

GREAT GRANSDEN PARISH COUNCIL
Minutes of the Parish Council Planning Meeting held on 17th February 2020
At 7:30pm

Those present were:

Andrew Pett Chairman

Giles Scott Vice Chairman

Catherine Fox Clerk

Peter King Parish Councillor

Nigel Day Parish Councillor

Nick Ginn Parish Councillor

Jeff Gorton Parish Councillor

Lisbeth Ricciardi Parish Councillor

Michael Capps Parish Councillor

And 19 members of the public

1. The meeting was opened at 7:30pm with a silent prayer.
2. **Apologies.** Apologies were received from Cllr Catmur, Cllr West and Cllr Wisson.
3. **Declarations of Interest.** There were no declarations of interest.

4. OPEN FORUM The meeting was closed for 30 minutes. A number of concerns were raised by residents around the amended offsite works. A recent report from Robin Hobbs (County Highways) suggested that the existing local infrastructure is reason enough to accept a 1.2m footpath. This would be deemed adequate to cater for the small level of additional trips which may be generated by the development. It was also noted that the Transport Statement Robin Hobbs referred to used Mandene Gardens as a comparable development, despite it having a lower number of houses and cars and a totally different demographic to the new development. In relation to this report, Councillors were asked to consider the number of houses in the immediate locality of the junction in question (Sand Road, Williams Close, Mandene Gardens, Mill Road and Church Street) the additional traffic and pedestrian volume created by the 40 new houses will be equivalent to a 50% increase in useage of the aforementioned junction. The report's support for the proposed visibility splay outside 1 Mill Road fails to acknowledge that it runs through a neighbouring hedge, meaning unobstructed visibility cannot be guaranteed. The report also failed to acknowledge the detrimental effects of relocating the street light outside 1 Mill Road (a Grade II listed building in a conservation area). Residents queried why no consultation had been held around this matter.

Issues were also raised around the original planning decision being made on the basis of a critical piece of evidence submitted by the applicant; namely, that the land required to undertake the off-site works was under the control of either the agent or Highways. Councillors were urged to question why the Planning Department and the DMC were not asking probing questions of the agent and the developer about being given misinformation on such a significant matter. Safety issues remain a significant concern, especially given the potential increase in pedestrians and, in particular, children that will be using the crossing.

Photographic evidence of incidents at the junction had been provided to the Parish Council to aid their discussions.

Mark Gay attended the meeting as a representative of the developer Hayfield Homes. He reiterated that the outline planning permission had been obtained by Catesby Estates and the site had subsequently been purchased by Hayfield. Mr Gay gave his assurances that all due diligence checks had been undertaken and that all proposed works were within the parameters that had been given. Mr Gay assured residents that safety of the junction was of paramount importance. He commented that additional crossing points had been planned and that kerb heights would be

increased to mitigate against vehicles mounting the verges. Mr Gay reiterated that 1.2m had been deemed an acceptable width for the footpaths, and that all works that have been carried out at the site had been only enabling works. There will be no further presence at the site until consent has been granted.

Cllr Pett thanked Mr Gay for attending the meeting and for his comments.

5. Planning.

1. PARISH COUNCIL CONSULTATION – APPLICATION REF.

19/80334/COND Conditional Information for 17/01375/OUT: C20 (off site works)

Land North East Of Mandene Gardens Great Gransden

Councillors agreed to propose **REFUSAL** on the grounds that:

1. Safety is being compromised by the reduction in the width of the pavement from an acceptable 1.5m to an unacceptable 1.2m. Does the reduced footpath width provide sufficient mitigation of the road safety risk or does the scheme now require further measures to achieve the original aims of the planning condition?
2. The sight lines looking east from the Sand Road junction are inaccurate and not acceptable especially with the 50% increase in traffic generated around that junction.
3. The moving of the Parish Council's light directly in front of a Grade 2 listed building is adversely affecting a listed cottage in the conservation area which will be significantly harmed.
4. Because the original decision of the DMC taken in February 2019 was based on information inaccurately supplied, this particular proposal must be decided again by DMC on the basis of the new details.

This was proposed by Cllr Gorton, seconded by Cllr Pett and unanimously carried.

The Clerk will submit the Parish Council comments to HDC by the deadline of 19th February 2020.

6. Date of Next Meeting The next ordinary meeting of the Parish Council will be held on Monday 2nd March 2020 at 7:30pm in the Reading Room.