

**GREAT GRANSDEN PARISH COUNCIL**  
**Minutes of the Planning Meeting held on 16<sup>th</sup> August 2022**

Those present were:

Nick Ginn, Chairman

James Catmur, Parish Councillor

Chris Bane, Parish Councillor

Alan Rowbotham, Parish Councillor

Andrew Pett, Vice Chairman & Acting Clerk

Michael Capps, Parish Councillor

Cathy Davis, Parish Councillor

and 8 members of the public

**1.** The meeting was opened at 7.30 pm with a silent prayer.

**2. Apologies.** Apologies were received from District Councillor Richard West and Parish Councillor Nigel Day.

**3. Declarations of Interest.** There were no declarations of interest.

**4. OPEN FORUM.** The meeting was closed for fifteen minutes.

No one member of the public spoke in favour of the planning application under consideration at this meeting.

Several members of the public spoke about their objections to this application noting that as this is for Planning in Principle one is only allowed to comment upon, Location, Land Use and the Scale of the development. It was noted that although this is for a Rural Exceptions Site with affordable housing it was felt by members of the public that the Housing Needs Survey was already over 4 years old and that that might need updating. Since 2018 when that survey had been undertaken there had been 16 affordable homes built in Dutton Gardens and 2 more in Mandene Gardens.

It was felt that both the HDC Local Plan to 2036 and the submitted Great Gransden Neighbourhood Development Plan had policies that this application contravened. The Green spaces around the village plus the Valued Views had both been heavily supported in the consultation stage and during the drawing up of the Neighbourhood Development Plan.

One member of the public talked about the footprint of the village being gradually filled in not allowing for wildlife corridors for such as deer, foxes, bats, rabbits and badgers to inhabit.

A member of the public pointed out that these fields are good examples of ridge & furrow agriculture emphasising the ancient meadow status of this area.

## **5. Planning**

### **5.1. PARISH COUNCIL CONSULTATION – APPLICATION REF. 22/01631/PIP Land to the West of 37 to 45, West Street**

Following a lengthy discussion around some of the main points raised by members of the public both in person at this meeting and also in letters of objection from the HDC Planning Portal it was decided that Councillor Pett would write a report for HDC to consider as well as making the Parish Council's recommendation.

The Council refused this application for the following reasons.

- The location of this site means that significant harm would be caused to the character of the village, its setting or the countryside in contravention of HDC Local Plan (LP28)

- The use of this land would lead to the whole or partial loss of an area of open space of public value causing significant adverse impact on the character of the surrounding area. It would harm the character of the surrounding area as it affects a valued view, valued green space, ridge and furrow heritage and biodiversity. (LP32)
- This amount of development outside the Built Up Area Boundary agreed by HDC Planners, in the submitted Neighbourhood Plan, cannot be supported as the circumstances are not exceptional in this case.

Proposed by Cllr Pett, seconded by Cllr Ginn and carried by 6 votes to 1.

**6. Date of Next Meeting.**

The next Parish Council meeting has been arranged for Monday 5<sup>th</sup> September 2022 at 7:30pm

This meeting closed at 8:33pm.