

# BURY PARISH COUNCIL

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An extraordinary meeting of the Council took place on Wednesday 10<sup>th</sup> June 2020 from 7pm

The Local Authorities and Police and Crime Panel Meetings Regulations 2020 came into force on 05 April enabling local councils to hold remote meetings until May 2021. This meeting took place via “Zoom” at the following link:  
For practical reasons some items will be deferred. There is no provision to place the agenda on the noticeboards.

## MINUTES

- EOM 06.20.01 Present and apologies  
Councillors; M Tew (Chair), J Prestage (Vice Chair), D Wakefield, A Barber, K Prestage, R Scantlebury, J Hayes  
Also present; C Copley (Clerk) 2 x Abbey Group representatives and 24 members of public  
Apologies received from Councillors Hazell and Johnston due to prior engagements.
- EOM 06.20.02 To receive a presentation from the Abbey Group regarding the proposed development of up to 90 dwellings involving the provision of public open space, landscaping, means of access including widening of Tunkers Lane and associated works. The presentation slides are appended to these minutes.
- EOM 06.20.03 Public participation session- a public participation session then followed, several members of the public present voiced their concerns regarding the development, all of which were addressed by both representatives of the Abbey Group.
- EOM 06.20.04 The Abbey Group to receive questions from Councillors. Councillors presented their questions, all of which were addressed by the Abbey Group representatives. Concerns raised regarding the surface water catchment over the site and flooding further down to Chevrill Lane. The Abbey Group confirmed the drainage continues to be looked at as blockages have been found. A flood risk assessment has been carried out, the Anglian Water assessment concluded they are happy for it to run in to the surface water drainage. The Abbey Group confirmed they will look again at assessment along with the Environment Agency.

The Abbey Group agreed for their transport consultants to have discussions with the County Council Highways regarding the possibility of a pedestrian crossing. No consideration has been given to any form of traffic calming for the Upwood Road. The travel plan and travel assessment has missed off the 2 bus stops opposite Grenfell Road.

More affordable housing is being built than needed in the village, the local needs are different to what is reported by the District Council. It would be prudent to make the point the housing on this site should be different to what the District Council are proposing.

With increased car movements from potentially a further 144 houses off Buryfield and Tunkers Lane mitigation schemes down Tunkers Lane at the “pinch point” and all the way down to Owls End need to be considered. The Abbey Group agreed to involve the Parish Council with further discussions on this matter and look at a possible wider scheme, visibility splay, clear priorities, with a package of measures through discussion. The County Council will need to agree any measures.

The following actions were taken away by the Abbey Group for further consideration and response back to the Parish Council where applicable;

“Protection of the village” Traffic calming to Owls End and Upwood Road as a result of increased traffic movements. Would a bollard/restriction installation be possible on the entrance to Tunkers Lane to prevent the road being used as a through road.

What appears to be a pedestrian footpath opening up on to Valiant Square on the corner of the plan will be removed. It was noted Valiant Square is a private estate of which residents pay a maintenance company for its upkeep.

A play area will be provided and is marked in the central area of the new development, ownership of this equipped area will be passed to the Parish Council (as stated in reserved matters of the application)

It was asked why flats have been incorporated in to the design. The District Council requests affordable housing but the Abbey Group are prepared to look at alternatives. The application is currently at Outline stage at the moment and exact layout is something that will form formal application. Confirmed in 2<sup>nd</sup> reserved matters application.

Concern over the narrowing of Tunkers Lane and possible traffic calming measures can continue to be discussed with the County and Parish Council. It was noted the County Council are happy with the Abbey Groups solution already put forward.

As many trees as possible will be retained, they currently have a blanket TPO (tree preservation order) on them but some trees will need to be felled due to the presence of Dutch Elm disease. The Abbey Group stated they will not remove acceptable trees.

The Abbey Group will have further talks with a homeowner who expressed concern over the western edge footpath (Blue area page 7 of presentation) as it indicates to be going over their property.

Would it be possible to look at alternative entrance road locations nearer to the Western boundary?

Via Zoom chat; Internet Broadband access. The increase in houses will reduce the bandwidth as there is only a small pipe out of the village. How will this be addressed.

The deadline for comments on the application has been extended from the 19<sup>th</sup> June to 10<sup>th</sup> July. Residents are urged to register their comments via the District Councils Planning Portal <https://publicaccess.huntingdonshire.gov.uk/online-applications/> under planning application number 20/00863/OUT

Meeting closed at 20:16

# Proposed Residential Development of Housing

## Allocation RA7

Andy Brand



Martin Curtis

abbeygroup

### Planning Policy Position

- ▶ Under planning law all planning applications are required to be determined by the Local Planning Authority (in this case Huntingdonshire District Council) “in accordance with the plan unless material considerations indicate otherwise” (S38(6) Planning and Compulsory Purchase Act 2004)
- ▶ ‘the plan’ means the Development Plan which in this case (and at this time) means the Huntingdonshire Local Plan to 2036
- ▶ The Bury Neighbourhood Plan will form part of the Development Plan once it has passed its referendum and is formally adopted by the District Council
- ▶

### Huntingdonshire Local Plan

- ▶ The site is allocated for the development of approximately 90 homes in the Local Plan – Allocation RA7. It is not therefore a speculative application
- ▶ The site is 1 of 8 allocations within the Ramsey Spatial Planning Area (which includes Ramsey and Bury). Allocation RA8 relates to the RAF Upwood redevelopment. NB: Buryfields is not allocated in the Local Plan

- ▶ The Local Plan was the subject of independent examination by a Planning Inspector and was found to be 'sound'. It was adopted by the District Council in May 2019

## Housing Allocation in the Local Plan and location of the site within the Neighbourhood

### Ramsey Spatial Planning Area 12

Huntingdonshire Local Plan | Huntingdonshire's Local Plan to 2036

#### East of Valiant Square, Bury

##### RA 7

##### East of Valiant Square, Bury

3.6 ha of land at East of Valiant Square, Bury is allocated for residential development of approximately 90 homes. Successful development of the site will require:

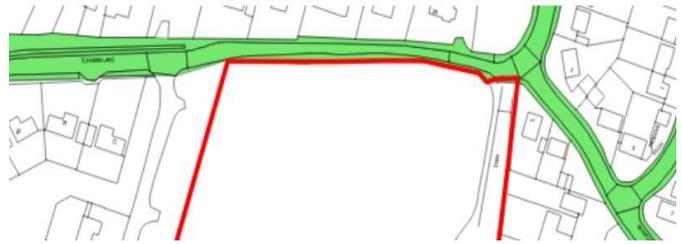
- provision of a suitable means of access and satisfactory resolution of additional traffic impacts on local roads
- retention of trees and hedgerows other than where removal is necessary to obtain access
- agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
- agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised
- agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system.



Plan

## Housing Allocation

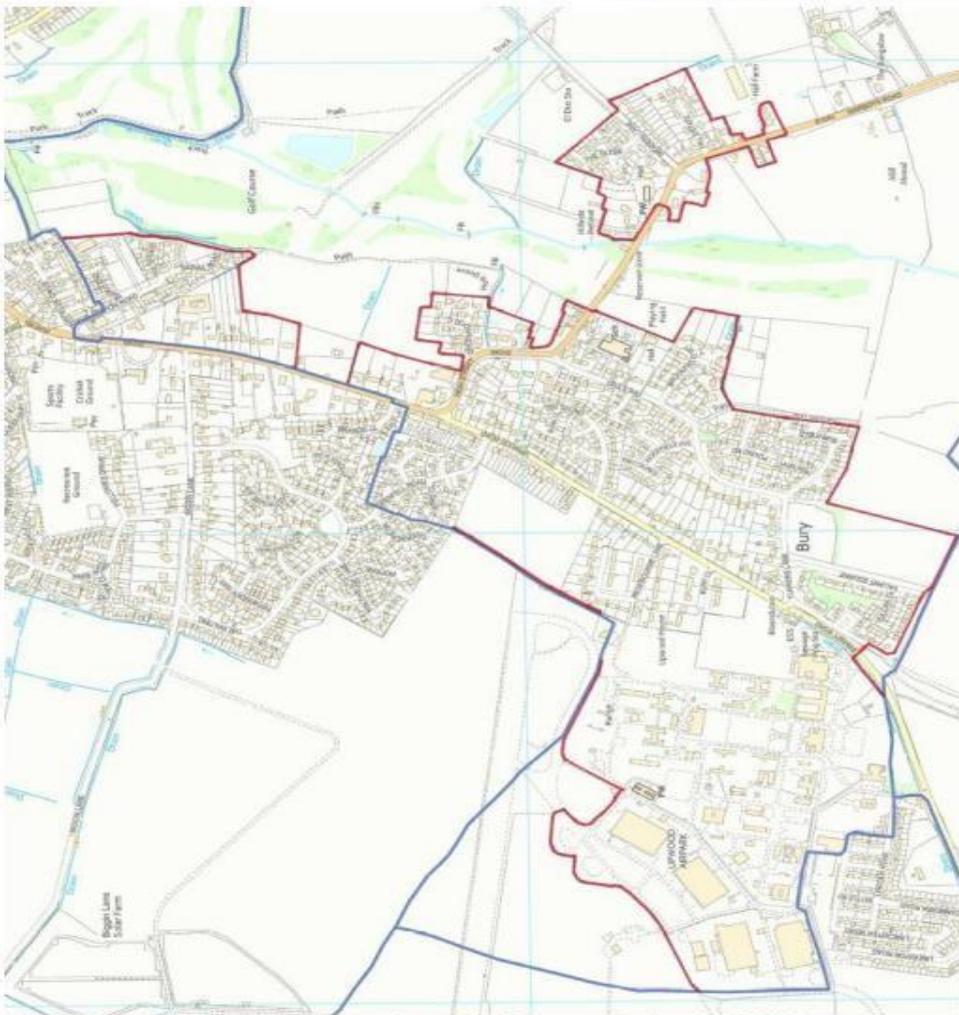
- ▶ Local Plan para 12.42: “The section of Tunkers Lane along the northern site boundary is narrow and unmade, and it will be expected that development will deliver a programme of works to upgrade Tunkers Lane to current standards ...”
- ▶ Cambs CC Highways Boundary records along Tunkers Lane (green shows highway land)



## Bury Neighbourhood Plan

- ▶ The Neighbourhood Plan has also been independently examined and been found to meet the ‘basic conditions’. It was due to undergo a referendum on 26<sup>th</sup> March 2020 but this was cancelled due to the pandemic
- ▶ Notwithstanding this we have assumed that the Neighbourhood Plan will be adopted by the time the decision is made on this planning application and have therefore treated it as part of ‘the plan’ for the purposes of determining this application (para 3.23 of our Planning, Design & Access Statement). In any event national planning policy guidance has advised that given the circumstances it should at present be given ‘significant weight’
- ▶ Para 18.3 of the Neighbourhood Plan confirms the RA7 Allocation and the application site is accordingly located within the built-up area (settlement boundary)

Bury Village Neighbourhood Plan



Map 3 - Settlement Boundary © Crown Copyright OS Licence Number 0100055891

■ Settlement Boundary      ■ Plan Area Boundary

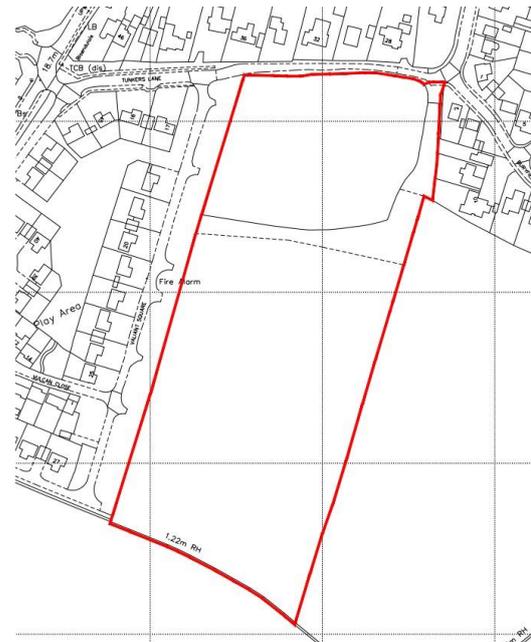
*Note - The Settlement Boundary can only be shown within the area covered by the Bury Neighbourhood Plan. In the Upwood Airfield area the employment and housing allocations in the emerging Huntingdonshire Local Plan to 2036 extends into the adjoining parish of Upwood to the west of the former hangars and south around the Lincoln Road area. The allocations also extend into the adjoining parish of Ramsey to the north at the Air Training Corps Building to the rear of Redebourne Lane.*

### National Planning Policy

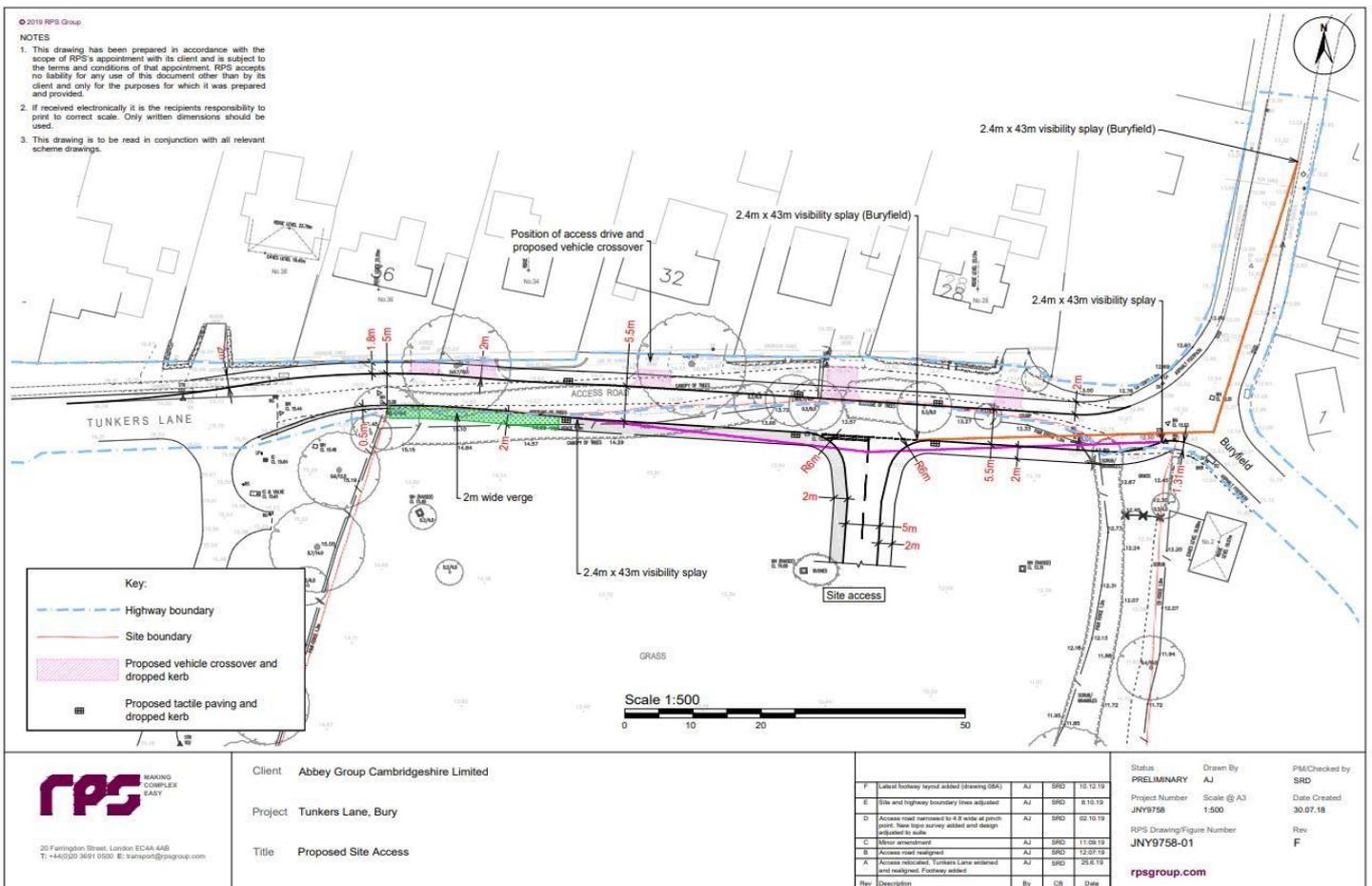
- ▶ National Planning Policy Framework 2019
- ▶ Contains 17 chapters dealing with a variety of planning considerations
- ▶ Para 7 states that:  
“The purpose of the planning system is to contribute to the achievement of sustainable development”.

# Outline Planning Application

- ▶ Our Application seeks Outline Planning Permission to erect up to 90 dwellings
- ▶ The Application 'commits' the means of access at Tunkers Lane only so if the application were approved that part of the development would take place as proposed (see next slide)
- ▶ The remainder of the layout, appearance, landscaping etc. would be determined in a subsequent full or reserved matters application
- ▶ The plans submitted (save for the access) are therefore indicative
- ▶ The proposal includes 40% affordable housing as required by Local Plan policy
- ▶ Width of carriageway along Tunkers Lane is increased to 5 to 5.5m in width with footpaths. There is a pinch point to the western boundary which arises from land ownership: this has been used though to create a narrowing as advocated in Manual for Streets



## Committed Access Details (Appx 7 of TA)



### Consultation to Date

- ▶ Summary of the Statement of Community Involvement document submitted with the planning application
- ▶ The design of the indicative layout has changed during the course of preapplication discussions with the Parish Council, local residents and the District Council. See pages 17 to 23 of the Planning, Design & Access Statement

ACTIVITY	DATE
Initial meeting with Bury Parish Council	3 <sup>rd</sup> July 2019
Meeting with Bury Neighbourhood Planning Group	29 <sup>th</sup> July 2019
Conversation with Cllr Mike Tew, Bury Parish Council	20 <sup>th</sup> August 2019
Door-to-door community consultation	10 <sup>th</sup> September 2019
Resident drop-in session to consider highway matters	17 <sup>th</sup> September 2019
Meeting with Cllr Adela Costello	6 <sup>th</sup> October 2019
Further Meeting with Bury Parish Council	6 <sup>th</sup> November 2019
Resident drop-in session to consider highway and other planning matters including the indicative site layout	2 <sup>nd</sup> December 2019

- ▶ In particular the houses fronting on to Tunkers Lane and the orientation of Tunkers Lane itself have altered (see next slide)

## Rev B vs Rev H



## Highways Matters (1)

- ▶ These matters would have been considered by the District Council (in consultation with the County Council) as part of the Local Plan process
- ▶ Impact on the highway network (traffic) – Transport Assessment considers this. In summary:
- ▶ The traffic from the proposal at Buryfields has had to be considered even though that application was not approved at the time of the submission of our application.
- ▶ The Assessment follows industry standards for generating assumed traffic flows from the proposal. See Table 5.1 of the Assessment

Table 5.1: Residential Person Trip Rate and Trip Generation (90) Dwellings

Time Period	TRICS Person Trip Rate / Dwelling			Person Trips (90 Dwellings)		
	Arrival	Departure	Two-Way	Arrival	Departure	Two-Way
07:30 – 08:30	0.142	0.465	0.607	13	42	55
17:00 – 18:00	0.485	0.217	0.702	44	20	64
07:00 - 19:00	2.93	3.12	6.05	264	281	545

Source: TRICS 7.6.3

## Highway Matters (2)

- ▶ Section 6 of the Transport Assessment then considers the impacts upon junctions as a result of the increase in traffic.
- ▶ Again using industry standards the Assessment concludes that the junctions would work within capacity during peak hours.

## Housing Layout and Scale

- ▶ Layout is indicative only
- ▶ The layout shows 88 dwellings – permission is sought for up to 90
- ▶ It accommodates the affordable housing mix suggested by the District Council
- ▶ The existing tree belt is retained within the centre of the site
- ▶ Green lozenge on part of the eastern boundary is site drainage which is at the lowest point of the site
- ▶ Off site TPO trees along the eastern edge of Valiants Square are shown for context (these are not effected by the development)



Open Market - 53	
2 Bed Semi	4
2 Bed Detached	2
3 Bed Semi	8
3 Bed Detached	12
4 Bed Detached	27
Affordable - 35	
1 Bed Flat	4
1 Bed Bungalow	2
2 Bed Bungalow (WC)	2
2 Bed House	16
3 Bed House (5 Person)	5
3 Bed House (6 Person)	4
4 Bed House (7 Person)	2

### Flood Risk and Drainage

- ▶ Flood Risk Assessment and Drainage Strategy submitted for the site
- ▶ There is existing drainage infrastructure within the site (probably installed by the MOD)



TUNKERS LANE MASTER PLAN



- ▶ Drainage area shown on the eastern boundary – likely to be dry for the majority of the year but required to store water to prevent excessive run-off
- ▶ Anglian Water have agreed that the existing public surface water sewer can receive the surface water drainage from the site (Flood Risk Assessment para 5.2.3)

### Relationship with Buryfields and Abbey Group's position

- ▶ Abbey Group have objected to the Buryfields proposal on multiple occasions
- ▶ Part of that objection related to the potential impact of that development upon the delivery of the housing allocation and the requirement for RA7 to be developed out before that site was considered – the District Council did not agree
- ▶ Buryfields proposal showed roads coming into our site – it was pointed out to the District Council that one of those roads goes in to the drainage area – the District Council were not concerned
- ▶ Our Application shows no linkages to Buryfields. The open space from the development will be offered to the Parish Council for adoption and if they accept this then they would own and manage the land. There would be a S106 contribution to the Parish in the normal way

## Other Planning Documents and Section 106

- ▶ Ecology Report and Surveys – no significant issues – mitigation as required on site
- ▶ Travel Plan – standard requirement for developments on this size – will seek to promote sustainable travel for future site residents

### Section 106

- ▶ Affordable Housing – 40% of dwellings
- ▶ Public Open Space – provision of land (at least 0.42ha) and maintenance
- ▶ Bins – payment per dwelling
- ▶ Highways – works to Tunkers Lane (could be a condition): await highways comments
- ▶ Will consider any further requests made – statutory tests (a) necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development)

### Summary

- ▶ The Application Site is allocated for a housing development within the Local Plan and is within the settlement boundary of the Neighbourhood Plan
- ▶ Consultation has been undertaken to date (as required by the Neighbourhood Plan) and the scheme has been changed to reflect comments that have been made
- ▶ Bespoke reports support the Application to assess matters such as transport, traffic and drainage
- ▶ We consider that the proposal is acceptable but we continue to be willing to listen and to make changes where they are reasonable and necessary