

GREAT GRANSDEN PARISH COUNCIL
Minutes of the Parish Meeting held on 30th October 2017

Those present were:

Andrew Pett Chairman

Stephanie Beaumont Vice Chairman

Diane Taylor Clerk

Michael Capps Parish Councillor

Nick Ginn Parish Councillor

Alan Rowbotham Parish Councillor

Ann Cosgrave Parish Councillor

Jeff Gorton Parish Councillor

Giles Scott Parish Councillor

District Councillor Barbara Boddington, District Councillor Richard West

County Councillor Julie Wisson and 12 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 Debi Pearce.

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

4. **Open Forum.** The meeting was closed for two minutes and members of the public were invited to speak. Nik Johnson asked about any plans for the village telephone box as many had been transformed using innovative ideas e.g. a book exchange. The kiosk is grade II listed but the Parish Council does not own it. The matter will be placed on the November agenda.

5. Housing and Employment Land Availability Assessment (HELAA) October 2017

consultation. Andrew Pett commented that this is not a policy making document and the inclusion in this assessment is no indication that a site would obtain planning. It is a consultation on the assessment of the suitability of a site. HDC is looking for sites which could be included to satisfy its housing requirement. Four sites have been put forward in Great Gransden:

West of Eltisbury Road. This is the Kingspan site. Councillors commented on the presentation by Kingspan and their proposals for the future development of the site although there were no guarantees. The presentation suggested that the site would be for mixed housing and self-build with a slow development of the site. Councillors commented that it is a brownfield site within the village limits and that it would be the best option of the 4 sites. There is good road access and no known infrastructure constraints, has the least risk of flooding and will have a less adverse impact on the heritage aspects of the village. It is more suitable for housing than its present use as a commercial site. Councillors discussed affordable housing but noted that such housing could only be guaranteed for villagers if it is a Rural Exception Site.

South of Sand Road, East of Mandene Gardens. This is a greenfield site, outside of the village limits. The estimated development of 40 houses will have an impact on existing facilities and an adverse impact on the heritage aspects of the village. There are traffic constraints with improvements needed to both ends of Sand Road. Councillors commented on the concerns about flooding as raised by Anglian Water on the outline planning application which has already been submitted. Further concerns were raised about surface water and foul sewerage.

South east of Baldwins Manor, Waresley Road. Again, councillors commented that it is a greenfield site outside the village limits. There are also traffic constraints; the access will be onto Waresley Road which is busy and used by vehicles including lorries as a cut through. It is a narrow road and there is no pavement along either Waresley Road or Meadow Road leading to the village amenities. There is also a risk of flooding, with that section of Waresley Road impassable on occasions due to flooding. Development of the site would have an adverse impact in the heritage aspects of the village.

North west of West Street. Again, this is a greenfield site outside the village limits. Access to and from the site will be difficult particularly with the estimated capacity of 79 dwellings. The whole site comprises 3 paddocks and the location will have an adverse impact on the heritage

aspects of the village. The northern most access leads to a road with no pavement with the second access onto West Street within the heart of the village. The access is narrow and both are insufficient for the number of houses proposed. There is also risk of flooding, with flooding at the bottom of the Riddy.

It was proposed by Ann Cosgrave that the Parish Council support the Kingspan Potton site west of Eltisley Road and object to the other 3 sites for the reasons detailed above. Seconded by Michael Capps and carried unanimously. Councillors also agreed to make general comments, pointing out in relation to all 4 sites that whilst all are specified as being within 400m of a bus stop, no buses run on a daily basis to and from the village. Furthermore, development of the sites will put a strain on health services and the local primary school with limited capacity for school development and expansion will be needed between now and 2036.

6. Planning. 1. 17/01961/CLED Use of Mobile Home, The Caravan, Waresley Road. The letter from HDC outlining the application for a Certificate of Lawfulness was read out. Councillors also considered the email from the planning officer outlining the history of the site and the applicant's unsuccessful appeal against the District Council's enforcement notice to cease use of the mobile home and land for residential purposes. As the enforcement notice continues, rendering Mr Ward's continued occupation of the land unlawful, there are no grounds for granting a certificate of lawfulness. Councillors commented on the length of time it had taken for the planners to find out the history. However, based on the information from HDC councillors agreed that there was no alternative but to propose refusal. Councillors commented that an agreement had been reached in 2010 to allow the applicant to continue living on the site for the rest of his life. It was proposed by Stephanie Beaumont to recommend '**Refusal**' on the ground that it contravenes Section 191(2) of the Town and Country Planning Act 1990. Seconded by Ann Cosgrave and carried with 7 votes in favour and 1 abstention. Clerk to write to HDC confirming that the agreement reached in 2010 should remain.

The Next Meeting has been arranged for Monday 6th November 2017

This meeting closed at 8.25pm.