

STEEPLE MORDEN PARISH COUNCIL
Minutes of the Parish Council Planning Meeting held on
Wednesday 22nd February 2023 at 7.00pm in Steeple Morden Cricket
Pavilion

Present: Councillors: J Clayton (Chairman), K Austin, N Sharkey, O Parsons, C Upchurch, S Traverse-Healy
 In attendance: Mrs S Walmesley (Clerk), and four members of the public.

1 Apologies For Absence And Declarations Under The Code Of Conduct And Requests For Dispensations

Apologies were received from Cllr Bird, Cllr Carroll, Cllr Badger
 Cllr Parsons declared a non Pecuniary interest under Item 3.1 as a nearby resident and Cllr Traverse-Healy declared a non Pecuniary interest under Item 3.1 as he had brought the planning application to the attention of Hertfordshire County Council.

2 Comments And Observations From Parishioners And Members Of The Public

2.1 Planning Ref CCC/22/142/FUL

Odsey residents advised that they had serious concerns over the amount of expected vehicle movements adding that in their calculations there would be one vehicle going into the site every twenty minutes. They were also concerned over the A505 junction which already was an accident black spot and that the lorry drivers would not be as diligent as the Omya drivers who only turned left onto the road.

Water was also an issue with regular low pressure in Odsey. Residents were concerned that the cement works would require a lot more water than currently used. The effect that the lack of infrastructure has on the rest of the village should be considered.

Cllr Parsons reported that Odsey was not listed as a settlement in the planning application. 50% of residents were either children of retired people. The proposed traffic movements, as well as being dangerous, did not fit in with Cambridgeshire County Councils sustainability policy and would only be an economic benefit for Hertfordshire.

3 Planning Applications

3.1 Planning Ref CCC/22/142/FUL

Plantation Quarry, 75 Station Road –Temporary planning permission for the installation and use of a mobile ready-mix concrete batching plant, associated cement and water storage silos, stores and hard standing

Councillors were in agreement with the comments made by the residents. Cllr Traverse-Healy reported that, as the A505 was within Hertfordshire, he had advised Hertfordshire County Council of the planning application as they had not been consulted.

A discussion took place on the current vehicle movements, water consumption, working hours and access to the A505. A discussion also took place on the current covenant on Station Quarry, that it should be restored to chalk land, and whether this would be honoured.

On a proposal by Cllr Austin, seconded by Cllr Upchurch, it was agreed to Object to the proposal. This was agreed by the Chairman and Cllr Sharkey. Cllrs Parsons and Traverse-Healy did not vote.

Recommendation –Object

-There is no detailed transport plan

- There is a lack of an environment plan to indicate water usage

-Lack of plan for Station Quarry and confirmation that the covenant is honoured

-As only 7% of concrete materials are from the from site, with the rest of the materials brought in, would it be better to take the 7% away?

-The proposal will be of no benefit to the community

-The proposal does not meet the sustainability policy of Cambridgeshire County Council.

If the planning application is approved the Parish Council would like to see the following conditions –

Transport Management Plan

-Vehicle movements restricted to the same number as currently undertaken by Omya.

Vehicle movements restricted to 12hours continuously per day.

No weekend or Bank Holiday working.

All HGV and ready-mix lorries must enter and exit by the A505 at the junction at Odsey.

Left turn only at A505 with no cross over carriageway either towards Baldock or from Royston directions. Use only roundabouts at Royston and Baldock.

Environment

The restoration clauses in the existing planning permission must be enforced.

An assessment of the water volume situation and its impact on Cheney Water and possible pollution due to operation and cleaning activity must be undertaken before any granting of permission. This is due to the site's sensitive location on the aquifer.

If the Planning Authority is minded to approve the application then the Parish Council request that it is referred to the Planning Committee.

3.2 Planning Ref 23/00447/HFUL

11 Cheyney Street –Removal of existing oil tank, boiler, associated pipework and boiler flue and make good and the installation of a new air-source heat pump within the existing wooden trellis enclosure that currently conceals the oil tank inserting the new pipework through the rear of the property at low level

Recommendation -Support

4 Other Planning Issues

4.1 Zaheers Hotel and Restaurant

Cllr Parsons advised that the owner of the property in Odsey would like to discuss the future of the business with Councillors. The owner would be invited to a Parish Council meeting.

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

5.1 Repairs to railings

The repair to the railings on the recreation ground had now taken place. Councillors agreed that the invoice for £580.00 could be paid. Clerk to arrange. -

Clerk

There was no further business. The Chairman closed the meeting at 7.25 pm