

# Minutes

## BURY PARISH COUNCIL

The Extraordinary Parish Council Meeting of Bury Parish Council held at Bury Village Hall, Brookfield Way, Owls End on Wednesday 19<sup>th</sup> December at 7.30 p.m.

### MINUTES

#### Agenda

1. Apologies
2. Declaration of interests
3. Planning Application 18/02596/OUT
4. Public Discussions
5. Items for future consideration

#### Minutes of Meeting

1. **Present and apologies**  
Present; Councillors- M Tew, A Johnston, J Hayes, J Prestage, R Scantlebury, K Prestage and the Clerk  
Apologies; Councillor Wakefield (declared interest) and P. Hazell (personal)  
Members of the public - 14
2. **Councillors Interests**  
To receive from Councillors declarations as to personal or prejudicial interests and declarable pecuniary interests that might require the granting of dispensation the nature of those interests in relation to Agenda items.  
The Clerk received a declaration of interest from Cllr D Wakefield and Cllr Tew.
3. **Planning Application 18/02596/OUT**  
The Parish Council Chairman, M Tew, opened the meeting and due to having a pecuniary interest in the application Cllr Tew stepped down as Chairman of the meeting. Cllr Johnston proposed Cllr J Prestage take the Chair for the meeting, this was seconded by Cllr Scantlebury and therefore resolved to do so. Cllr M Tew left the meeting.  
Cllr J Prestage proposed that the Parish Council recommend refusal of the planning application 18/02596/OUT, Outline application for development of up to 91 homes, 150sqm of commercial floor space, landscaping, open space, associated ancillary works and creation of new access following the demolition of 22 Buryfield. All matters are reserved except access, on the following grounds;  
The emerging Huntingdonshire Local Plan to 2036 is planning to meet the full identified housing need from existing planning permissions and allocations – other sources planned for are prior approvals; rural exception sites (for affordable housing); and windfall (i.e. not allocated) from small sites of under 10 units. As such there is no strategic need for this site to be granted consent in order to meet the housing requirement. The proposed modifications to the emerging Huntingdonshire Local Plan to 2036 doesn't amend the Ramsey Spatial Planning Area housing figure which is planned to be met through allocations. The emerging Huntingdonshire Local Plan to 2036 in Policy LP 2 - Strategy for Development identifies the approach for the Ramsey Spatial Planning Area as being focussed on two allocations in Bury, already delivering all of the employment land and 60.3% of the housing allocations. This approach already is imbalanced with regard to accessibility to services and facilities which are mostly located in Ramsey, this site will exacerbate this imbalance.

The site is not well related to the existing built form of Bury, site RA 7 adjacent to Valiant Square has not yet come forward or even had an application submitted. It would harm the character of Bury and would introduce a dense form of development on the settlement edge. Although only an illustrative layout, the submitted layout demonstrates how the number of dwellings proposed would necessitate a form of layout out of character with the surrounding area.

The access will have an unacceptable relationship to surrounding properties; it will adversely affect the living conditions of No.20 Buryfield through noise and disturbance from vehicle and pedestrian movements adjacent to their front door and front bedroom window. No.20 will have an unacceptable form of driveway access to their garage from the middle of the road junction which would adversely affect highway and pedestrian safety.

The site is poorly related to the main local services and facilities of Ramsey – 2.8km to the town centre; 3.4km from the Secondary School; and 3.8km from the Supermarket. Even in Bury it is 700m from the Primary School; 750m from the Shop; and 800m from the bus stop, this will limit the opportunities for walking and cycling increasing reliance on use of the private car even for local journeys. (Note these distances are from the site entrance, the southern edge of the site is 280m further away). As such the relevant distances to services and facilities from the centre of the site are greater than those set out in the Huntingdonshire Design Guide Supplementary Planning Document (SPD) 2017, which refers to walking distances of 400m (5 minutes) to bus stops and 800m (10 minutes) to local shops and primary schools.

Overall the scheme would conflict with the development plan as a whole as a result of its conflict with the housing delivery, accessibility, living conditions, character and appearance, and countryside and landscape protection policies. Material planning considerations are not sufficient in this case to over-ride these policy conflicts. Benefits would arise from economic and social benefits arising from additional housing and residents using local services and facilities, although in this case they are likely to do so by unsustainable means due to the distances involved.

Therefore when applying the planning balance in this case given the clear supply of a demonstrable 5 year housing land supply the adverse impacts discussed above are sufficient to significantly and demonstrably outweigh the scheme's benefits when assessed against the policies in the Framework taken as a whole. The proposal would not therefore amount to sustainable development.

#### 4. **Public Participation**

The Chairman, J Prestage invited members of the public to ask any questions;

A member of the public asked if the allocation of space for community use highlighted on the site plan had been discussed with the Parish Council? The answer came from the Chair that the Parish Council had not been in any discussion or been informed of any community use land within the plan.

The next question came regarding traffic in and out of the site, where is the traffic moving out?

The answer being; traffic going both ways via Owls End and Valiant Square. The road from Tunkers Lane leading to Valiant Square is a rough track and the overall opinion is that none of the roads in and out of the site would support construction traffic. The Village primary school is located on Owls End, with car parking along Owls End at the start and end of the school day already an issue. Another member of the public said that the letter received from Huntingdonshire District Council (HDC) informing them of the application stated that they could not object to traffic whilst the site is being constructed. It was felt that the concern relating to the traffic should still be put to HDC.

Why only 32 letters sent out to the public, when so many more households will be effected by the development? The Chair informed the members of public that due to planning regulations the planning authority (HDC) only need to inform the properties within the immediate vicinity.

A member of the public raised concern over the development being on a flood plain.

Unfortunately the area is classed a Class 1 flood plain (Class 3 being the highest risk).

A member of the public asked if a petition would carry more weight, could it be raised and signed by individuals? Although the petition is a good idea the best way to make your comments would be as an individual.

Issues around parking was highlighted, as public transport gets worse, car density increases, where will cars park on the developed site? There is no solution. As to developers; they can develop the site as they wish. The average household has 2.5 cars.

The Chairman urged members of the public to include any of their concerns within their comments to the planning authority (HDC), the more objections the better. The more people

within the local area that know of these developments the better, helping to raise the level of objections to 40-50 would help tilt the balance.

A request came for the Clerk to contact the Case Officer at HDC and request an extension on the deadline from 31<sup>st</sup> December to a later date to allow more people to lodge their comments.

It was decided that some of the members of public would obtain copies of the planning letter, along with the map of Bury highlighting potential development site, from HDC, and post them through villagers doors on Owls End, Valiant Square, Tunkers Lane etc as it is clear not everyone within the local area to the site are aware of the proposed development.

A member of the public asked what "All matters reserved" meant, as stated on the letter from HDC. The application is at the "outline" stage at the moment, if/when the application gets approved a further "full" application can be submitted. If this gets agreed then you can go from here to a full application. Reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (ie they can be 'reserved' for later determination) such as;

'Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.

The Chairman informed the meeting that a Housing Needs Survey will be sent out to all householders within Bury early 2019, and urged members of the public to fill in and return the survey. The survey is being carried out by Cambs ACRE which will ask you several questions regarding housing. With this information we can look at what housing is needed in the village (as and when sites come up for development) and put this in to the Neighbourhood Plan.

#### 5. Items for future consideration

No items recorded

#### \*\*\*PLEASE NOTE

The Clerk has received confirmation from the Case Officer at Huntingdonshire District Council, for this development, regarding an extension on the deadline for comments. Whilst the Case Officer understands the deadline is during the holiday period individuals can still lodge their comments up to the date that the application is determined.

**The Parish Council would URGE you to make your comments as soon as possible, do not delay sending in your response.\*\*\*\***

A reminder of the link to the planning portal for your responses as follows;

<https://publicaccess.huntingdonshire.gov.uk/online-applications/>

The meeting closed at 8.20pm

Signed;

Date

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Chairman

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