

GREAT GRANSDEN PARISH COUNCIL
Minutes of the Parish Meeting held on 2nd 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

District Councillor Barbara Boddington, District Councillor Richard West
and 28 members of the public

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

2. Apologies. Apologies were received from County Councillor Julie Wisson and Parish Councillor Stephanie Beaumont.

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

4. Open Forum. No member of the public wished to speak.

5. Planning. 1. 17/01375/OUT Outline planning permission for residential development of up to 40 dwellings (Use Class C3) including means of access into site (not internal roads), parking and associated works, with all other matters (relating to appearance, landscaping, scale and layout) reserved. Land North East of Mandene Gardens. Councillors noted that there had been a number of letters of objection with a further 12 in circulation which had not yet been listed on HDC's website. The common theme of the letters included the lack of bus services, school capacity, medical services, condition of Sand Road and the junctions at Caxton Road and East Street. Councillors commented on the lack of detail, the Local Plan describing the village as a small settlement, group villages where housing groups and infilling will be allowed (Policy STR1), scale of housing developments with up to 8 dwellings for a housing group (Policy STR2). The settlement hierarchy is continued by Policy CS3 Core Strategy of 2009 allowing minor development up to 9 dwellings for smaller settlements such as Great Gransden with smaller settlements being distinguished as unable to offer a sufficient range of services and facilities to sustain daily living without the need to access services and facilities elsewhere. Huntingdonshire Local Plan to 2036, whilst not yet having been adopted, continues that theme noting that proposals for development within the built-up area of a small settlement will be considered on individual sustainability merits. Andrew Pett commented that the Housing and Economic Land Availability Assessment 2017 is still open to consultation until 25th August and although a number of sites have been put forward for inclusion under the 2036 Local Plan, including the Sand Road site, these have not yet been assessed despite Catesby's assertion that the site has already been judged to be potentially suitable for residential development subject to the retention of existing tree cover and the use of careful boundary treatments. This is untrue; the site has been proposed for inclusion under the 2036 Local Plan but each case will be considered on its merits. Councillors also commented on the nature of the urban style development and the type of housing proposed which does not take into account the type of properties in the surrounding area. Andrew Pett proposed '**Refusal**' on the grounds (1) it is outside the village limit as laid down in planning policy, (2) the development is contrary to Policies STR1, STR2 from the 2002 Local Plan, Policy CS3 from the Core Strategy of 2009, and Policy LP10 in the Draft Local Plan to 2036, (3) sustainability for this development increasing the size of Great Gransden by 10% is not proven in terms of availability of services, modes of transport and its effect on the character of what is defined consistently by HDC in all their policy documents as a Small Settlement and (4) considering the factual inaccuracies in the Request for an

Planning – continued:

Environmental Impact Assessment statement dated 3rd May 2017 regarding bus services and traffic volumes this should be reconsidered under the new regulations which came into force on 16th May 2017 taking into account the direct and indirect significant effects of the proposed development on population and human health. Seconded by Ann Cosgrave and carried unanimously.

The Next Meeting has been arranged for Monday 7th August 2017

This meeting closed at 7.52pm.