

Dullingham Parish Council

www.dullingham.org.uk

Chairman: Cary Simpson
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Members of the Council are summoned to and General Meeting of Dullingham Parish Council to take place on
Thursday 25th August 2022 at Taylor Hall at 6pm

Members of the public are welcome to attend and speak on any item on this agenda for the first 10 minutes of the meeting. They are then welcome to remain and observe the rest of the meeting.

MINUTES

Attendees: Councillor Simpson (CS), Councillor Algar (RA), Councillor Cameron (MC), Councillor Robertson, Councillor Mardon (SM), Councillor Parkin (GP), Councillor Owen (KO) and District and County Councillor Alan Sharpe (AS)

85 Members of the public were also in attendance

250822/1 TO RECORD APOLOGIES FOR ABSENCE

No apologies were received

250822/2 TO RECEIVE ANY DECLARATIONS OF INTEREST:

1. Declaration of any disclosable pecuniary interest in any item of business
2. Declaration of any personal and/or prejudicial interest in any items on the agenda
3. Written requests for dispensations for disclosable pecuniary interests
4. Grants to any requests for dispensation

There were no declarations of Interest made

250822/3 TO SIGN AND APPROVE MINUTES OF MEETINGS OF: 7th July 2022

CS proposed, RA seconded to approve the minutes as a true and accurate record of the meeting. Motion carried

250822/4 OPEN FORUM FOR PUBLIC PARTICIPATION

At the close of this item, members of the public will no longer be permitted to address the Council unless invited to do so by the Chairman

The Chairman opened the floor to the public in regard to agenda item 250822/5 (1). Numerous members of the public raised their concerns to the proposed outline application regarding: Infrastructure, access and movement, overall scale of the development, affect to local utilities', school provision, impact on the local environment. It was clearly felt that the community understand and are not opposed to development, but development of the right calibre for the parish. Community Land Trust was felt the best was to allow the younger members of the parish to remain and the Parish Council and District Councillor explained this to the floor.

A member of the community outlined the need for the right kind of development to help make the parish the thriving community it once was.

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Noted that East Cambridgeshire had indicated this application is likely to be heard at Planning Committee in early 2023.

The Chairman thanked the members of the community for attending and outlining their views on the application. He reminded the floor that they should personally write to East Cambridgeshire Planning to express their view and it was imperative this they did this by 22nd September 2022, which is the extended deadline confirmed by East Cambridgeshire Planning Department.

This section of the meeting closed 7.24pm and the Council took a 10 minute comfort break and to talk to some of those attending

250822/5

MATTERS ARISING:

The meeting reopened at 7.34pm

1. To discuss 22/00875/OUM

CS proposed the Council object to the planning application based on community feedback and the house to house survey previously conducted on this development, RA seconded. Motion carried and the council response in outlined below:

This representation has been made by Dullingham Parish Council in relation to the proposed development at Station Road, Dullingham. The Parish Council objects to the scheme as submitted on the basis that the proposals are contrary to planning policy, at odds with the scale of the existing village and it would encourage unsustainable travel behaviour. The Parish Council are also disappointed at the lack of meaningful engagement undertaken to date with the local community. The key matters of concern are set out below.

Policy Position

The NPPF explicitly sets out that the planning system should be genuinely plan-led¹. Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise². The development plan includes the East Cambridgeshire Local Plan, 2015 (LP). LP Policy GROWTH1 sets out the housing requirement for the District. This LP Policy is generally regarded as an out-of-date policy. For this reason, East Cambridgeshire District Council have undertaken a single issue review of the LP with this plan submitted for examination in May 2022. The Council maintain that the Broad Areas for growth should be retained in the Plan with no further allocations within villages as the end date of the Local Plan will remain the same, and the quantum of existing allocations and permissions are sufficient to meet updated housing requirement figures. The approach is confirmed by the latest housing land supply position (August 2022) which confirmed that the dwelling supply is equivalent to 7.09 years supply of housing land (up to 31 December 2022) or 7.18 years supply of housing land (from 1 January 2023)³.

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The site is located to the south of Dullingham station and north of the Crescent, outside of the defined settlement boundary of Dullingham. Dullingham is a historic village of 250 dwellings and the boundaries are drawn in such a way to protect the village from sprawling into the countryside. The site is approximately 1 mile from the village centre where the key services are located.

LP Policy GROWTH2 of the East Cambridge Local Plan 2015 allows for limited infill development within defined boundaries. Outside the development envelope, of which this site is located, housing will not normally be permitted – unless there are exceptional circumstances, such as essential dwellings for rural workers, or affordable housing and where there would be no significant adverse impact to the character of the countryside. Appeal decisions⁴ have confirmed the continued validity of and applied weight to LP Policy GROWTH2.

The introduction of 160 dwellings beyond the village envelope will introduce an urban environment into the countryside that do not represent any of the 19 exceptions listed in Policy GROWTH 2. The proposed development blocks are also isolated and would not integrate with the existing village. The provision of a country park would not mitigate the introduction of this development.

The Parish Council made it clear during engagement with the applicants that they would be keen to explore the delivery of a small-scale affordable housing scheme on the edge of the village, possibly via a Community Land Trust mechanism which has not been carried through which is contrary to LP policy GROWTH 6.

National Planning policy requires the conservation and enhancement of the natural environment and the protection of the best and versatile agricultural land from unsustainable development. LP Policy ENV1 seeks to respect the character areas and protect, conserve and enhance (amongst other things) the settlement edge, and wider landscape settings. LP Policy ENV2 also seeks to secure high quality design, requiring that development relates well to the context of its surroundings and respect the landscape of the area, including important views in and out of settlements.

The site is a large undeveloped parcel of land, the overall character of which is one of a rural landscape. There are long ranging views into the wider countryside. The scheme would introduce built form where there is presently none, resulting in a significant urbanisation of this parcel of land. The density of the proposals would upon face value (given the scheme is outline at this stage) seem to relate poorly to the density and form of the existing village and surrounding hamlets. The proposals would detract from the rural setting of the village. The built form on undeveloped land some distance from the existing development envelope would diminish the contribution the site makes to its verdant and open surroundings; undermining its intrinsic agricultural character and appearing prominent in views

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from the road approaching Dullingham as a significant and permanent encroachment into the open countryside.

The scale of development is beyond the rate at which this small village would be able to absorb capacity. The adopted Local Plan states the number of dwellings within Dullingham parish to be 320⁵ (which includes the hamlets of Cross Green and Dullingham Ley). A further 50 dwellings have already been granted within Dullingham (41 plus 9 on Brinkley Road) at a time when ECDC could not demonstrate a 5 year housing land supply. This is not the case at the present time as set out above, and therefore no 'tilted balance' can be applied. A scheme of this scale is clearly contrary to Policy GROWTH 2 of the LP and would represent a grossly disproportionate number of homes located outside the development envelope.

All of our concerns are reinforced by a recent application immediately adjoining this site that was refused on the grounds that it "would result in a visually intrusive form of development in this sensitive location, resulting in significant and demonstrable harm to the character, appearance and countryside setting through encroaching urbanization and density. As such it is contrary to policies ENV1, ENV2 and HOU2 of the East Cambridgeshire Local Plan 2015 and in conflict with Paragraphs 127 and 130 of the National Planning Policy Framework; as it fails to secure visually attractive development which improves the overall quality of the area or preserves the local character and history". Given the scale and location of this application it offers no benefits that outweigh the harm it would create.

Access and Movement

The proposed access comprises a simple T-Junction at a bend on station road in close proximity to the level crossing. The assessment states that the road operates at 30mph on the bend and so the access has been designed with visibility splays at this speed. There are serious concerns as to whether the access will be safe for access and egress when the road operates at national speed limit and there is a blind bend when travelling south from the station. The plans also show a refuse vehicle would need to use both side of the road to enter the site, the same approach would apply to construction vehicles for a prolonged period of time.

An existing footpath is located on the eastern side of Station Road which narrows past the main village up to the station. A footway cycleway access is indicated on the site boundary with dropped kerbs on both sides of Station road. Again given that Station road operates at 60mph It is questionable as to whether dropped kerbs are safe enough to encourage walking as an alternative to the car.

A secondary route is proposed on land not included within the red line, as such there is no certainty around delivery and achieving a suitable emergency access.

The Transport Assessment (TA) appears to be very contradictory by relying on non-car modes to justify this location for development and goes on to identify that approximately 91% of trips across both peak hours are anticipated to be by car. The TA at paragraph 8.1.9 states that:

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“Although opportunities for sustainable travel have been maximised, it is recognised that due to the location, private car use will continue to be an important mode of travel for future residents”.

There is no air quality assessment to identify the impacts of 91% of trips in car usage will have on the environment, this is of concern given that the Devil’s Dyke Special Area of Conservation and Site of Scientific Importance is located 2.9km to the north. The application also does not include any assessment of light and noise pollution impacts of development.

The conclusion of the TA sets out that:

“The proposed development conforms to the requirements of national and local transport related planning policies, has good accessibility by non-car modes and will not result in a severe impact on the local highway network”.

The site may be in close proximity to a station, but the frequency of the services and the ease of travel between locations are the matter of more importance to take people out of their private cars. The provision of a drop off and pick up bay, and an unsafe crossing point on Station Road does little to encourage more sustainable modes of travel.

A mixed use area is proposed as part of a station hub. There is no evidence to show demand for office space in this location, and there appears to be limited engagement with National Rail to understand how the car park will operate, particularly when the level crossing will become automated in 2024.

Infrastructure

There are no heads of terms submitted with the application, as such there is no certainty that the development would mitigate its impacts on existing infrastructure. The Parish Plan as referenced in the Local Plan identifies key infrastructure priorities for the village including improvements to the main sewer through the village and improvements to existing village amenities including encouraging greater use of the village hall and existing sports pavilion. No mention is made of these existing community priorities within the submission. It is questionable as to why a Country Park is proposed in this countryside location when the needs of the community are already identified by way of expanding and encouraging use of the existing community pavilion.

It is not clear within the submission as to how the development proposals would address impacts of additional homes on an existing sewage issue, identified in the LP.

Engagement

The Parish Council are disappointed that this application has been submitted on the basis of no meaningful engagement with the local community. The Statement of Community Involvement refers to engagement consultation in 2018 with a virtual

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consultation event taking place in early 2021- in the depths of covid. Since January 2021, the applicant team have not been in contact with the Parish Council or local community to update on any changes made and have not addressed local issues including impact of development on existing sewerage infrastructure. The local flyer sets out that feedback has been taken into consideration, however the proposals disregard the Community Land Trust proposals and the consultation was created in a biased manner to not allow for the local community to express their views freely. The applicant has done very little to ensure that all members of the community were made aware of the proposals before submitting the application.

To conclude, the Parish Council objects to the outline proposals at Station Road Dullingham. The scheme is contrary to planning policy which directs growth to other larger settlements, and there are no overriding reasons to justify the encroachment of development into the countryside. The proposed access is considered unacceptable and unsafe and with the proposals suggesting 91% of multi way trips to be taken by car, the proposed location next to a rail station does not override the environmental impacts that will occur through such a large increase of traffic on local roads.

Further items:

2. Request via Councillor Owen to use the Village Green on 4th September 2022
CS proposed, MR seconded to approve the use. Motion carried
3. Pavilion Roof – update
RA updated that the roofing has now been completed and the scaffolding if being removed as we speak. Clerk to pay invoice in September's payment run and make the necessary grant paperwork
4. External Audit Conclusion – to receive the report and certificate from the External Auditor and to note their comment
CS noted this has been received and concluded. Comment noted on matters not affecting their opinion.
5. External Auditor – to consider the option to opt out of the SAAA central external auditor appointment arrangements"
CS proposed RA seconded to stick with the current agreement and not to opt out. Motion carried.

250822/6

PLANNING

(Any plans the PC are aware of after posting of the agenda will be discussed at the next meeting. The application numbers and brief details will be posted via the notice board prior to said meeting.)

Applications to discuss:

22/00875/OUM Land South of 112 Station Road, Dullingham

Discussed under 250822/5 (1)

Applications replied to:

22/00840/TRE Aynsley House, 5 Stetchworth Road, Dullingham

T1 Yew - Fell

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The Parish Council have no objection to the application - Approved

22/00570/FUL Old Salt Depot, 38 Brinkley Road, Dullingham

Amendment – reduction in the red line boundary and information to address LHA comments, layout amended to retain field maple, submission of phase 1 Geo-Environmental Desk Study, CGI renders of plots 1,2,3 & 4

The Parish Council have no objection to the amendment

22/00458/FUL Hare House, 5 Elm Close, Dullingham

Demolition of a garage and single storey extension. New roof structure and loft conversion. Construction of single storey extension and various internal alterations
The Parish Council have no objection to the application

Planning Updates:

22/00840/TRE Aynsley House, 5 Stetchworth Road, Dullingham

T1 Yew - Fell

The Parish Council have no objection to the application - Approved

21/01244/FUL AMENDMENT The Kings Head, 1 Stetchworth Road, Dullingham

Revised layout plan and transport memo to address Local Highways Authority comments – Approved

22/00165/FUL Regent Cottage, 29 Brinkley Road, Dullingham

Proposes replacement of existing conservatory, two storey side extension, balcony, front dormer extension and garage/car port – AMENDMENT - Approved

22/00689/FUL Kettlefields Primary School

Construction of single storey book storage building

The Parish Council had no objection to the application – Approved

22/00773/TRE Elm House, 4 Elm Close, Dullingham

G1 Conifers x 14, T1 Conifer - Approved

250822/7

PLAY AREA

To update/ inspection report

MC circulated the monthly report before the meeting. MC noted that none of the contractors he had been in conversation with regarding the zip wire had replied. It was noted the Council may need to consider a full replacement

250822/8

COUNTY AND DISTRICT COUNCILLOR REPORTS

To receive any reports

AS provide a brief report on key areas including the review of the LHI Scheme, ongoing transport issue

MR requested AS support the Council in regards to the ongoing reserves matter enquiry.

MR also requested AS liaise with Cambridgeshire Police to arrange for the speed monitoring unit to be sited in Dullingham. AS to arrange

250822/9

ENVIRONMENT AND FOOTPATHS

To receive an update and discuss position

SM asked for further clarity on what the council wish to do in terms of pond maintenance/clearance. It was noted that clearing was needed, running from end of

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year tidy, reeds, over hanging trees, through to potential dredging, the scope of works is therefore large and needs investigation and SM stated she felt a professional opinion would be sensible before any works started.

250822/10

ASSETS

To receive an update
RA advised the pavilion roof repair is now completed

250822/11

FINACIAL MATTERS

010.1 Bank Reconciliation for Signature for July 2022

Payments:

010.2

HMRC, Salary, expenses	£672.96
K&M Lighting – Street Light Maintenance	£30.60
PKF Littlejohn – External Audit	£240.00
Gallagher – Insurance	£967.32
R.S. Memorials – Refurbishment of War Memorial	£2280.00
Eco Chippings – Rubber Chippings	£376.00

Income

None

CS proposed, RA seconded to approve all bank reconciliations and payments. Motion carried

250822/12

COUNCILLORS FORUM

RA advised he had received some interest in using the Pavilion for Cricket and awaits further information and a potential meeting is to be arranged
CS Raised the overgrown hedge up Church Lane which is impacting vehicles now

250822/13

DIARY DATES – 6th October 2022

Meeting closed at 20:30

.....
K Peck
Karen Peck
Clerk & Responsible Finance Officer
Dullingham Parish Council

.....
C Simpson
Cary Simpson
Chairman
Dullingham Parish Council

6th October 2022