. Mr. Hamilton said he would look into this, but stated that a number of the trees in question were conifers in unsafe condition.

It was asked why the Tree Officer's report was not available online. This was a matter for UDC.

The Landscaping proposal had been put together in consultation with UDC.

It was observed that bushes had been stripped out from the Bellway development leaving a very bare impression. As owner of the land in question, Mr. Hamilton stated that this had been done without his knowledge or consent.

Acrocroft

A member of the public commented that the application "seemed like a sneaky way to gain access to the caravan site". In response, it was stated that the PC could only judge on the basis of the facts as presented.

Points made included;

- The access was parallel to the pub grounds and very narrow which would seem to open the question of development on the pub site.
- The access will be an unadopted road which may present difficulties for access by refuse lorries and emergency vehicles.
- It should be made clear that the PC was opposed to the possibility of the site being used for access to the High Street from Hawthorn House.
- Applications for infill at 5 London Road and the Delles had received permission; although precedents had been set, this should not mean a presumption of acceptability.
- The application contained numerous “cut and paste” errors.
- The photographs were not representative.
- The comment that site access was “safe for such a small village” was inappropriate.

15/087 Councillors’ questions .

It was asked what would be needed to secure access via the Bellway development. It was stated that the owners have no control over this and it is not possible.

It was agreed that access was now the key concern. There were evident drawbacks to this aspect of the proposal and it was suggested that ECC be asked to clarify why they were willing to “tick the box” on their approval.

It was thought that questions of height, layout, working times etc. were not impossible to reconcile, but the PC would find it difficult to support a proposal with such evident access problems.

It was suggested that the developers give thought to how this question might be addressed, and that ECC should be challenged on the accuracy of the measurements upon which their decision was based.

In answer to a question from the floor, the PC has not raised questions with ECC as it had been assumed originally that access would have been made via the Stanley Road site.

Thanks were offered to the applicants for coming to the meeting, and the consultation was appreciated.

15/088 Planning

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

UTT/15/0643/DFO Details following outline application UTT/14/0425/OP for residential development - details of access, scale, landscaping and layout for 12 no. dwellings

Location: Land North Of Bartholomew Close Great Chesterford Essex

Resolved: Strong Objection

UTT/15/1424/OP Outline application for the erection of 3 no. Dwellings and garages with all matters reserved except access and scale.

Location: Land At Acre Croft High Street Great Chesterford Saffron Walden Essex CB10 1PL
[This item deferred from meeting on June 10th as item 15/074]

Resolved: No Objection possible due to lack of detail

15/089 Date of Next Meeting.

The next meeting of the Parish Council is to be held on Wednesday 8th July at 7:30 in the Community Centre.

The meeting closed at 9.40pm

Signed (Chairman).....

Date: 8th July 2015