

GREAT GRANSDEN PARISH COUNCIL
Minutes of the Parish Meeting held on 23rd August 2017

Those present were:

Andrew Pett Chairman

Diane Taylor Clerk

Michael Capps Parish Councillor

Alan Rowbotham Parish Councillor

Ann Cosgrave Parish Councillor

Debi Pearce Parish Councillor

Jeff Gorton Parish Councillor

and 17 members of the public

1. The meeting was opened at 7.30 pm with a silent prayer

2. **Apologies.** Apologies were received from Parish Councillor Stephanie Beaumont.

3. **Declarations of Interest.** There were no declarations of interest.

4. **Open Forum.** The meeting was closed for eighteen minutes and members of the public were invited to speak. Residents commented on the West Street proposed allocated site. Points raised included the importance of retaining green spaces and farm land outside the development footprint; opening it up would set a precedent. Additionally, whilst there is a genuine demand for housing, development of a brownfield land such as the Potton site is preferable but there is still a need for affordable housing. A point was made about the land being amenity land as it is used by dog walkers. Councillors commented that it is not possible to recognise it as amenity land; it is private property. Comments about the Sand Road proposed allocated site included the village's inability to cope with large developments. Andrew Pett stated that the Local Development Framework Core Strategy 2009 identified Great Gransden as a small settlement and any development in excess of minor scale will require strong justification, although planners do get overruled by inspectors. Councillors confirmed that both proposed sites are outside the village boundary; if either site is accepted, the village boundary will incorporate them. When asked about small scale development outside the village boundary councillors confirmed that there are exceptions; LP28 provides for Rural Exceptions Housing.

5. **Consultation – Huntingdonshire Draft Local Plan to 2036 and Housing and Economical Land Availability Assessment 2017.** Andrew Pett commented that Great Gransden is only mentioned on 4 occasions in the Draft Local Plan to 2036. It is classed as a small settlement; LP10, allowing development assuming sustainability concerns are addressed including the availability of services, availability of sustainable modes of transport, efficient use of land and existing infrastructure, mix of housing type and the effect on the character of the settlement and surroundings. Councillors unanimously agreed their support of L10. Councillors considered the Housing and Economical Land Availability Assessment 2017 and the sites at West Street and Sand Road which have been put forward for allocation. These 2 sites have been included in the new local plan. Councillors have already put forward their reasons for refusing the Sand Road planning application. The West Street site is approximately 1 hectare and can accommodate up to 20 dwellings with an anticipated gross residential density of 30 dwellings per hectare. Councillors commented that the brownfield site occupied by Potton would meet the requirements for development and if the Sand Road planning was granted, the village would be in jeopardy of having 80 new houses in the next few years. Comments were made about affordable housing which is still not affordable unless it is social, rented or restricted ownership. Great Gransden does not have all the amenities and such development is not sustainable. Councillors commented that the proposals to develop the brownfield site is preferable and agreed to ask HDC to take the Potton site into account, particularly as a pre-application has been made. Councillors agreed they were not against infill development, having recently approved 9 new houses. Councillors unanimously agreed that the village boundary should not be extended and that the sites put

Minutes of the Parish Council meeting held on 23rd August 2017 - concluded

forward at West Street and Sand Road would not be supported in order to protect the rural character of the village. Full reasons will be set out taking into account the grounds provided for turning down the sites on previous occasions.

The Next Meeting has been arranged for Monday 4th September 2017

This meeting closed at 8.10pm