

# Little Chesterford Parish Council

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## **Minutes of an Extra-Ordinary Parish Council Meeting held on Thursday 30<sup>th</sup> September, 2021 at 7.30pm**

**Present** Cllr Ian Couchman, Cllr Paul Osborne, Cllr Annie Roberts and Cllr Fiona Wilkinson.

**In Attendance** County Cllr Paul Gadd and Amanda Lindsell, Clerk to the Council

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The Council resolved that Cllr Couchman would chair the meeting in Chair Pumfrey's absence.

### **21/060 APOLOGIES FOR ABSENCE**

Apologies for absence were received and noted from Chair Robert Pumfrey and Cllr Lez Davidson.  
Apologies for delayed arrival were received and noted from District Cllr Neil Gregory.

### **21/061 DECLARATIONS OF INTEREST**

None.

### **21/062 PUBLIC PARTICIPATION**

None.

### **21/063 DISTRICT AND COUNTY COUNCILLORS REPORT**

County Councillor Paul Gadd's report is attached as appendix one.

Cllr Wilkinson requested that County Cllr Gadd request an update from Essex Highways regarding the highway issues relating to UTT/20/3329/DFO – Land to the south west of London Road.

County Cllr Gadd resolved to request that Essex Highways submits comments in relation to the transport sustainability aspects of UTT/21/2688/FUL – Springwell Nursery.

*County Cllr Gadd left the meeting.*

### **21/064 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, Little Chesterford

Amended Reserved Matters application, seeking approval of appearance, layout, scale and landscaping, for 76 dwellings following approval of outline planning permission UTT/19/0573/OP. (07/10/2021)

*District Cllr Neil Gregory joined the meeting.*

Public exhibition Monday, UDC meeting Wed. Hill did produce some boards with highways issues, Fiona asked Paul to check with EH where they are with those proposals, Fiona to forward the detail to Paul. Paul left the building. Woodland planting has improved, moved the green space to a central position, Neil arrived .

Removed the residents parking for 30 places, and distributed it better. Still building right up to the boundary. As long as can get issues resolved in S106 not sure there is more that can be done.

Neil exhibition Monday, need to go in hard and heavy re road on application on other side, accumulative effect, water and sewerage. Will reiterate previous objections, although happy with changes to the improved planting scheme.

ii. UTT/21/2846/FUL – Green Energy Hub, Chesterford Research Park, Little Chesterford

The construction of a Green Energy Hub for the Chesterford Research Park comprising solar array development, a battery energy storage system, associated transformers, underground cabling and other electrical equipment, related landscaping scheme, fencing and CCTV. The Parish Council agreed that they continue to object to this proposal, although noting their support of green energy provision and welcome such proposals where adverse impacts on the local community and environment can be adequately mitigated. The Parish Council are also pleased to see that the visual impact (especially on the adjacent footpath) has been partly addressed through the provision of green screening. However, this site is located on the sensitive chalk

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uplands of the Cam Valley, and the Parish Council remains concerned that this application omits some key elements which are vital to its success and until these are resolved must continue to object to this proposal. These include further specification of the visual screening from the adjacent footpath and a plan to maintain and monitor the ongoing biodiversity gains from the wildflower meadow on the main site should be established. The environmental impact assessment is wholly inadequate with regard to the surrounding wood (Bassingbourne wood) and grassland areas and a more robust environmental impact assessment must be made to accurately determine the impact on the surrounding area and any appropriate mitigations made.

iii. UTT/21/2688/FUL – Springwell Nursery, Joseph Farm, Walden Road, Little Chesterford

Proposed residential development comprising 7 no. detached dwellings, with associated works including demolition of existing nursery site and new access onto Walden Road. The Parish Council agreed to strongly object to this application as it is an unsustainable location, the loss of rural character, the unsafe access that also degrades a wildlife site and the inadequate flooding and water management plans. Additionally the layout of the proposed development detracts from the rural character and details of planting and ongoing maintenance of community areas are lacking, the loss of the nursery site will reduce the variety of local employment opportunities and a valuable amenity for local residents, and there is no plan to ensure the safety of construction and demolition, or mitigate nuisance to residents or protect the surrounding environment.

The following planning decision was noted;

iv. UTT/21/2425/HHF - Woodstock Elm, High Street, Little Chesterford

Demolition of existing outbuilding and erection of detached residential annexe – Refused.

## **21/065 LONDON ROAD DEVELOPMENTS**

Cllr Wilkinson detailed the developer's exhibition on Monday and meeting with UDC and GCPC yesterday, where it was noted that the application will probably go to the 27/10/2021 planning committee, which Cllr Wilkinson noted her lack of availability to attend and the need for someone to read the PC submission.

Cllr Wilkinson noted that within the current proposal the woodland planting has improved, the green space has been moved to a central position and the residents parking has been distributed in an improved fashion, but the Parish Council's main concerns remain, including the scale of the proposed development, which is located too close to Little Chesterford and also the river. Drainage, the accumulative effect of both developments, the lack of safe walking route, screening issues and ownership of the buffer zone also remain important concerns.

## **21/066 MATTERS FOR FURTHER DISCUSSION**

i. The Council noted that there are a number of planning appeals anticipated in the coming months.

ii. Cllr Couchman asked the Clerk to enquire whether the existing insurance would cover the PC undertaking winter maintenance, salt bag scheme, footpath minor repair, verge cutting, public rights of way maintenance, repair and maintenance of unlit road signs as required within the Highways Devolution Scheme.

iii. Cllr Couchman noted that the kissing gate application for consent has been submitted to Essex Highway and the location for the memorial bench has been agreed as on the Church side of the tree and will hopefully be installed soon.

iv. Cllr Wilkinson raised concerns regarding low hanging branches along the footpath to the school bus stop. Councillors Wilkinson and Couchman agreed to tidy the area

v. Cllr Wilkinson raised concerns regarding overgrown ivy ridden trees in the vacant plot on Walden Road. Cllr Couchman resolved to investigate.

vi. Further consultation UTT/20/2724/OP – 124 London Road application received 29/09/2021. The deadline for responses is 20/10/2021 but the planning officer yesterday confirmed that it is unlikely to get to committee this year. Cllr Wilkinson resolved to request an extension for responses to remove the need for a further EGM.

## **21/059 DATE OF NEXT MEETING**

The next meeting of the Parish Council will be held at 7.30pm on Thursday 11<sup>th</sup> November, 2021.

The meeting closed at 8.53pm

Approved as accurate;  
11/11/2021

