

Minutes of Extraordinary meeting held on the 12<sup>th</sup> December 2017

Present:

Chair: Willy Brown,  
Steve Trudgill  
Fiona Marshall  
Dick Jones  
Graham Fagg  
Julian Bright  
Nicholas Cliffe  
Tony Orgee

Clerk: Anne Angell

Members of the Public –11

- 1. Apologies for absence – none**
- 2. Declaration of Members' Interests –none**
- 3 To discuss Planning Applications received-**

**S/4159/17/FL Detached Cart Lodge The Old Parsonage, Cambridge Road, Hinxton**  
**Applicant: Mursell** No objections to this.

**S/2284/17/OL A hybrid outline/full planning application for comprehensive redevelopment of the Sawston Trade Park.**

A letter will be send in with objections raised

**S/4099/17/OL Outline planning application for development of an AgriTech technology park by SmithsonHill Limited**

The Chair introduced this by saying that a general discussion of the proposal, including members of the public, would help the Parish Council to construct its response to this application. Key points emerging from the discussion were:

- a) Compliance with the SCDC draft Local Plan The application was not included in the draft Plan. This is likely to be confirmed by the Inspector within the next three or so months. But SCDC was duty bound to consider this new proposal. It was suggested that it was a mistake to consider it in isolation from the pending planning applications from Sawston, Uttlesford DC, and Wellcome, but accepted that SCDC had little option.
- b) Nature conservation and the landscape The present open agricultural landscape is fundamental to the local village communities. Once destroyed it cannot be recreated. It is also of great importance to the city of Cambridge not to have an urban corridor running down to Saffron Walden but to have open countryside to its south. Much of the land under threat is of agricultural grade 2 which used to be considered inviolable for long-term food security. The arguments presented on water run-off and aquifer recharge are unquantified and of such significance to the village, the Cam valley, and local fresh water that they should be. Cambridge Water itself is concerned that building was proposed on Zone 2 aquifers, very close to Zone 1 aquifers. The extensive car-parks would be associated with substantial light-pollution. It is not evident why they are not planned to be underground as at Wellcome's campus.

- c) Design and economic impact The business plan lacks credibility. The whole project is projected as being focussed on improving food production by supporting R&D. But there is no science-based organisation behind it and no evidence of significant interest in it by any significant R&D-oriented food-related organisations. The probability is that it would become a standard all-purpose business park. There is no mechanism proposed to prevent this. It appears that the buildings will be purely speculative. If this is so, there is no reason given for why it should be located in this position. The implication is simply that the landowner wishes to sell the land at a substantial profit. This is not a part of the country in need of employment creation.
- d) Traffic The traffic surveys may on scrutiny lack credibility. The estimates of traffic generated certainly do because they are based only on employee numbers and not on associated traffic of customers, supply vehicles, warehouse-related HGVs etc. The proposed solutions for traffic problems are trivial. The cycle-path is cosmetic. There will be major delays at the Macdonalds and MII roundabouts unless the A505 is dualled. Improving the Macdonalds roundabout by widening it would have minimal effect of itself; raised traffic volumes would simply have knock-on congestion effects elsewhere. Even if dualling the A505 happens in due course, the A1301 would not be able to deal with the added traffic. The proposed roundabout at the only entrance to the site, on the A1301 north of North End Road, would create further hold-ups and, being on a bending road, would be unsafe. Why should the A1301 be the point of access to the site and not the A505 or A11?

It was agreed that the PC should oppose the proposal in total.

It should prepare its comments focussing on:

- i. The lack of credibility of the purportedly food science, agri-tech purpose of the site, and consequently of any reason why this should be situated on open landscape in this place.
- ii. The lack of any significant measures being proposed to alleviate the substantial traffic problems that would be created.
- iii. The need to prevent the despoiling of the attractive open landscape that enhances the approaches to Cambridge, provides meaning to rural village communities, and inhibits the emergence of strip settlement along the Cam valley

The PC will prepare a draft document to discuss at its next meeting on 8 January. It will prepare a leaflet to be distributed around the village, setting out its position and encouraging people to write in with their comments to SCDC. It will also consider developing Hinxton's own Neighbourhood Plan as a partial defence against future damaging proposals on the same and comparable parish land.

#### **4 Precept for 2018/19**

It was decided to leave this to the following normal Parish Council in Jan, Clerk has asked for extension to deadline for submitting this .

**Hinxton Parish Council**

**11 December 2017**

#### **Uttlesford Local Plan (2011 – 2033) update**

The first stage consultation on the draft Uttlesford Local Plan ended on 4 September. The council received almost 6,000 written comments from over 2,000 individuals and organisations to the consultation and is now using these comments by residents, businesses, neighbouring councils and other bodies to inform the next stage of the emerging Uttlesford Draft Local Plan.

Uttlesford District Council has stated that the council 'is taking the time to fully evaluate these responses and to carry out further work to address some of the issues raised, such as the water cycle, archaeology, heritage, employment, and transport and sports facilities'. It has further stated that 'the additional work will strengthen the evidence base and is necessary to ensure that the next version of the Local Plan is ready to be consulted upon.'

The next meeting of the Council's Planning Policy Working Group is meeting later this week (Thursday 14 December) to consider the complete set of consultation responses and way forward for the Local Plan.

As a result of the extra work being undertaken, 'the council will make a decision on the next version of the Plan in late spring 2018 before a further round of public consultation takes place.'

I will be attending the Planning Policy Working Group meeting in part (it clashes with a meeting of Pampisford Parish Council) and report back key points from the meeting.

### **Recycling changes from 11 December**

Just a reminder that as from Monday December 11 all recyclable paper should go directly into the blue bin and residents can use the black caddy for their personal purposes.

### **Sawston Trade Park**

This planning application will now go to the January 10, 2018 meeting of South Cambridgeshire District Council's Planning Committee. The meeting will start at 9:45 am and the agenda papers will be published a week in advance, so should be available on the council's website from January 2 or 3, 2018.

As stated in my report last month, I requested that the application be sent to Ickleton, Hinxton and Duxford Parish Councils because of the potential traffic implications for the A1301 / A505 and the likelihood of increased rat-running through these three villages.

### **SmithsonHill Agritech Park**

The planning application for an Agritech Park was submitted in November and is now subject to a period of consultation. The consultation was due to end on January 8, 2018 but I have recommended to parish councils that they ask for an extension because the consultation period goes over the Christmas and New Year holiday period, the size of the application documentation and the schedule of parish council meetings. Little Abington Parish Council has already negotiated an extension till 26 January, and I understand that following a request from Councillor Peter Topping, leader of SCDC, an extension till January 26 has been formally agreed for all responses.

I am very happy to offer help and advice to parish councils and local residents about this application.

### **SCDC Local Plan**

The District Council is still awaiting the inspectors' report following the hearings into the submitted Local Plan. Some further consultation will be required by the inspectors, but this will be limited solely to the issues raised by the inspectors. Any further consultations will involve a six-week consultation period.

**Tony Orgee,**

**District Councillor for The Abingtons ward**

