

ARKESDEN PARISH COUNCIL



MINUTES of the MEETING of ARKESDEN PARISH COUNCIL held in Arkesden Village Hall on

Monday 21st October 2019

Chairman Called the meeting to order 7.38 pm

Present: Rod Higgins (chairman), Robert Patmore (vice-chairman), Chris Coady, Satu Lawrence, Rupert Bull (acting secretary), Cllr. Edward Oliver (UDC)

Also Present: Nick Chrimes, Nadin Chrimes, John May, Debbie May, John Burnam, Luke Bailey, Wendy Seaton, Alan Lumsden (all Parishoners)

1. Apologies: Ted Buttlings, Steve Coltman (Clerk)

2. Public Speaking:

- 2.1 Most of the members of the public were concerned with agenda point 6.1.1 so the chairman opened this to more general discussion.

The chairman opened by describing the past applications for redevelopment of this site both refused on similar grounds the first having received 57 written objections and having been strenuously objected to by the Parish Council. The second receiving only one objection due to poor notification appeal against this application on the grounds of what was agreed with a former planning officer as to the acceptability (although the council has not seen a copy of the communication) being rejected as out of time. The chairman also told the meeting that a new transport assessment has been commissioned by Journey Transport Planning Ltd. the report of which will be available before the closing date.

Chris Coady then outlined various problems / inaccuracies in the current application that have been notified to the LPA to which the council is still waiting for responses. It was also pointed out that there were no assessments in the application covering the concerns under Policy Gen 4 (good neighbourliness – noise) and E5 re-use of rural buildings (d).

Members of the public spoke primarily about the impact on the local roads and the continued destruction of the verges. This would result from the increased use by “business traffic” as well as commercial vehicles. They also noted that the principal access point is on a protected rural lane. The timing April 21-27 2019 of the traffic impact survey was also questioned as being a true reflection if out of school times. Whilst it was suggested that other smaller redevelopment may be more acceptable it was pointed out that the council’s purview was only over the plans before it and not to suggest alternatives.

Councillor Oliver pointed out that the council will only consider the application and not make suggestions. In pre-advice officers should not give assurances. He also said that if the officer

approves this application it will go the full planning committee at which local representation now gets 5 minutes.

- 2.2 The Chairman told the meeting that there was no news on what is happening at 5 Acres other than it has been cleared, he did add that there was now some confusion as to the actual ownership of the land.
- 2.3 Luke Bailey was asked about the change of agricultural land to garden as per agenda point 6.1.

3. Declaration of interests: None

4. Minutes of the meeting held on the 16th of September 2019: Agreed

5. Matters Arising from the meeting of the 16th September 2019:

- 5.1 Parish Council surgery dates agreed as 18/1/10 and 18/4/20 between 2-4 pm in the Village Hall. Councillors TBD
- 5.2 Report on Village Activities: Rupert Bull had circulated an initial draft of activities in Arkesden and neighbouring villages to be completed and reported that there had been some verbal interest in a number of activities. He proposed that these communicated to the village by letter, and feed back to be considered. There are a few ideas that are in the process of being pursued.
- 5.3 Letter sent to residents of Quicksie Hill – options being to improve the service road, use part of grass green as a parking area. There had been one response stating that the quality of the service road made it impossible especially with low cars, and that the parked cars act as a traffic calming device. Cllr Oliver expressed doubts as to the ownership of the service road. **Action:** Clerk to write to UDC to determine ownership of the road.
- 5.4 A speed check was carried out in the village the maximum speed recorded was 27 mph. enquiries into whether we can carry out speed checks in the 40mph area of Quicksie Hill to be carried out.

6. Planning: Matters:

6.1 New Applications:

6.1.1 UTT/19/2333/FUL Mulberry House: As above 2.1 determined response:

To recommend refusal on the grounds of:

- Increased traffic
- Noise light and environmental intrusion on neighbours
- Impact on landscape character
- Plan policy on site sustainability

It was agreed that the Clerk should refer to his letter of refusal UTT/16/3677/FUL of the 8/3/17. This was agreed by acclamation

6.1.2 UTT/19/2302/FUL: Plym Cottage and Hinchmans Recommended approval agreed unanimously

6.1.3 UTT/19.2450/HHF: Water Bridge Part single Storey part two storey rear and side extensions and works to garage to form home office. Determined that the clerk notify the council of concerns of:

- Loss of amenity to a neighbour's overshadowing and loss of morning light
- Inclusions of Velux windows adjacent to his property
- Overlooking window
- Exhaust flue from their heating stove discharging towards and in close proximity to the neighbour's house

Passed by vote

7. District Councillor Report:

Three Members of the ruling R4U resigned and joined the Greens, all three were cabinet members. The new Development plan is progressing and is going through

8. Playing Field:

Chairman reported that he had received the spreadsheet from the MFC and had seen the safety report which "seemed OK"

After inspection he reported back to the MFC concerning the state of the shed, a mess around the play area and the fact that one of the old goal posts were lying on the ground.

It was reported that the hedges will be cut mid-November

9. Highways:

Long Lane will be closed 3 November from 8-11 am for a cycle hill climb event. A note advising people on the Arkesden email group will be sent by the Clerk.

10. Correspondence:

No Comments

11. Finance:

No report in absence of the Clerk

12. Further Discussion Points:

12.1. Dog Fouling at the gap: Clerk to ask DC for a new "poop bin".

13. Next meeting determined to be 18th November 2019 in Arkesden Village Hall

Meeting Closed at 9.36 pm

Rod Higgins (chairman)

Rupert Bull (acting clerk)