

UNSIGNED MINUTES OF THE WHITTLESFORD PARISH COUNCIL EXTRA-ORDINARY MEETING HELD IN THE MEMORIAL HALL ON FRIDAY 27th JANUARY 2017 AT 7 pm

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<i>Parish</i>	Arthur Greaves, (AG) <i>Chairman</i>	Jude Townley (JT)
<i>Councillors</i>	Pam Freeman (PF)	Ken Winterbottom (KW)
<i>present:</i>	Jan Holmes (JH)	Peter Topping (PT) <i>District &</i>
	Tim Teversham (TT)	<i>County Councillor</i>
		Roy Warnes (RW), <i>Parish Clerk</i>

21 Members of the public were present

- 1. APOLOGIES FOR ABSENCE** Martin Livermore, Ella Pope, Marie Swann, Will Thomas
- 2. DECLARATION OF INTERESTS IN AGENDA ITEMS** AG, PF, JT for S/3560/16/OL Land at Royston Road
- 3. TO CONSIDER PLANNING APPLICATIONS AS FOLLOWS:**

S/0033/17/FL Aerodrome Service Station, Royston Road (A505),

Demolition of existing service station forecourt building, forecourt canopy and pump islands and adjacent bungalow. Construction of new service station forecourt building, forecourt canopy and pump islands together with site changes to provide customer parking.

Aerodrome Service Station

Adam Linnell, Project Manager and a representative of the owners were present to make a presentation and take questions from the public.

Many residents from both Ledo and Burma Road expressed their opposition and concerns: several road safety issues as traffic turning into the garage conflicted with vehicles attempting to turn out of Ledo Road on to the A505; inadequate screening from noise and light at the boundary bordering houses at the back of the service station; boundary disputes which were not necessarily planning issues.

DECISION: Whittlesford Parish Council unanimously rejects the Application

The Parish Council is concerned that:

1. Provision of enlarged facilities at the garage site will lead to a rise in the number of accidents on this very dangerous stretch of the A505. Already there are regular accidents as cars wait on the carriageway to turn right into the Garage and the immediately adjacent Ledo and Burma Roads.
2. Traffic emerging from the exit from Ledo and Burma Roads onto the A505 is in direct conflict with traffic leaving the A505 to enter the garage. Provision of more facilities at the garage will exacerbate the problem.
3. The A505 requires considerable improvement including widening at this point to provide a safe refuge for traffic turning right into the garage and the above mentioned roads. A possible alternative would be to provide traffic activated lights linked to those at the entrance and exit of the Imperial War Museum to improve the safety at this point.
4. Prior to the filing of the above Application the owners of the site had already cleared a large area of scrubland at the back of the site which has resulted in considerable additional noise and light pollution to the immediate neighbours on Burma Road. It is suggested that steps should be taken to improve the current situation by use of suitable acoustic fencing.
5. The current Application proposes a parking area for cars at the rear extremity of the site. In order to partially mitigate the noise and light pollution which will affect the neighbouring

houses it is suggested that the parking area should be brought further forward and be designed in the form of an island so that rearmost cars when they park will have to park with the fronts of the cars facing the A505. The island could have a solid central barrier to reduce the light pollution to the neighbouring houses.

S/3560/16/OL Land at Royston Road, Whittlesford.

Outline application for up to 35 dwellings and public open space, with all matters reserved except for access.

Budworth Development Limited

Much discussion focussed on the increase of number of properties from 26 to 35. The former figure was stated at the pre-application presentation to the November PCM by Beacon Planning. Affordable housing and housing densities were discussed. PT recommended we arrange a meeting with Bidwells (Land Agent) and Gonville & Caius (Land Owner) to discuss landscaping and how the remaining triangle of land at the end of Royston Road is to be used. We need to stress that the new properties facing Royston Road have direct access on to the carriageway.

DECISION: Whittlesford Parish Council unanimously rejects the Application citing the following:

1. The number of houses proposed is too large and the Parish Council considered that a maximum of 25 would be more in keeping with the current plot sizes of the houses already present.
2. If planning permission is eventually given for a modified scheme it is suggested that it be subject to the following conditions;
 - a. all roads on site should be constructed such that they will be adopted by the County Council;
 - b. all roads on site and the full length of Royston Road itself should be provided with adequate downward facing street lights which meet County Council standards with regard to subsequent adoption;
 - c. the footpaths on Royston Road should be re-engineered for the full length on the South side of Royston Road and up to the last house on the North side to provide full width paths which could also be used by cyclists;
 - d. all roads on site and Royston Road itself should have double yellow lined parking restrictions;
 - e. the 30mph speed limit on Royston Road should be extended to cover the full length;
 - f. the remaining plot at the West End of Royston Road should be landscaped as determined by the SCDC;
 - g. an adequate fully equipped 'play area' should be provided on site for the benefit of young children, say up to 11 years old;
 - h. at the Southern boundary of the site there should be noise reduction measures in place of both an Acoustic fence and a thick hedge at least 1 metre in width which should be allowed to grow to at least 2.5 metres in height.All the above requirements to be provided by the Developers.
3. The Planning Officers are asked to liaise with the County Council Education Department to ensure that there are sufficient places available for Pre- and Primary education of the children in Whittlesford.

S/3364/16/FL Spinney Hill Farm, Newton Road, Whittlesford.

Change of use from a dwelling house and former agricultural land to a nature reserve and burial ground, the demolition of existing buildings, the erection of a remembrance Hall and associated car parking and landscaping

Two further batches of documents had been supplied to SCDC by applicant. The first had caused the date of the application to be reset extending consultation period to February 7th 2017. The Parish Council were most unhappy with this drip feeding of documents and are to ask the Planning Department for a further deferment until March 2017, to allow closer scrutiny, including professional help, of the supporting reports being submitted.

Particular concern was the apparent offering of the site as an ecology project with a burial site attached, when there is no demand for further burial sites in Whittlesford and plenty of ecological diversity already exists in the surrounding area.

DECISION: The Parish Council unanimously approves a request to further extend the consultation period and to secure professional help to scrutinise recently added documentation.

S/0091/17/FL & S/0900/17/LB Manager's Accommodation, 1 North Road, Whittlesford Extension and alterations following demolition of existing extension.

DECISION: The Parish Council unanimously agrees not to object.

Comments to be supplied to the Planning Department will state that we have no objection provided the neighbour who objected to previous application is happy with the hip roof alternative.

The Council will also ask it be noted that the applicant has once again, to the annoyance of the neighbours, sought retrospective permission for work at the Tickell, and wants assurances that District Council will rigorously enforce any circumstances when such permission is not forthcoming.

S/0095/17/FL 20 Church Close. Loft Conversion with dormer, wrap around single storey side and rear extension and porch.

DECISION: The Parish Council unanimously agrees to support

Meeting ended at 9.30 pm.