

**MELDRETH PARISH COUNCIL
PLANNING COMMITTEE MEETING
UN -APPROVED MINUTES OF THE PLANNING MEETING**

A meeting of the Meldreth Planning Committee was held in the Green Room of the Village Hall on
19th November 2015 at 6.30pm (18.30hrs)

Present: Mr C Land – Chairman (CL), Mr S Hawkins (SK), Mrs C Fallon (CF), Mr D Lee (DL), Mr N Pellatt (NP), Mr D Stewart (DS)

In Attendance: Mrs S Walmesley – *Covering Clerk*, Dr S Van de Ven – *County Cllr*, Mr J Munnery and Mr H Colder -*Marley Eternit UK and 8 Members of the Public*

1. Apologies for Absence

Mrs J Damant (Clerk), Mr R Searles

2. To sign and approve Minutes of Meeting held on 15th October 2015

The minutes as circulated previously were agreed. The Chairman then signed the minutes as a true record.

3. Public Participation

(For up to 15 minutes members of the public may contribute their views and comments -2 mins per item)

3.1 FOOTPRINT (Marley-Eternit UK)

The Chairman introduced Mr Munnery and Mr Colder and asked them to address the meeting.

Mr Munnery reminded Councillors that they had attended a Parish Council meeting in the past and now wanted to explain where Marley Eternit were with their plans for the site in Meldreth. Mr Munnery and Mr Colder dealt with the planning and strategy work for all the Marley Eternit factory sites across the UK. Mr Munnery referred to the recent decision made by SCOPE on the Meldreth Manor site where they had decided to retain the school for its current use. As a result the Eternit site would now be dealt with in isolation. A marketing exercise had taken place with the Agent Savills, which was now complete, and following a further site review a briefing note on the future was now ready.

Mr Colder then explained that the site was a genuine Brownfield site being a redundant industrial site. He distributed some drawings to attendees and Councillors at the meeting. Mr Colder advised that Marley-Eternit could go directly for pre-application advice from South Cambridgeshire District Council, on the planning application, but historically found that it was better to go through a public consultation. This would start with the Parish Council and local stakeholders. It was hoped the consultation would commence early in 2016.

Mr Colder gave a breakdown of the drawings for the area where it was proposed that an area that had redundant buildings on site be redistributed as an area of housing for approximately 170 homes. He was aware that this area was outside the village envelope and would like to move the housing closer. Mr Munnery advised a reason for wanting to move closer to the village was that to develop on a formal commercial site, where asbestos had been used in the manufacturing process, would be a lot more expensive in terms of clearing up. He then gave a report on Marley-Eternit, which was part of a larger European group, adding that in the European countries there was grant money available for capital investment and new technology. This was not happening in the UK.

The Chairman stated that he was aware there was shortly to be a meeting at the factory to discuss what was going to happen. Mr Munnery was unaware of this and would follow up.

It was advised that there was currently a problem with transport from the site and would soon be additional vehicle movements from Shepreth. Mr Colder replied that as part of the planning process there would be a Traffic Impact Assessment carried out. This could include provision for cycle paths and public transport.

The representatives were asked if there would be provision for affordable housing amongst the new homes. Mr Colder stated that this was the point of the consultation. The community would have the opportunity to suggest what they would like to see on the site.

The Chairman suggested that there was likely to be a lot of opposition to the development from the village. Melbourn had recently also recommended refusal on a large housing area. Mr Munnery stated that the community could lose out with Section 106 provision if the two parties could not work together.

SH asked as the land was no use to Eternit, and finding a suitable use was vital for the future of the commercial site itself, whether there would be any contribution to use locally. Mr Munnery advised that a decision would be based in Belgium but there was an indication that there would depend on how changes to the existing factory were made.

SH then referred to the previous use of asbestos and asked if this had been taken into account. It was confirmed that the cost of dealing with this was a key element.

A discussion on different types of housing and the provision of an addition school and Doctor's surgery took place. Section 106/CIL money would need to be negotiated for these.

The representatives were asked that at the time of the first round of consultation details of how any benefit for the community could be provided. It was agreed that examples would be taken from other recent developments.

County Cllr Van de Ven expressed her concern over the lack of publicity regarding this presentation. She added that on the basis of transparency all the village needed to be aware. This would be a large development which Whaddon and Melbourn should be informed about. The Chairman stated that this was the first meeting advising of the proposals. He confirmed that neighbouring parishes would be kept updated.

Mr Colder concluded the presentation by advising that he and Mr Munnery would be willing to come out again to a meeting. Next time there would be more information gathered for a presentation.

The Chairman thanked the Gentlemen for their presentation.

3.2 Other Public Comments

A resident expressed her concern over the previous presentation stating that she was particularly concerned over the proposed housing moving closer to the village, because it would be cheaper, and also a suggestion that the school could be relocated if needed.

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 Fenny Lane Farm (information only) S/2065/15/PB
Roger Hart Farms Ltd
Prior Approved Application –proposal to convert two agricultural buildings into three dwellings –please see 6.3

5.2 40 Bell Close S/2507/15/FL
Mr P Stanton
Single storey link between house and swimming pool
The Parish Council recommendation was 'No Objection'

5.3 1 Flambards Close (information only) S/2618/15/FL
Mr & Mrs Taylor
Lawful development certificate –Class A –Garage conversion to kitchen and associated internal alterations

6. SCDC Decisions:

6.1 S/2235/15/FL 4 Oakrits
Permission Granted for first floor side extension and alterations to the front entrance porch

6.2 S/2131/15/FL 31 High Street
Permission Granted for extension and alterations to existing garage

6.3 S/2065/15/PB Fenny Lane Farm
Permission Granted for Change of Use

- 7. Other Items:**
There were no issues raised.

There being no further business the Chairman closed the meeting at 7.27pm.

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.