

# Little Chesterford Parish Council

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## **Minutes of a Parish Council Meeting held on Monday 5<sup>th</sup> July, 2021 at 7.30pm**

**Present** Chair Robert Pumfrey, Cllr Lez Davison, Cllr Paul Osborne, Cllr Annie Roberts and Cllr Fiona Wilkinson.

**In Attendance** District Councillors Richard Pavitt and Neil Gregory, 1 member of the public.

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### **21/038 APOLOGIES FOR ABSENCE**

Apologies for absence were received and noted from County Cllr Paul Gadd and the Clerk, Amanda Lindsell. Cllr Wilkinson agreed to take notes to enable the production of the minutes and to submit planning comments in lieu of the Clerk's absence.

### **21/039 DECLARATIONS OF INTEREST**

Cllr Pumfrey declared a personal interest as a neighbour for item 21/045 iv planning application UTT/21/1825/FUL.

### **21/040 PUBLIC PARTICIPATION**

None.

### **21/041 MINUTES OF THE LAST MEETING**

The minutes of the May Parish Council Meeting were approved by Councillors as an accurate representation and Chair Pumfrey signed the minutes.

### **21/042 CO-OPTION OF NEW COUNCILLOR**

Ian Couchman was co-opted as councillor. Chair Pumfrey welcomed him on behalf of the council and thanked him for his continuing service to the parish.

### **21/043 DISTRICT AND COUNTY COUNCILLORS REPORT**

Cllr Pavitt described a new initiative to map the biodiversity in Uttlesford and to fund projects to enhance it. Councillors should receive an email in the next few days. Cllr Pavitt requested that councillors promote the initiative in the parish. In response to questions from Cllr Roberts and Wilkinson, Cllr Pavitt clarified that initiatives that were already in receipt of funding from other sources would not be eligible for funding, and that those who could not use the on-line map would be able to contact the organiser directly providing map references.

Cllr Pavitt described ongoing work with colleagues in Cambridgeshire to define the upper Cam valley as a wildlife corridor and afford it additional protection.

Cllr Gregory outlined progress on the Local Plan Process. Processing the information from the call for sites was taking longer than anticipated, and information should be available to the parishes in mid/late July. Parish Councils would be asked to verify the information provided by the promoters in the Call for Sites and the Strategic Land Availability Assessment. It is anticipated that this would take place in September. It is expected that many of the sites submitted in the previous plan will have been resubmitted, including the former NUGC site. Both Cllr Gregory and Cllr Pavitt will endeavour to ensure that the planning inspector's previous comments on this site are given due regard in this assessment.

Cllr Gregory outlined a new process for agreement of UDC s106 contributions, which requires input from parish councils at an early stage. Together with a dedicated planning officer it is anticipated that this will ensure that these contributes more effectively mitigate local impacts of development.

Cllr Gregory reported that an interim chief executive, Rob Tinlin, has been appointed at Uttlesford District Council following the departure of Dawn French, and looks forward to benefiting from his experience in similar positions. A recent well publicised vote of no-confidence in the R4U administration had not been successful.

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## 21/044 FINANCE

- i. The Council resolved to register as a data controller under the Data Protection Regulations 2018.
- ii. The Council resolved to accept BHIB's insurance quotation for 2021/22, including an increase from £335 to a provisional figure of £590 following the latest claim for the replacement bus shelter. Prior to renewal for the subsequent year, the council agreed to consider whether such a high premium was necessary to provide ongoing protection of the councils limited assets and examine alternatives.
- iii. The clerk had previously circulated a statement of accounts and reconciliation to cash books which were approved.  
Cheque - 100387 – Information Commissioner - data controller - £40.00  
100388 – Y Morton – internal audit - £75.00  
100389 – BHIB – Annual insurance premium - £560.00  
100390 – A Lindsell – Clerk's salary May/June 2021 – £256.57

These were agreed for payment.

## 21/045 PLANNING

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

- i. UTT/20/2724/OP - Land east of London Road, Little Chesterford

Re-consultation of the outline application for the erection of up to 124 dwellings with all matters reserved except for access - subsequent increase in green space proposed was insufficient to mitigate the adverse impacts already documented in our previous response.

County Cllr Gadd had consulted with Essex Highways regarding the proposed improvements documented in the application, and that these were only at an outline stage and not endorsed by Highways.

Cllr Gadd had established that the lack of a village school did not preclude introduction of a 20 mph limit as part of mitigation of impact of London Road development or as a separate initiative, and would seek further information from the officer responsible and report back to us.

Cllr Wilkinson reported that is planned that both this application and UTT/19/0573/OP will be on the agenda for the August Planning Committee.

The Council agreed to resubmit previous objections updated to reflect the revised application, summarised below with substantive changes/additions included.

The application creates coalescence between Great and Little Chesterford which cannot be mitigated on this site given the number of proposed dwellings.

124 dwellings represents disproportionate growth which cannot be justified

Not sustainable – no achievable safe and convenient pedestrian access to village centre

Not sustainable – will promote reliance on the car and impact on road safety of local routes

To add: The location of the proposed vehicle access to the development at the southern end of the indicative area gives rise to safety concerns, as it is at the very start of the new proposed gateway to Great Chesterford, screened by the proposed woodland and at the start of the 30 mph zone. To extend the 30mph further south would increase the sense of coalescence between the two villages.

Not sustainable – will impact local health services and education which cannot be mitigated.

Detrimental impact on landscape, views, wildlife habitats and historic features.

To add: We understand that the existing foul water drainage for the village would require substantive improvement should this application go ahead but cannot see any reference to this in the application.

Despite the limited public consultation, response to the planning application demonstrates the strength of local opposition.

To add: 8.0 Mitigation measures (should OP be granted) to include:

- Provision of substantive green/wooded areas to protect and enhance existing wildlife and biodiversity, and to screen built development from Little Chesterford and the Cam River valley, together with provision for their ongoing maintenance (to include SUDs basins).
- Transfer of ownership of the area of the site between the southern green woodland screening and the southern boundary with Millfield to Little Chesterford Parish Council, together with appropriate costs to enable rewilding/increased biodiversity and ongoing maintenance.
- Contributions to enable mitigation of impact of increased traffic cutting through Little Chesterford High Street.

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- Creation of section of Chesterford -> Saffron Walden cycle path, to extend as far south as the junction of the B1383 with the junction of Little Chesterford High Street.

ii. UTT/21/2055/DOC - Land to the south west of London Road, Little Chesterford

Application to discharge condition 11 (landscape and ecological management plan) attached to UTT/19/0573/OP – The Council has previously commented that the plans for the woodland area does not appear to have the density or maturity of planting to provide effective screening (or indeed the promised woodland walks) for a considerable number of years. The resubmitted plan does not appear to have changed from the original, and so the Council's objection stands.

iii. UTT/21/2003/DOC - Land to the south west of London Road, Little Chesterford

Application to discharge condition 22 (construction method statement) attached to UTT/19/0573/OP The Council notes that there is no reference to the prohibition of construction traffic using Little Chesterford High Street as a "cut-through". This must be added, together with a mechanism for reporting and penalties for contractors. The Council further agreed to update and resubmit comments on the overall application UTT/19/0573/OP to take these and previously submitted reserved matters into account.

iv. UTT/21/1825/FUL - The Manager's House, Walden Road, Little Chesterford

Erection of stable block – The Council agreed their objection on grounds of scale, impact on rural surroundings, no defined access, impact on public footpath, no defined drainage of foul water. Should approval be granted, request: Preservation of site for rural exception workers; ineligibility for Class Q; preservation of use as equestrian only prohibiting future use as residential.

*District Cllrs Pavitt and Gregory left the meeting.*

## **21/046 MATTERS FOR FURTHER DISCUSSION**

i. Gigaclear have not remedied the disruption to the verge on the High Street opposite the White House. Cllrs Davidson and Couchman will propose works to enhance the appearance of the area.

ii. Cllr Couchman agreed to work with the landowner to propose a schedule for replacement of the kissing gate on the footpath to Crow Hill.

iii. Cllrs Couchman and Roberts agreed to work with the Village Hall committee to propose a schedule for installation of the memorial bench.

## **21/047 DATE OF NEXT MEETING**

The next meeting of the Parish Council will be held at 7.30pm on Thursday 9<sup>th</sup> September, 2021. In addition, Thursday 6<sup>th</sup> August will be held in reserve should progress of planning applications require this.

Approved as accurate;  
09/09/2021