

## **MELBOURN PARISH COUNCIL MINUTES**

**Minutes of the Extraordinary Planning Committee Meeting held on Wednesday, 15 November 2017 in the Atrium of the Melbourn Community Hub at 7.30pm.**

**Planning Committee: Chair - Cllr Regan, Cllrs Gatward, Porter and Buxton.**

**In attendance: Assistant to the Clerk, District Cllrs Hales and Barrett, Mr Peter Williams (Countryside Developments), Mr Martin Curtis (Curtin & Co) and three members of the public**

**1. To receive any apologies for absence**

Apologies were received from Cllrs, Clark, Hart, Kilmurray and Sherwen for personal reasons

**2. Declarations of Pecuniary or Non-Pecuniary Interests of councillors regarding items on the agenda**

There were no declarations of interests made

**3. Outline Planning permission for the erection of up to 160 residential dwellings, including affordable housing provision, public open space and associated access, infrastructure and landscaping. All matters reserved except for access. S/2141/17/LO at Land to the west of Cambridge Road, Melbourn, Cambs. C/O Agent, Countryside Properties Plc, Mr Michael.**

The Chair welcomed Mr Williams and Mr Curtis.

The Chair commented that the Parish Council would like to refer to areas of concern previously raised regarding other developments and confirmed that Standing Orders would be suspended for public questions.

The Chair invited comments and questions from Councillors:

A District Cllr noted that several applications were being brought with potential to increase housing stock in the village by c.500. Assurance is sought that the proposed development will not harm the community and mitigation provided.

Sewage

The Chair noted that Anglia Water was unable to attend the meeting. The Parish Council would be looking for assurance that drains are adequate and would like to see Anglian Water's proposals. Also sight of written feasibility was requested and confirmation that Grampian Rules will be applied (as is the case with the New Road development). Mr Williams responded that proposed development will only go ahead if foul sewage strategy is mitigated and drainage is adequate. Discussion followed as to pumping station and gravity system. Noted high demand on pumping stations from Melbourn and neighbouring villages. Noted that Anglian Water had previously indicated 50% slack in the system but in fact this is more like 5%. Noted that Anglian Water had promised that sewage issues would not be a problem re New Road development but this is not the case.

Education

The Chair queried the plan to transport primary children to schools in neighbouring villages (particularly Meldreth). Mr Williams noted that as a result of the Eternit planning application being refused, Meldreth Primary School has capacity. A District Cllr noted that Eternit will most likely go to appeal and it is a brown field site. If successful there may not be capacity for Melbourn children. Discussion as to unsuitability of walking/cycling routes to Meldreth. Noted that proposed improvements to footpath are inadequate and bridge over railway lines are not suitable for disabled users.

At 7.54pm the Chair suspended Standing Orders for questions to be put by members of the public:

A member of the public raised a query about connecting all sewers and cess pits in the village.

A response was given that all sewage flows to the High Street, the Moor, the pumping station and is then pumped to the treatment plant on the A10. Insufficient slack in the system means that any minor technical issues result in sewage backing up into Thatcher Stanfords Close. Noted that largest sewage pipes are 9" – insufficient for a village of this size.

At 7.57pm the Chair reinstated Standing Orders.

The Chair noted education and transport of children to be a big issue. Possible solution may be some sort of community transport. Mr Williams noted that Countryside have subsidised buses for up to 5 years in other developments. A response was given that reduction in bus service in the village had resulted in increased use of cars. Parking for Meldreth Station was problematic on the High Street. The Parish Council had been advised to look for c.£45k to fund a community vehicle (including running costs and driver). Noted that relying on volunteers was not a viable option. Community vehicle could transport children to school and also rail users to the station. Suggested that the service should be supported for c.10 years. Noted importance of good transport links for all and particularly residents of affordable housing. Cost of supporting community transport estimated to be iro £20k pa over 10 years - £200k. Also noted that the Parish Council was not proposing to provide free transport for all and would look to recoup some running costs from users. Chair noted that the Parish Council was providing an option to Countryside. Mr Williams responded that this option would need further consideration.

The Chair noted that the purpose of this meeting was not to seek commitment from Countryside but rather agreement to discuss and consider options. It was noted that Planning Committee will make recommendations to full Council for discussion on 27 November and response must be made to SCDC by 28 November.

#### Education

Mr Williams noted that Countryside could make decisions relating to education issues. Anglian Water is a third party however, it is in Countryside's interests to ensure good drainage on the site.

#### Sewage and connectivity

Confirmed that gas would be installed at the site – supply would be at Cambridge Road entrance. Also confirmed that high speed broadband would be available.

#### Traffic calming

A District Cllr noted traffic calming requirements along Cambridge Road. Suggested reducing speed limit to 50mph from A10 entrance to Cambridge Road, reducing to 30mph at Cherry Farm. Also suggested narrowing road (by a gateway) at that point and additional signage on cycleway at the entrance to the development. Noted that County Highways have already indicated they will not enter into discussions. This is a matter for the Parish Council and Countryside. Mr Williams noted discussions with Parish Forum and Chair confirmed a meeting had taken place.

#### CoOp pull off area

A District Cllr noted that he would follow up discussions with area manager of the coop but confirmed there had been no further discussions with Hopkins Homes about this.

#### Library Access Point (LAP)

Noted that s106 monies were used for library service including mobile library but CCC does not run the LAP. LAP has queried s106 contribution request and has received information that instead of the CCC applying for s106 funds Melbourn Parish Council in conjunction with the LAP will make s106 applications for equivalent s106 contribution themselves.

#### s106

Possibility of providing services lost due to CC closures to be reviewed. This will require confirmation from s106 Officer. Noted that the Parish Council has limited time available to negotiate these matters. Other s106 contributions include a part contribution towards the £178k for extension to the Hub. Also Highways. Mr Williams noted also open spaces and community spaces. A question was put would Countryside consider funding some outside fitness equipment in addition to that already requested.. Mr Williams noted that he would consider this.

The Chair raised some planning issues:

- Query height of buildings along the edge of the site? Mr Williams responded buildings will be 2-3 storeys. Number of 3 storey buildings will be reduced. Tallest buildings will be along border with TTP.
- With regard to shared ownership, a District Cllr noted that Home Link would be preferred system. The Parish Council would not support employees at TTP being given first refusal for affordable housing. Any key worker arrangements (such as for East of England Ambulance Service) may be supported but should only affect a portion of the development, not the whole.
- Chair noted that Parish council would want to see 'staircasing' with the part equity share to be 80% with no covenant for onward sale. Difficulties with arrangements with Housing Associations in the past were noted and importance of clarity as to what people are entering into at the outset.
- Chair noted landscaping should be discussed with Parish Council at an early stage. A Cllr queried if gardens for affordable housing plots will be comparable with other plots. Mr Williams confirmed that gardens for 2 bedroomed plots will be of comparable size. To be discussed further at Reserved Matters stage.

The Chair invited questions from Countryside. Mr Williams noted that Countryside wish to continue to collaborate with the Parish Council. Reaffirmed commitment to community, thanked the Parish Council for the opportunity to attend the EOM and undertook to respond by 27 November 2017. The Chair noted that the Parish Council wants to achieve a good outcome for all. The Planning Committee's recommendations to the Parish Council will depend on Countryside's written response to this evening's discussions.

**IT WAS PROPOSED that the Planning Committee recommends to full Council to resolve to approve the planning application, subject only to the Local Planning authority confirming that the infrastructure items that have been identified by the Parish Council, to make the development acceptable in planning terms (as set out in the list below), are securable by way of either planning condition or planning obligation under section 106 of the Town and Country Planning Act 1990:**

- **Contribution towards community vehicle and 10 years running costs**
- **Expansion of the Community Hub**
- **Provision of pull off for HGV delivery lorries at CoOp, High Street**
- **Library Access Point**
- **Traffic Improvements**
- **Skateboard park**
- **Any on site public open spaces to be transferred into community ownership upon completion.**

**PROPOSED by CLLR PORTER. SECONDED by CLLR GATWARD. ALL in favour. THIS WAS CARRIED.**

**The Chair closed the meeting at 8.45pm**