

THRILOW PARISH COUNCIL

Minutes of an Extraordinary Parish Council meeting held on 9th November 2017 at Thriplow Village Hall at 7.34 pm

Present

Councillors:	Jane Gough (Chairman), Janet Archibald, Mark Brogan, David Easthope, Kit Jackson, Owen MacKay, Barbara Pointon, Terry Smith,
District/County Councillor:	Peter Topping
Clerk:	Martyn Corbet
Others Attending:	David Walston, David Digby, Sophie Pain, James Wilding
Members of the Public Attending:	Amber Gough, James Rowley, Carol Goodfellow, E J King, Diana King, Kevin Clarke, Deborah Roberts, Caroline Flott, Shirley Murray, Linda Neeves, Toni Charter, Patrick Ginty, Geoff Axe, Richard Webber, Melissa Tayabali, Annie Eccles, Geoff Link, Glen Link, Derek Pinner, Ali Weissberg, Peter Duff, Angela Rimmer, Phillipa MacGarry, Sean MacGarry, Jean Tomlinson, Michall Murch, B F Meggitt, Dale Coss, Jack Lindorp, Nigel Moore, Robert Spriddell, Stuart Broom, Pat Easthope, Gillian Aldred, Ben McDonnell <i>(names included are those signing in on the attendance sheet handed out at the meeting)</i>

1. Apologies for Absence:

Apologies had been received from Erica Webber

2. Consideration of Planning Application S/3591/17/FL – Demolition of existing buildings and redevelopment for 36 dwellings together with new vehicle access from Lodge Road, parking, drainage infrastructure and public open space to include children's play facilities at The Grain Store, Thriplow Farm

Cllr Gough opened the meeting and explained the procedure to those present. She also explained that the purpose of the meeting was to allow those present to ask questions of the developers and the Parish Council. Comments from those present were also invited. *(Please see note attached)*

After those questions had taken place a vote was held to allow those present to express their opinion on the desirability of the proposed development. The result of that vote was:
7 for the development in its present form;
3 against any development at all; and
30 in favour of a development in principle, subject to modification of the existing scheme to accommodate concerns expressed by those present;

There being no further business, the chairman thanked everyone for attending and the meeting ended at 9.35 pm

Signed Chairman

Dated

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Notes of the meeting

Cllr Gough asked the developers if they had anything to add to the information which had been provided or any further comments. David Digby said there was nothing.

Cllr Deborah Roberts of Fowlmere and Foxton referred to the fact that there are 3 applications one of which is for the re-location of the existing grain store to Foxton. She wondered what the purpose of the meeting tonight is.

Cllr Gough said that previous meetings had taken place before the plans had been seen and the application made. The purpose of the meeting was to listen to those people from Thriplow present. TPC have until the 15th November to make representations. These will be finalised at the meeting of TPC scheduled for this coming Monday. The purpose of the meeting was to take people's views on board.

Kevin Clarke referred to the fact that there had been several consultations during which it had been made clear that it was thought the plans were for too many houses. He wondered why this had not been taken on board.

Sophie Pain stated that from a development point of view 36 houses was an appropriate use of the land. It was in accordance with existing planning policies and land density use.

Robert Spriddell referred to the fact that the application had been made and comments were due in the next week. He said that previous comments had not been listened to at all. He said that the density of the proposed housing and the number of cars would mean that a small village would be transformed. There had been an application in 2005 for 30 houses which had been. He thought there was no point to the meeting tonight as TPC were already aware of how people feel. Cllr Gough re-iterated that the point of the meeting was for TPC to listen to people's views. Robert Spriddell asked if TPC would outline its recommendations to SCDC to obtain as much money from the developer as possible by way of S106 monies should the application be approved.

Cllr Easthope said that he had given much thought to the application and was not desperately against it. He had problems with the number of houses. There were also practical issues:

- a) the effect of the number of houses on the village and roads;
- b) the re-location of Revivals around the corner would result in inconvenience to people who had taken their cars to them once they had dropped them off.

So far as he was aware nothing had been offered by the developers which would adequately cope with the increased traffic. The village would benefit from support for improvements to the A505/Gravel Pit Hill junction. There should be a traffic study and such things as road-widening and traffic islands. Traffic calming needs to be addressed. When this issue had been addressed 20 years ago 3 islands had been installed in the village. There needs to be a reduction in the speed limit. He thought Farm Lane should become one way. There is also the issue of parking outside the school. The developers have the ability to help with these points and nothing has been put forward.

There is already an good play space in the village.

Cllr Gough stated that William Russell had told her the Cricket Meadow would be closed to the public FROM MONDAY

Peter Topping referred to the fact that in coming to the village from Newton one has to be careful of the traffic bump. He also stated that we had to be careful in not being perceived to become involved in a "bribe" situation. The idea is to try and use any money to address concerns. Congestion at certain times in the day is certainly one of these. This is particularly so in School Lane. There may need to be discussions about the school and its capacity. Cllr Topping will represent Thriplow at the planning meeting.

David Walston said he was under the impression that he was waiting for a proposal. It was not his fault that nothing has been forthcoming.

Liz Moore said the school is at capacity. Just over half the students come from outside the catchment area. When there are more students available in the parish they will be taken by the school as places arise.

Derek Pinner observed that as the planning application is now in all that took place before was pre-application and speculative. Now we have the actual application. It is crazy to have 2 way traffic in Farm Lane. It needs to be 1 way. He could not see why the development had been divided into 2. The affordable housing is on one side and the 4-5 bed houses on the other. He could not see the point in providing a playground when over £60,000 had been spent on the Recreation ground some 4-5 years ago. The playground provided for was yet

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another divisive issue.

Cllr Pointon is in favour of smaller houses. She has lived in the village for 50 years. There have been no developments at all since the 1980s. If the number of houses on the development is reduced then prices will go up. People should not look at the project as what they would like. They need to consider what they would want. There are youngsters, single parents and people like her who need smaller houses. People travel to care for elderly relatives. They could move them into the village. An extra 72 cars is an exaggeration. The average is 1.5 cars per house. This reduces the number of cars to 54. She would like to see a more detailed application on how the houses would look and the materials to be used. There does need to be more traffic management.

David Digby stated that the 3 applications are inter-linked. In terms of the number of units this is low density. Most schemes are for 27 houses per hectare. The number of houses will be discussed with SCDC and may be reduced. He stated that there needs to be provision of play equipment as a part of the scheme. This is a planning requirement. The POS can be adopted or it could be transferred to TPC. As a last resort a management company could be formed to maintain it.

Sophie Pain confirmed TPC could take on the POS or a management company would be formed.

It was stated that SCDC are waiting to hear from TPC on how the money from S106 should be spent. Something has to be put forward. Monies are no longer just paid out there has to be a specific scheme approved by SCDC. This will be discussed at Monday's meeting.

Melissa Tayabali wondered when TPC Councillors would express their opinions. Cllr Gough stated this would be on Monday and that each parish councillor is entitled to a personal opinion but that they would listen to the public. On Monday night they might have to consider something not previously thought of. Melissa Tayabali thought there should be a survey of residents. Cllr Gough stated that an extension of the consultation time in respect of the application to enable people to express their views. Some correspondence had been received. There is not enough time for a survey.

Derek Pinner said that people could go onto the SCDC website and express their opinions. Melissa Tayabali thought that it should not be just TPC who decided how any S106 monies should be spent. Cllr Gough quoted how the monies were spent at Heathfield and how this was decided.

Pat Easthope referred to the proposed play area at the back of the development. She thought local children would not go through the development to use it. Why not put it at the front? She also thought Cllr Pointon's reference to 1.5 cars per house was inaccurate. She suggested that Revivals might be kept where they are and a smaller development built alongside. Sophie Pain said that different ideas had been thought of those included a residential development close to the existing Revivals. This had to be considered in the light of the need to achieve the right density of housing. Consideration had also been given to the practicality of developing near an industrial site.

Geoff Axe thought that the S106 "pot of money" should be accepted and then suggestions invited as to its use. Cllr Easthope said that the S106 monies would not cover the cost of a major project. Cllr Topping said that the rules had been changed. At one time it could be paid into a bank account and spent in the future. There now needs to be a specific project or purpose.

Gill Aldred wanted the comments on the website to be taken into account. Martyn Corbet said he would take this into account.

Peter Duff asked, taking into account Cllr Pointon's comments, how much the houses would cost? If 40% is to be affordable housing. The answer received that prices would be decided close to the time of sale. Affordable housing would be under £600,000.

Richard Webber talked about people's comments and the weight of opinion. He asked if the weight of opinion would be considered. Cllr Gough said weight of opinion does have same influence. She also said it is often the case that people in favour do not attend.

Robert Spriddell asked how the decision of TPC will be reached. Cllr Gough said all can go to the meeting to see this. Catherine Martin said the proposal cannot be considered on just verbal opinion. Other things must be taken into account.

Andrea Webb was in favour of the development. She mentioned what she regarded as the "hypocrisy" of knocking down old houses to build new ones. Houses are better built for the people of the village at affordable prices.

Deborah Roberts referred to a scheme she has promoted in Foxton and Fowlmere whereby

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farmers sell land at a reduced rate for housing and affordable housing is built on it. She suggested Thriplow might do this.

Kevin Clarke said he has spoken to people who are not against new houses only the number which is being proposed.

Amber Gough stated she was in favour of the development as it is proposed. She said people seem to be happy for small houses to be demolished for very large houses to be built. Also the houses proposed are of a smaller number than Church Street, therefore unless people believe that there are now too many houses on Church Street they are being hypocritical in complaining about the proposed amount of houses. She said she would rather have a local person who lives and works in the village to develop as they would have more care for the community than a developer from London with no local interest. Furthermore, by building family houses in the village it should reduce the amount of children coming from out of the catchment area for the primary school, therefore decreasing the amount of cars that are blocking up the roads in the morning.

Ben McDonnell suggested a reduction in the proposed number of houses. He doubted the ability of the village infrastructure to sustain the number of houses. Parking is a problem. There are safety issues. The infrastructure is fragile. He would like to see some social housing. The infrastructure must be appropriate. He wondered why the playground could not be brought to the front of the development. Sophie Pain said the development had been planned with regard to the policies in the local plan. There is nothing to say the numbers cannot be revised. There needs to be an efficient use of land. The developers will take what is being said back to SCDC.

Someone mentioned the incorporation of Green Belt Land. Sophie Pain confirmed that the land to be developed is outside the Green Belt. The development will be landscaped.

Hillary Russell observed that the development appears unsustainable if it does not have sufficient density. All the proposals need to work together. David Walston said that new grain stores are not free and that the money from this development was needed to help pay for the new grain store. Hillary Russell mentioned cheaper finance from the Agricultural Mortgage Corporation. David Walston said that finance was a matter for Thriplow Farms.

Another resident said the developers are in this for a profit. There is a commercial imperative. He had calculated that the proposed development would bring in some £14,000,000.00.

Cllr Pointon pointed out that the Grain Store is the only Brown Field Site in the village. She stated that the country has a population in which more of it is over 50 than under.

Melissa Tayabali re-iterated that she thought there are too many houses being proposed.

Peter Duff asked about asbestos and its disposal. James Wilding said that there would be a carefully controlled disposal of the asbestos waste from demolition. Peter Duff was concerned about the effect of asbestos dust on children.

Diana King asked about bungalows being included. Cllr MacKay said they were on earlier plans but not now. Diana King referred to walking and stated that previously it was common to walk to school etc with the children.

Another resident expressed concern about the number of individuals on the development not the number of houses.

The meeting concluded with the vote referred to in the body of the minutes.

(These notes are not intended to be a verbatim account of all that was said on the night. To achieve this would have been impossible. Please bear this in mind)

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