

STEEPLE MORDEN PARISH COUNCIL
Minutes of the Parish Council Planning Meeting held on
Monday 6th December 2021 at 7.00pm
 in Steeple Morden Cricket Pavilion

Present: Councillors: J Clayton (Chairman), C Upchurch, S Wheatley, K Austin, M Carroll, M Bird, S Traverse-Healy, G Belson, N Badger

In attendance: Mrs S Walmesley (Clerk), District Cllr Willams and three members of the public.

1 APOLOGIES FOR ABSENCE AND DECLARATIONS UNDER THE CODE OF CONDUCT AND REQUESTS FOR DISPENSATIONS

All Councillors were in attendance.
 There were no declarations made.

2 COMMENTS AND OBSERVATIONS FROM PARISHIONERS AND MEMBERS OF THE PUBLIC

2.1 Planning Ref 21/04990/HFUL

A resident referred to a recent report made by the Conservation Officer recommending refusal of the application. He added that the issue of access had not been addressed in this re-submission. The developer had also ignored the queries raised about the disruption and safety during the construction stage. There were inaccuracies in the proposal one being that the development would help with biodiversity. The site was also referred to as a brownfield site and that it was in a very sustainable location with a wide range of shops and services in the village. The resident felt that the application had been reworded rather than changed.

The Chairman advised that the safety aspect was not a material planning issue. This could be part of the planning permission. He confirmed that the site was not registered as a brownfield site and was an open development. Cllr Williams suggested that a request to include a condition on safety could be made should the application be successful.

3 Planning Applications

3.1 Planning Ref 21/04990/HFUL

19 Church Street –Erection of 4 dwellings in public house car park (resubmission of 21/00143/FUL)

Cllr Bird reminded the meeting that there was still the issue of the application being outside the village boundary. Cllr Badger felt that apart from the six dwellings being reduced to four there was very little difference in the application. .

It was agreed that the County Council should look at the highway issues on site rather than at a plan. It was believed that there was a five year land supply so there was no reason for allowing development outside the village framework. Steeple Morden was also a linear village so Councillors should make sure that only two reasons would permit development outside and these were an exception site and through the Local Plan process.

After further discussion it was agreed to unanimously recommend Objection.

Recommendation Objection.

-The conservation officer's report and recommendation of refusal was supported
- The application is contrary to Policy S/7 Development Frameworks of the Local Plan. The site is outside the village framework. Steeple Morden fundamentally has a linear form and therefore is vulnerable to attempts from applications that abut its framework. The Parish Council's view is that the framework should only be adjusted either through the local plan process where competing sites can be assessed for their suitability if required or as an exception site for affordable housing. There was also believed to be a five year land supply so no shortage of land.

-The site is in the conservation area and the curtilage of a listed building (The Waggon and Horses public house and barn). In the view of the Parish Council the design does not sustain and enhance these heritage assets as it does not truly

reflect an association with a rural hostelry. The application is therefore contrary to Policy NH/14 Heritage Assets.

-It was important that County Highways assessed the importance of any development on the site.

- Steeple Morden Parish Council asks that if the officer's recommendation differs from our own then the application should be put to the Planning Committee

3.2 Planning Ref 21/04635/HFUL

1 Church Farm Barns –Single storey rear extension and insertion of roof lights

Recommendation -Support

4 Planning Consultations

4.1 Greater Cambridge Local Development Plan –First responses consultation until 13th December 2021

A working group had met following the last Parish Council meeting to discuss the representation to make. The proposals had been circulated to Councillors. Comments were invited. Councillors agreed that the draft proposals prepared by Cllrs Traverse-Healy and Bird covered all points. Once final tweaks were made the representations to the consultation would be forwarded to the Clerk for submission. Cllr Traverse-Healy reminded Councillors that it was important to look at the Local Development Plan as there was not a Neighbourhood Plan for Steeple Morden. **-Clerk**

The Chairman thanked Councillors for their work.

4.2 Greater Cambridge Partnership –Greener Travel Consultation until 20th December 2021

Cllr Traverse-Healy offered to prepare a response from the Parish Council which he would circulate. He stated that in his view the proposals were weak with what would happen in rural areas. The proposal looked at congestion charges in Cambridge City but Cllr Traverse-Healy believed that improvements in transport would have to be put in place first. **-STH**

Councillors were reminded that they could make their own representations as residents.

5 Other Planning Issues

There were no issues raised.

6 Councillors' items for information and requiring the urgent attention of the Clerk

6.1 December invoices for payment

The Clerk had circulated a list of invoices for payment before the next Parish Council meeting which was scheduled for the 10th January 2022. Councillors agreed that they be paid by bacs with the payments ratified at the January meeting.

There was no further business. The Chairman closed the meeting at 7.20pm