

MELDRETH PARISH COUNCIL
UNAPPROVED MINUTES OF THE PLANNING COMMITTEE MEETING

A meeting of the Meldreth Planning Committee was held in the Green Room of the Village Hall on
Thursday 6th July 2017 at 6.30pm

Present: Cllr R Goddin – Chairman (**RG**), Cllr C Land (**CAL**), Cllr R A Searles (**RAS**) and Cllr A Young (**AY**)

In Attendance: Clerk (Mrs J Damant)

1. Apologies for absence:

Apologies were received from Cllr Pellatt for personal reasons.

2. To sign and approve the minutes of the meeting held on 15th June 2017

The minutes were proposed by Cllr Young, seconded by Cllr Land and agreed by all. 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)

There were two members of the public in attendance.

Concern was expressed on item 5.1

There are two main reasons why we think this application should be rejected:

- It will not be safe for road users and pedestrians
- The proposed development conflicts with the local transport plan.

The current access road to the train station is narrow and there is often congestion at this junction. As a result cars often mount the curb. The single pedestrian path is also narrow. This means that pedestrians often have to walk in the road instead. This is already a safety hazard, especially to children at school rush-hour. Our concern is that another road at this junction, as well as the increased traffic it will bring, will be very dangerous to both road users and pedestrians.

The current parking facilities at Meldreth train station are inadequate. There is a real need for an extension to the car park. The land at Station Yard is the only remaining land suitable for safe and accessible car parking facilities. If the planning permission is accepted it will have a severe impact on the accessibility of public transport to the local area.

A response was given from the agent for item 5.1 and he stated that the access is being looked at by Highways but there have been no recorded accidents at this junction. There will be one car parking space allocated per flat and it will be encouraged that the trains should be used.

The response to this from the public is that even if there have been no recorded accidents the line of site is not adequate and it is a very dangerous junction.

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 Former GoCold Building, Station Yard, High Street S/1502/17/FL

Station Yard Meldreth Limited

Demolition of existing factory building and office and construction of 27 dwellings with associated landscaping.

The Parish Council recommend Refusal with comments.

Vote taken: All in favour to refuse the application.

Even though the site does need developing there is major concern on the access route and the junction needs to be improved. The flats, already developed, will soon have residents and this along with the proposed development will only add to the traffic issues at this junction. It was noted that in the pre application it was for 20 dwellings, it is now stating 27 dwellings and there has been no prior

consultation on this development. It was also noted that there is no local style and they are all of one style which may be too much, a mix of styles may have been preferred.

If SCDC are minded to approve this application it has been noted that there is no S106 facility and it is felt that with an increase in population that the footway across the bridge towards Fieldgates is inadequate. There have been instances whereby vehicles have ended up over the bank. There also needs to be safety feature put in place over the bridge.

It was also requested that the application be referred to SCDC Planning Committee.

5.2 Land rear of 79 High Street

S/1124/17/OL

Michael Collins

Erection of 18 dwellings (including affordable) with all matters reserved except for access.

The Parish Council recommend Refusal with comments.

Vote taken: All in favour of Refusal

The Parish Council's original comments still stand. (Minuted on the 20th April 2017).

The Parish Council are still concerned on the loss of privacy to the neighbouring property at Maycroft Residential Home, and the development is still too close. The dwellings on the south east corner appear to be closer in the new application. It is also noted that the access route is also dangerous.

6. SCDC Decisions:

S/3056/16/FL & S/3057/16/LB, 94 High Street (British Queen) has been granted permission for extension and alterations in conjunction with rearrangement of the external site area and provision of a garage building.

7. Other items:

Marley Eternit update on the development for 150 dwellings following the planning meeting on the 5th July 2017 at SCDC. This item will be discussed in the main meeting under item 112/07/17.

There being no other business the Chairman closed the meeting at 7.30pm,

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.