

# Little Chesterford Parish Council

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## **Draft Minutes of a Parish Council Meeting held on Thursday 14th January, 2021 at 7.30pm**

**Present** Chairman Robert Pumfrey, Cllr Paul Osborne, Cllr Annie Roberts and Cllr Fiona Wilkinson.

**In Attendance** District Councillor Richard Pavitt and Amanda Lindsell - Clerk to the Council.

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### **21/001 APOLOGIES FOR ABSENCE**

Apologies for absence were received and noted from Cllr Lez Davison and District Cllr Neil Gregory.

### **21/002 DECLARATIONS OF INTEREST**

Chair Pumfrey declared a pecuniary interest in agenda item 21/007iii, as a neighbour of the applicant.

### **21/003 PUBLIC PARTICIPATION**

None.

### **21/004 MINUTES OF THE LAST MEETINGS**

The minutes of the November Parish Council Meeting were approved by Councillors as an accurate representation. Chair Robert Pumfrey authorised the clerk to sign the minutes on his behalf.

### **21/005 DISTRICT COUNCILLOR'S REPORT**

District Councillor Richard Pavitt detailed;

- i. The District Council's £300million portfolio of investments has produced a lot of revenue extremely quickly, wiping away what would have been a major hole in the mid-term finances, particularly as a result of covid costs.
- ii. Flooding issues continue throughout the district, the recent issues on the B1383 in Newport are mostly due to long standing neglect, exacerbated by the sodden ground.
- iii. Having attended the Essex Quality Panel regarding the applications on the London Road planning application, it is surprising that there doesn't appear to be much of an improvement in the reserved matters application UTT/20/3329/DFO. Councillor Wilkinson agreed that Hill have not addressed the Parish Council's concerns.

*District Councillor Pavitt left the meeting.*

### **21/006 FINANCE.**

- i. The clerk presented a statement of accounts and reconciliation to cash books which were approved. Cheque - 100381- Clerk's salary Nov/Dec 2020 - £172.25 was agreed for payment.
- ii. The 2021/22 budget was agreed at £2810.00.
- iv. The 2021/22 precept was agreed at £2500.00.

### **21/007 PLANNING**

The following responses were agreed to return to Uttlesford District Council relating to planning;

- i. UTT/20/3329/DFO - Land To The South West Of London Road, Great Chesterford Reserved Matters application, seeking approval of appearance, layout, scale and landscaping, for 76 dwellings following approval of outline planning permission UTT/19/0573/OP - The Parish Council agreed that they strongly object to this application on the following grounds;
  - a. Inadequate woodland planting to form a green screen.
  - b. Omission of green space to south of site providing transition and separation.
  - c. Omission of transition from low to high density.

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d. Noise attenuation barriers not evident on hard and soft landscaping plans.

e. Inadequate provision of cycle path.

f. Does not address road safety issues.

g. Inadequate public consultation.

h. Impact of run-off on Cam Chalk stream not assessed.

It was agreed that Councillor Wilkinson would draft and circulate a detailed objection.

ii. UTT/20/3205/CLP - Manor Lodge, High Street, Little Chesterford

Conversion of out-buildings and barn to form 3 private dwellings off existing access, approved as reference UTT/17/3314/FUL - No objection.

iii. UTT/20/2891/HHF - Springwell Cottage, Walden Road, Little Chesterford

Erection of detached single garage - The Parish Council would like to clarify the status of the road facing boundary wall, which is not mentioned in this application. This wall makes an important contribution to the street scene and character of the area, being a continuation of the boundary wall of the adjacent Grade II listed Springwell Cottage, and should therefore be retained. The planning officer has advised that this site should now be considered as within the curtilage of the listed building, and so any alterations to this wall would require explicit planning consent. The Parish Council also notes the inaccuracies within the application which claims that no trees or hedges will be removed, when the reality is that a large amount of trees and hedging have already been removed. The application also claims that the site cannot be seen from the public road, it can clearly be seen from the B184.

iv. UTT/20/2782/FUL - Barn at Joseph Farm, Walden Road, Little Chesterford

Proposed demolition of agricultural building and erection of one dwelling - The Parish Council strongly objects to this application and notes that the granting of Class Q planning permission must not set a precedent for a new build on this site, as it provides only for reuse of disused agricultural buildings. This application must be only considered on its own merits as a new build on this site and be subject to the additional considerations that pertain. It was agreed that Councillor Wilkinson would draft and circulate a detailed objection.

v. UTT/20/2855/DOC - Land to the south-west of London Road. Great Chesterford

Application to discharge condition 25 ( noise and vibration assessment) attached to UTT/19/0573/OP - The Parish Council objects to this application. The data for monitoring position L1, indicated to be in a position corresponding to a garden on the plan used, would seem to indicate at LAeq16 in the range of approximately 65db – certainly in the range of 60 to 70 db. This is in excess of the garden requirement of not more than 55db stated in the outline planning permission, but this does not seem to be reflected in the report’s conclusions. Additionally, the Noise and Vibration assessment has been carried out with a set of baseline assumptions which are not reflected in the current proposed masterplan and should be resubmitted.

The following planning decisions were noted;

vi. UTT/20/3360/NMA - Springwell Stables, Walden Road, Little Chesterford

Non material amendments to UTT/20/0010/HHF including juliette balcony replace with 3 new windows. Timber weatherboarding replaced with new composite fibre cement cladding to match existing. timber weatherboarding replaced with new brick and flint mortar finish added. French doors in the kitchen to be replaced with bi folding doors. Replace proposed window to extension with a new top light window. Two new roof lights added to bedroom 3 and one new roof light added to en-suite. New window to GF WC - Approved.

vii. UTT/20/2694/HHF - Riders Croft, Walden Road, Little Chesterford

Erection of greenhouse - Approved with conditions.

viii. UTT/20/1149/LB - The Old Cottage, High Street, Little Chesterford

Proposed removal of internal wall - Approved with conditions.

## **21/008 LOCAL PLAN**

The clerk shared an update given at Great Chesterford’s meeting which stated that UDC have just announced its Call for Sites with a return date in April as opposed to March.

The Reg 19 consultation is currently scheduled for March/April 2023.

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The Greater Cambridge Local Plan published in November 2020 detailed a number of large sites being considered, including 3500 for Abington, 9000 at Heydon Golf Club and a further 13,450 houses spread through a variety of local villages including Hinxton, Whittlesford, Fowlmere and Ickleton. The site of most interest would be the 1000 house site on the Great Abington settlement site, adjacent to the county border, which would have obvious implications for Little Chesterford.

## **21/009 NEIGHBOURHOOD PLAN**

Cllr Wilkinson detailed progress made with the Neighbourhood Plan, including reviewing comments received following distribution of the latest draft in November. The next stage of drafting will include housing policies, as circulated in December, including site specific policies for Bartholomew Close (GC), land to the south west of London Road and proposed access arrangements for the site opposite Rectory Barns.

## **21/010 GIGACLEAR**

Gigaclear have said that the majority of work is complete in Little Chesterford, although there is some outstanding work to be carried out under a wayleave in Audley End, which covers the Little Chesterford cabinet area. Residents are asked to contact Gigaclear's Network Build Care team for more information on a case by case basis. ( [networkbuildcare@gigaclear.com](mailto:networkbuildcare@gigaclear.com) )

Councillor Wilkinson noted that the salt bin near the roundabout has been quite heavily damaged by Gigaclear, who have not responded to an email requesting a replacement. Clerk to pursue.

## **21/011 BUS SHELTER**

The Council agreed that CCTV for the bus shelters is not currently feasible, although a fireproof coating for the shelters will be considered in the future.

## **21/012 MATTERS FOR FURTHER DISCUSSION**

Memorial bench. i

## **21/013 DATE OF NEXT MEETING**

The next meeting of the Parish Council will be held at 7.30pm on Thursday 11th March, 2021.

**The meeting closed at 8.37pm.**