

# Wendens Ambo Parish Council

## Minutes of an Extra-Ordinary Parish Council Meeting 20th May, 2019

Wendens Ambo Parish Council Meeting, Village Hall, Royston Road, Wendens Ambo, Essex, CB11 4JX at 8pm.

Present: Chairman Guy Morrogh, Cllr Kathryn Butterworth, Cllr Gail Gibbs, Cllr Alan Lovett and Cllr Simon Rowley.

In Attendance: 6 members of the public and the clerk.

<b>05/19/01E</b>	<b>Chairman 's Welcome</b> Chairman Guy Morrogh welcomed those present and the individual Councillors introduced themselves.
<b>05/19/02E</b>	<b>Apologies For Absence</b> Apologies for absence were received and accepted from District Cllrs Neil Gregory and Richard Pavitt.
<b>05/19/03E</b>	<b>Declarations Of Interests</b> None.
<b>05/19/04E</b>	<b>Public Participation</b> A member of the public asked for an update on his request a year ago to extend the 30mph speed limit in the west end of the village. Members of the public reported that they believe that groundwork has commenced at Mill House, Royston Road despite the recent refusal of UTT/19/0559/PAO3 - prior approval for change of use from an office to 16 dwellings. Members of the public raised several objections to planning application UTT/19/0954/FUL including access, sewerage treatment, overlooking of properties, lack of detail relating to height of the buildings, transport and drainage. A member of the public noted that the application details the thinning of a boundary hedge which belongs to the neighbouring property. A neighbour to the proposed site commented that they feel uninformed about the application.
<b>05/19/05E</b>	<b>Planning</b> It was agreed that the Parish Council objects to application UTT/19/0954/FUL Land South of the Mill, Royston Road on the following grounds; <u>Adequacy and Accuracy of Parking</u> The proposed parking provision is not compliant with Uttlesford Local Residential Parking Standards. The application is disingenuous, in places implying that the 14 dwellings will all be one bedroom, when the reality is there are 12 two bedroom and 2 one bedroom dwellings proposed. This increases the required parking spaces from 18 to 30. The Council notes the overlap in car parking provision between this proposed development and UTT/19/0559/PAO3. The site has inadequate parking provision, which would lead to inappropriate on-street parking and introduce conflict and interference resulting in the interruption of the free flow of traffic on B1039 Royston Road (secondary distributor). This represents an unacceptable adverse effect on highway safety and efficiency, in conflict with the National Planning Policy Framework. The Council disagrees with the data provided in the multi-modal trip generation suggesting that most flats have 1 or no cars. The site is a rural location with no pedestrian access to shops. There is an unreliable, week day bus service that does not operate after 20:35, offers a handful of buses on a Saturday and no service on Sunday. Those wishing to work, shop or socialize during an evening would need their own transport and it would be probable that the owners of 2 bedroom dwelling would have 1 or 2 vehicles. <u>Vehicular Access</u> The junction from the Bearwalden estate onto the Royston Road is dangerous, there is no line of site and the railway bridge located next to the Bearwalden turning means there is almost no time for drivers to respond to traffic entering/exiting the estate. <u>Pedestrian Access</u> There is no pedestrian access to the Bearwalden estate and no pavements on the Bearwalden side of the Royston Road. The pavements on the opposite side of Royston Rd are narrow and force pedestrians to step into the road to pass. A similar proposal UTT/15/2507/FUL, on neighbouring site Mill House, Royston Road was approved with several conditions, including the provision of a pedestrian crossing on Royston Road prior to occupation of the development In the interests of highway safety and efficiency and in accordance with ULP Policies GEN1 and GEN8 of the Uttlesford Local Plan (adopted 2005).

	<p><u>Affordable Housing</u> The application does not comply with NPPF guidelines which stipulate that development delivering 10 or more homes triggers the need for affordable home provision.</p> <p><u>Overdevelopment</u> The Council considers that this proposal is significant overdevelopment of the site, and also offers no contribution to infrastructure or local facilities.</p> <p><u>Loss of Trees and TPOs</u> The proposal includes the removal of over 30 trees, only 6 of which will be replaced, demonstrating minimal interest in conservation or moderating the detrimental effect on the environment and landscape and is directly in conflict with the NPPF regarding the need for net gain with regard to bio-diversity. The Council highlights the beech tree and yew tree within the boundary hedge (noting that the hedge belongs to the neighbouring property), which both have TPOs which must not be over-looked and the Council requests that they are explicitly protected should approval be granted. The tree protection and constraints plans are not currently available on the UDC website.</p> <p><u>Nature Conservation</u> Local knowledge includes the presence of slow worms and badgers on the site, neither of which are mentioned in the Ecological Statement, there is also no evidence of compliance with the NPPF requirement for a net wildlife gain. A similar proposal UTT/14/3843/FUL on neighbouring site Mill House, Royston Road was refused as the applicant failed to demonstrate that the proposal would not have a harmful effect on protected species which have been identified at the site (bats), and is contrary to statutory advice relating to protected species and contrary to ULP Policy GEN7 of the Uttlesford Local Plan (adopted 2005) relating to nature conservation.</p> <p><u>Sewerage Treatment</u> The Council is concerned that the drainage plan could overload the klargester as it appears to detail all waste going to the sewer, which feeds the klargester at the bottom of the hill.</p> <p><u>Loss of Light and Overshadowing</u> The proposal does not specify specific heights of buildings, but visual representation indicates that the tallest would be 10m high. The application references a silo previously on site as a height limit, the silo was removed 50 years ago so is of no relevance. The proposed buildings will result in a loss of light to the Old Mill, which is now residential.</p> <p><u>Overlooking other Properties</u> The balcony on the southern building overlooks the gardens of a residential property and the side windows on the northern building are proud and provide a 180degree view, directly into the property next door.</p> <p>The site is adjacent to a conservation area and will be quite visible, especially the very tall 3-storey southern building.</p> <p>The Council also notes that the site is on a private road, no evidence of permission to use the road has been given and believe that Essex Highways should be consulted as the proposal increases safety issues at the junction with Royston Road.</p> <p>The Council sees nothing within the application that reflects the character of the area, despite the reference to wood cladding, which clearly is not a local architectural feature.</p>
<b>05/19/06E</b>	<p><b>Matters to be raised for next meeting.</b></p> <ul style="list-style-type: none"> <li>i. Road Safety.</li> <li>ii. Alleged unauthorised works Mill House, Royston Road.</li> </ul>
<b>05/19/07E</b>	<p><b>Public Participation</b></p> <p>A member of the public asked if the Council had been consulted regarding the construction of the footbridge at Audley End train station. Chairman Morrogh confirmed that the Council had not been consulted regarding the works.</p> <p>The importance of residents submitting their own individual comments to the District Council on planning applications was noted. This can be done online or by letter. Residents were reminded that details of valid objections to planning applications are available online.</p>
	<p><b>Meeting closed at 20.52</b></p>

The date of the next Parish Council Meeting is the Annual Parish Council Meeting on 17th June, 2019 at 8pm in Wendens Ambo Village Hall. The draft minutes of the meetings are posted on [www.wendensambo.org.uk](http://www.wendensambo.org.uk) and displayed in the village notice board, in the Church Porch, The Fighting Cocks and The Bell. Members of the public and press are welcome to attend any Parish Council meeting.

Chair;  
17/06/19