

**Chairman: K Owen**

**Clerk: Mrs J Weaver**

Minutes of the meeting of Dullingham Parish Council held in The Taylor Hall, Dullingham at 7.15p.m. on Thursday 12<sup>th</sup> January 2017

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**Present:-** Cllr K Owen (Chair), Cllrs Algar, Mardon, Morley, Parkins and Simpson  
District Councillor C Morris

**120117/001 To receive and approve apologies for absence**  
Cllr M Robertson

**120117/002 To receive declarations of Interest**  
Cllr S Mardon – 009.2 Planning Applications 16/01638/FUL Land South of 1 Cross Green and 16/01660/OUM Middle Park Stud, Dullingham Ley  
Cllr R Algar – 009.2 Planning Applications 16/01638/FUL Land South of 1 Cross Green and 16/01660/OUM Middle Park Stud, Dullingham Ley  
Cllr R Morley – 008.2 Trees – 1B Elm Close

**120117/003 Open Forum**  
A considerable number of members of the public were present with interests in the planning applications to be discussed and in the discussions on street lighting in the village. Cllr Owen informed the members of the public that due to the inclement weather Mike Burrows who had been due to speak regarding street lighting would not be attending the meeting and was hoping to attend the February meeting instead.  
Julie Brega – Director & Head of Centre, The Open College of Equine Studies ref. planning application 16/01638/FUL was present during the Open Forum and handed further information regarding her proposed application to Councillors and members of the public. Due to issues with the East Cambridgeshire District Council website some of these documents were yet to be uploaded. Julie Brega also invited residents to visit her current site at Higham should they so wish. A number of residents spoke in opposition to the planning application 16/01638/FUL and 16/01660/OUM raising concerns over the size of the proposed developments, access to the proposed sites, the traffic impact in both Dullingham and Stetchworth and safety issues due to the increased traffic in the villages and in the vicinity of Kettlefields School and the impact on the surrounding countryside.

**District Councillor Chris Morris arrived 7.35pm**

**120117/004 To approve the Minutes of 1<sup>st</sup> December 2016**  
The minutes of the Meeting of the Parish Council held on 1<sup>st</sup> December 2016 were approved and signed as a true and correct record.

**120117/005 Matters arising - Consideration of Action Update Sheet**  
Council considered the attached Action Update Sheet. An update is awaited regarding a date for the installation of the gates near to the start of the new 30mph sign. The presentation for the application for the LH117/18 is scheduled to take place on 6<sup>th</sup> February, Cllr Mardon would liaise with Cllr Robertson regarding this. Prices are awaited for replacement street lighting in the village.

**120117/006 County and District Councillor Reports**  
Cllr Chris Morris reported on various meetings he had attended since the previous Parish Council meeting. Cllr Morris reminded the Parish Council that the next Parish Forum is due to take place at Woodditton Methodist Church on 28<sup>th</sup> February 2017. Work on the Ely bypass had now started and is scheduled for completion by February 2018.

**120117/007 Finance**

- 007.1 Payments To approve accounts for payment  
The following payments were approved and cheques signed accordingly:  
J Weaver – (Salary) - £318.24 (Standing Order)  
Anglia Water - £21.04 (Direct Debit)
- 007.2 Receipts  
HM Revenue & Customs - £664.06 (VAT Repayment)
- 007.3 Finance Report  
The Clerk presented the Finance Report for the Quarter ending December 2016 (copy attached). Council noted the information contained in the report. It was felt that an additional grass cut would be necessary before the start of the grass cutting season this would need to be paid from the current year's accounts.
- 007.4 Parish Precepts – Year Ending 31<sup>st</sup> March 2018  
Council agreed that a precept of £17354.58 will be required for the year ending 31st March 2018.

**120117/008 Environment and Footpaths**

- 008.1 Monthly Footpath Report  
None
- 008.2 Trees  
Notification of the following tree works at the following property:-  
**1B Elm Close, Dullingham**  
T1 & T2 Lime Trees x 2 – Reduce overextended limbs by 1-2 metres. Remove significant deadwood.  
T3 Horse Chestnut – Reduce canopy from over conservatory roof of 1A Elm Close by 2-3 metres. Remove significant deadwood.

**120117/009 Planning**

- 009.1 To receive Planning Application decisions:  
**16/00639/FUL 44 Dullingham Ley, Dullingham**  
Construction of two 372sqm storage barns and 8 Isolation Boxes  
– **WITHDRAWN**
- 16/00978/FUL Hill House Farm, 127-129 Station Road, Dullingham**  
Conversion of agricultural building to provide 6 dwellings and erection of 4 new dwellings  
– **APPROVED**
- 009.2 To consider recent Planning Applications:  
**16/01581/FUL 30 Station Road, Dullingham**  
Erect summerhouse/shed  
**NO OBJECTIONS – Vote 4 in favour / 2 against**
- 16/01638/FUL Land South of 1 Cross Green, Dullingham**  
Equine educational business to include erection of outdoor arena and managers dwelling  
**OBJECTION – Vote 4 against (2 declared an interest and did not vote)**  
This application has many detrimental aspects and Dullingham Parish Council **OBJECT** to this application and request it be refused.  
The Development is in an otherwise undeveloped area and would have an adverse impact on the character and setting. EMP2.  
If approved there would be an increase in traffic in the adjoining villages, the impact of this would far outweigh any benefit this development could bring. EMP2. This is further covered in para 7.8.3  
*The volume and type of traffic generated by a development is a key consideration and the Council needs to ensure that road safety is not jeopardised by allowing proposals that would generate levels of traffic beyond the capacity of the surrounding road network. Traffic generation can also impact on the quality of people's lives, the character of an area and the environment. Particular attention should be paid to proposals that generate a large net increase in trips, involve heavy lorry movements, or result in high levels of on-street parking nearby*  
The site is not closely related to the built environment contrary to EMP3.  
The application does not comply with EMP5 as it is in both a prominent and isolated position. The siting, scale and design of the proposal is not in keeping with the character of the area, with

adequate pasture to support the horses where necessary. The plans only show an area in red with no adjoining land under the control of the applicant. The amenity of nearby residential properties is adversely affected as the site is green field and any development will alter the setting and amenity of Cross Green. The proposal will (by itself or cumulatively) have a significant adverse impact in terms of the nature and amount of traffic generated in both Dullingham and/or Stetchworth. Dullingham Parish Plan clearly indicates that the parish is adversely affected by flooding and whilst drainage is mentioned in the application the plans do not appear to show any SUDS management scheme.

The Ecological survey is limited to a desk survey and a visit in October and the parish council respects that the company concerned has limited local knowledge and cannot access all areas around the site. It only makes a passing reference to perhaps the largest pond in the parish which is located 300m south of the site and linked to the site by a watercourse. This pond is known to contain Crested Newts and before any form of work is conducted on this site a full survey is required. The Cambridgeshire and Peterborough environmental records centre absence of a record does not mean that a species does not exist at a particular site and this is confirmed in the limitations section of the survey. This must therefore be investigated further.

Given the scale and location of this application the parish council request refusal.

If East Cambridgeshire District Council is minded to approve then we request that;

1. The application is placed before a full planning committee for determination.
2. A full survey of the pond south of the site is required to confirm Crested Newts are present, their numbers and area of habitat.
3. Were it to be approved the only supporting reason would be that this is a business. In which case a constraint should be placed that the development can only remain whilst used for the stated purpose.

The Parish Council has received numerous items of documentation direct from the applicant in addition to the official planning application sent to us by East Cambridgeshire District Council, we are very concerned regarding the relevance of these documents.

#### **16/01649/FUL Fieldview, 30 Vicarage Close, Dullingham**

Single storey extension to the north west elevation

**NO OBJECTION – Vote 6 in favour**

#### **16/01660/OUM Middle Park Stud, Dullingham Ley. Dullingham**

Expansion of Middle Park bloodstock business to include new covered riding area and stable block  
**OBJECTION – Vote 6 against**

This development is in an otherwise unspoilt and undeveloped area in a green field location of a type and size that would appear to be of industrial scale and form in the open country. EMP 2. Extensions to existing businesses in the countryside and Proposals to expand existing businesses in the countryside will be permitted where:

- The proposal does not harm the character and appearance of any existing buildings or the locality.
- The proposal is in scale with the location, and would not (by itself or cumulatively) have a significant adverse impact in terms of the amount or nature of traffic generated.
- Any intensification of use will not detract from residential amenity.

This development is contrary to all of the above.

EMP 5. Whilst this broadly supports equine development it places constraints on the scale, form and location. The proposal is sited in a prominent and isolated location away from existing buildings. Whilst the view of the buildings may be somewhat limited from the Ley road it will be clearly seen from as far away as Burrough Green. The siting, scale and design of the proposal is of an industrial scale and would have the appearance, whatever materials are used of an industrial development in the open country. Proposals for larger scale private or commercial enterprises will require a Transport Statement to demonstrate that there are no unacceptable impacts on highway safety. This does not appear to have been completed. The proposal will (by itself or cumulatively) have a significant adverse impact in terms of the nature and amount of traffic generated; With accommodation for 44 horses, staff, feed and veterinary care to name a few the amount of traffic would be significant. No mention is made of how the waste is disposed of but it is noted that waste does appear to be burnt on a regular basis elsewhere on site at present.

ENV 2. Design which fails to have regard to local context including architectural traditions and does not take advantage of opportunities to preserve, enhance or enrich the character, appearance and quality of an area will not be acceptable and planning applications will be refused.

Given the scale and form of this development we feel it clearly fails to enrich the character, appearance and quality of the area.

The Local Plan clearly states that the volume and type of traffic generated by a development is a key consideration and the Council needs to ensure that road safety is not jeopardised by allowing proposals that would generate levels of traffic beyond the capacity of the surrounding road network. Traffic generation can also impact on the quality of people's lives, the character of an area and the environment. Particular attention should be paid to proposals that generate a large net increase in trips, involve heavy lorry movements.

The application is of such a scale that an outline application is inappropriate given the adverse impact it will have.

This development does not appear to have any positive contribution to the area and will have a negative impact on the amenity and quality of the surrounding villages and we request it be refused.

Should East Cambridgeshire District Council be minded to approve then we feel it must be decided by the planning committee.

### **16/01689/FUL Site North of 52 to 56 Brinkley Road, Dullingham**

Erection of a detached dwelling

**NO OBJECTION – Vote 6 in favour**

District Councillor Chris Morris stated that following instruction from the Parish Council he had called in the planning applications – 16/01638/FUL and 16/01660/OUM to be considered at a meeting of the Full Planning Committee at East Cambridgeshire District Council. A date of this meeting will be advised in due course.

#### **009.3 Planning Report**

None

#### **120117/010 Play Area**

##### **010.1 Play Area Maintenance**

An inspection is scheduled to be carried out at the end of January. Cllr Parkins reported that she had removed some weeds at the back of the play area. Spraying the weeds was considered. Concern was raised regarding the use of sprays in the play area and if it was felt it may be necessary to close the play area while spraying takes place and for a short period of time afterwards. Erecting boards in the necessary areas at the play area was considered and costs will be obtained.

#### **120117/011 Correspondence**

##### **011.1 Letter from Greater Anglia regarding train services**

A letter had been received from Abellio Greater Anglia in response to the concern the Parish Council had raised regarding morning trains at Dullingham Station not letting passengers, particularly school children get onto the trains as they were considered to be full. The letter received apologised to those passengers concerned. The letter stated that the train concerned is scheduled to be formed of a three-carriage train, however, a limited amount of rolling stock is available and there are not currently any spare diesel trains available in the country to strengthen current services. The shortage of diesel trains is a result of manufacturers waiting for more electrification to take place.

##### **011.2 Letter from Lucy Frazer QC MP regarding train services**

A letter had been received from Lucy Frazer in response to a letter from the Parish Council concerning train services from Dullingham Station (See 011.1). Lucy Frazer advised that she had written to the Head of Corporate Affairs for Abellio Greater Anglia raising our concerns and would write to the Parish Council again once a reply had been received.

##### **011.3 Letter from Jock Lloyd-Jones regarding Dullingham Charities & Educational Foundation**

A letter had been received from Jock Lloyd-Jones requesting a donation to the Dullingham Charities & Educational Foundation. There had been a delay in receipt of the letter due to the letter being sent to the previous Clerk. The Clerk was asked to reply to Mr Lloyd-Jones asking to see a copy of the accounts for the Foundation, following the viewing of the accounts a donation would be considered. Details of previous donations would also be obtained.

##### **011.4 Letter from John Fields regarding road safety on Station Road, Dullingham**

A letter had been received from Mr Fields concerning road safety, Cllr Owen had replied to this letter and following this an additional letter had been received highlighting flooding on Station Road. The Parish Council has contacted the County Council Highways Department to request that the drains be cleared. Mr Fields was present at the Parish Council meeting.

**120117/012 Other Matters**

012.1 Community Safety Volunteering Opportunities – Wall Planner Calendar

Wall Planner Calendars had been received and were distributed accordingly.

012.2 East Cambs Parish Conference – 3<sup>rd</sup> February 2016, 12 Noon – Isleham

No members of the Council were available to attend on this occasion. The Clerk reminded Council that the Local Plan Parish Conference was due to take place in Ely on 18<sup>th</sup> January, Cllr Algar and Cllr Mardon agreed to attend.

012.3 Street Lighting

Consideration was given to using reserves to replace street lights as necessary. Comments were also noted from village residents raising points i.e. – keeping lights, switching off at midnight. Further consideration would be given to street lighting following the rearranged visit from Mike Burrows and obtaining additional quotes.

**120117/013 Councillors' Reports - To receive reports from Parish Councillors**

Cllr Owen reported that a letter had been received from Peter Ashworth concerning planning application 16/00978/FUL Dwellings at Hill House Farm which had now been approved by the Planning Department at East Cambridgeshire District Council.. Mr Ashworth raised concerns that he had not been made aware of this application, Cllr Owen stated that the Planning Department at East Cambridgeshire District Council wrote to those they considered to be neighbours informing them of planning applications and this was not a decision made by the Parish Council. The Parish Council can only comment on the planning applications we receive from East Cambridgeshire District Council and the necessary paperwork we receive from them. Mr Fields a neighbor of Mr Ashworth was present at the Parish Council meeting and had raised concerns regarding large tanks and early morning delivery times and the safety of pedestrians in the vicinity. Cllr Owen would liaise with the Clerk a letter of response to Mr Ashworth.

Cllr Owen reported that he had been contacted regarding the use of the village green for car parking during a forthcoming funeral service. Council agreed that the usual rate of £25 be charged for car parking. Cllr Simpson had drawn up a Policy for Car Parking on the Village Green, this would be approved and added to the Council Policies File.

A request had been received regarding the use of the Sports field and Pavilion for a childs birthday party. This was passed to Kevin McDonnell.

Cllr Simpson had provided a brief written report to Council (See attached).

Cllr Morley reported that he had met with Dennis Vacher of Cambridgeshire County Council Highways Department regarding the cutting of the grass verges in the villages. Costings were to be obtained for the possibility of the Parish Council paying contractors to carry out this work in the future.

Salt for winter gritting had been received and the Clerk was asked to find out how when community gritting should take place.

**120117/014 Absences**

All absences were noted by the Clerk.

**120117/015 Risk Assessments**

Council agreed that there was no need to carry out additional risk assessments.

**120117/016 Date of the next meeting**

The next meeting of the Parish Council will take place on Thursday 2<sup>nd</sup> February 2017.

The meeting closed at 9.46 pm.

**Signed**

**Dated**