

MELDRETH PARISH COUNCIL (MPC)

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unAPPROVED MINUTES of the Planning Committee Meeting held on Thursday 4th June 2015 at 7.00pm (19:00hrs) in the Green Room of Meldreth Village Hall.

Present: Mr C A Land (CAL) – Chairman, Mr R A Searles – Vice Chairman (**RAS**), Mrs J Fallon (**CJF**), Mr D Lee (**DL**) Mr N Pellatt (**NP**) and Mr D Stewart (**DS**)

In attendance: Mrs J Damant (Clerk)

1. Apologies for absence:

Apologies were received from Mr S Hawkins and Cllr P Hart.

2. To sign and approve Minutes of meeting held on 7th May 2015.

The minutes were proposed by CJF, seconded by RAS all agreed. The Chairman then signed the minutes as a true record.

3. Public Participation:

(For up to 15 mins members of the public may contribute their views and comments - 3mins per item)

Mr John Spenceley Bassingbourn Parish Council for item 5.1

There were 5 members of the public present.

Mr Tom Naylor, applicant for 5.1 Fillcup Field, addressed the meeting concerning the amended traffic movements and said that there will be 6 to 7 HCV movements from the company per day. Two routes have been put forward by his highways consultant. Route 1 will leave via North End, Fenny Lane, Mettle Hill along Chestnut Lane to join the A1198 at Bassingbourn cum Kneesworth, Route 2 is via North End, Fenny Lane, Whitcroft Road/Station Road Bridge to the A10. RAS enquired why another route via Shepreth/Orwell to the A603 had not been considered? A different route for vehicles arriving and leaving the site would avoid HCVs passing on the difficult North End bends. Mr Naylor reported that his highways consultant had come up with the routes.

Concern was expressed regarding the build up of vehicles entering and leaving the site, was there any suggestion of using two routes, so that vehicles do not meet each other. There will only be two vehicles on the site doing up to 7 trips daily and the other vehicle movement will be for delivering CO₂ on an monthly basis.

DS asked if the railway bridge at Meldreth had been looked at? The railway side of the bridge is already busy and would it be able to cope with any extra HCV movements given the narrow footway.

Mr Naylor explained that the HCV would not be used on the weekends.

Concern was also expressed from two residents from Shepreth who explained that there is not a lot of support from residents in Shepreth for this application it was also reported that the land opposite the proposed development is a SSSI area.

Cllr Spenceley expressed concern from Bassingbourn cum Kneesworth PC in that the vehicle movements being sent via Mettle Hill to Chestnut Lane was not appropriate. There is already congestion and accidents at the roundabouts on the A1198 at this junction. Though the figures do not show it as an accident black spot this is down to the fact that only injuries or fatalities get reported so not all accidents are recorded. The volume of traffic is not huge but the road is very narrow and it cannot sustain large vehicles as they have to pull over to allow other vehicles to pass from the opposite direction. There is also concern that if further development is allowed in the area it will only add to traffic movements.

4. Councillors to disclose any Pecuniary Interests (disclosable pecuniary interests (DPIs) include interests held by a member's spouse, civil partner or similar) listed on the Agenda:

There were no interests declared.

5. Request for the following:

5.1 Fillcup Field, Land to the north of Meldreth Road

S/2944/14/FL

Mr T Naylor, Nethy AD Ltd

The construction of a Glasshouse, 380kw biomass boiler, 150kw anaerobic digestion plant, covered feed stock storage clamps, covered digestate loading area, covered vehicle store, farm workers log cabin and associated plant.

Meeting closed for Chairman to get clarification on vehicles.

CAL enquired with Mr Naylor what the actual size of the vehicles were, Mr Naylor responded that the vehicles had not yet been purchased but the HCV would not be over 10 tons capacity and the use of a trailer is still an option.

Meeting opened.

A vote was taken: 0 for recommending approval, 6 for recommending refusal.

Parish Council recommend **Refusal** with comments. 'If SCDC are minded to approve this application a condition should be set to only 1 vehicle is use to bring in the raw materials for the bio-digester to avoid dangerous passing on the North End bends'.

- 5.2 105 North End S/1005/15/FL**
Mr & Mrs B Esson
Rear single storey extension
Parish Council recommend **Approval** with no comments.
- 5.3 76 North End S/1154/15/FL**
Mr S Hall
Proposed first floor extension and new front porch
Parish Council recommend **Approval** with no comments.
- 5.4 19a Whitecroft Road S/0345/15/VC**
Mr P Law, PLMS (Cambridge) Ltd
Application for variation of conditions 1 (drawings), 3 (soft landscaping) and 4 (glazing) of planning reference S/1336/13/FL
Parish Council feel that they cannot make any recommendation on a technical issue between the applicant and the planners.
- 5.5 11 North End S/1213/15/FL & S/1214/15/LB**
Dr I Carcani-Rathwell
Alterations to existing chimney stacks and chimney pots
Parish Council recommend Approval with comments 'That the bricks being used on the new build should match the exciting bricks.'
- 5.6 87 North End INFORMATION ONLY**
S/1038/15/PH
Mr J Hodder
Prior approval for a conservatory to rear of the property
Noted
- 5.7 36 Howard Road S/1316/15/FL**
Mrs M M Mair
Front and rear single storey extensions
Parish Council recommend '**No Objections**' with no comments.

6. SCDC Decisions:

There were no decisions.

7. Other Items:

- 7.1 Cemex, S/2365/14/OL** – went to SCDC Planning Committee on 3rd June. Update is that the application has been approved for 220 new houses.

There being no further business to discuss the Chairman closed the meeting at 7.45pm

Chairman _____

Date:

For the avoidance of doubt the only legally acceptable version of the Minutes of Meldreth Parish Council are those signed in Public Meetings by the Chairman. They are available for public inspection from the Clerk