

POTTON TOWN COUNCIL

Minutes of a Extra-ordinary Meeting of the Town Council held on
Tuesday 21st February 2017, 7.30pm at the Community Centre.

Present: Councillors Mr D. Ellison, Mr G. Emery, Mr R. Harris, Mr J. Hobbs, Mr L. Ivall, Mr P. Langridge, Mr J. Lean, Mr A. Leggatt, Mr J. Lewis, Mr A. Macdonald Chairman, Mr C. Temple, Mr R. Whitfield and Mr A. Zerny.

Absent: Councillors Mr A. Gibb and Mr R. Jordan.

Also Present: Approximately forty members of the public and the Town Clerk.

1 Apologies for absence

No apologies.

2 Declaration of Interest

Councillors were reminded that they should declare an interest in any matter of personal or prejudicial interest to be discussed at this meeting. Information about this requirement had been on the table.

3 Public Participation Session

The Chairman advised that he would suspend standing orders during item 4 Development in Potton to allow members of the public to speak.

No questions or representations from the public.

4 Development in Potton

The Chairman outlined information about Potton's property count.

- As of the 31st March 2015 Potton's Property Count was 2,250 dwellings.
- During the period 1st April 2015 to 31st March 2016 the number of dwellings increased by 27.
- By the 31st March 2016 planning permission has been approved for 241 additional properties.
- Between the 1st April 2016 and 31st January 2017 planning permission has been approved for a further 152 additional properties.
- Further applications which have not yet been decided have been submitted for 271 more properties.

Land surrounding 100 Sandy Road, Potton, Sandy, SG19 2QQ. Outline Application for all matters reserved except for access.

Residential development to provide up to 186 dwellings including affordable housing, green infrastructure accommodating new woodland and landscape, public open space, children's play space, new roads, car parking, associated infrastructure including a sustainable drainage system, principal vehicular access to be secured from Sandy Road and a second pedestrian access, cycle and emergency access from Sandy Road.

The Chairman asked members of the town council to debate the item.

No member made any comment.

Standing orders were suspended to allow members of the public to speak.

The Chairman asked members of the public if they had any questions.

Question - will the town council be sending a representative to speak at the Development Management meeting on the 1st March 2017, the dentist, doctor's surgery and buses are unable to meet the needs of additional people.

Statement - The doctor's surgery is not able to cope now, before extra housing. The cemetery car park isn't large enough for all the additional people who will be visiting the Cemetery.

Statement - Central Bedfordshire Council (CBC) keep mention about having a 5-year housing supply. Northill objected to the building of 9 houses.

Statement - The speed on Sandy Road is too fast for another development.

Question - Could a survey be carried out to establish where people are coming from, who live in new properties.

Chairman advised that hopefully someone from the town council can attend to speak at development management meeting for the Biggleswade Road application.

Statement - People are coming from Stevenage to live in the new homes.

Statement - A small development of 10 homes were built in Biggleswade, 2 have local people and 8 have people from London because of the house prices, who then commute to London.

Chairman advised that CBC planning don't consider Dentists and trains.

Statement - Trains are already packed.

Statement - The Government should require a Local Plan to be in place and defer all planning applications until a plan is in place.

Statement - Development takes precedent as no CBC Local Plan in place.

Statement - The applicant has already planted a shelter belt of trees.

Statement - It is not a requirement to have planning permission to plant a tree shelter belt.

Statement - They may have gained the trees for free from the Woodland Trust.

Statement - Does Pottton Town Council pay for any planning advice.

Chairman advised that DLP Planning Ltd, will no longer work with the town council and Woodfines have advised they have a conflict of interest.

A member advised that DLP Planning Ltd now carry out consultancy work for CBC.

Statement – Why don't the landowners who are looking to have housing on the land they own speak to the public.

Statement – The trees are not the full length, as they may give them access to the next field in the future. Potton Town Council will benefit and receive 30% more income from all this additional housing.

Chairman – CBC fear of failure of appeal.

Question – Have any applications not been approved by CBC.

Chairman – Jays Farm has been refused for its over-bearing on the town, due to being on a raised area.

Statement – If they keep appealing they will eventually succeed in the application gaining approval.

Chairman – An applicant can appeal and eventually succeed in gaining approval for the application.

Statement – Access to the A1 and the Railway is becoming more difficult.

Chairman – The A1 may move west. Work is continuing with the East-West rail link.

Statement – Government document published in August 2016, produced by the Department of Transport about the A1 and that the area next to the A1 isn't suitable for any more housing due to the A1 not being able to take any more vehicles.

Statement – Developments can be refused because of transport. More infill of housing will happen. The town council need to make a statement.

Statement – Need to advise everyone about the Government document published in August 2016, produced by the Department of Transport about the A1. The member of the public who mentioned the Government document published in August 2016, produced by the Department of Transport about the A1 was asked to distribute the document.

Statement – The Government has produced a White Paper How to fix the broken housing market.

Statement – Where will all the vehicles be going to.

Statement – The application advises 1,321 heavy vehicle movements a day

from the site whilst under construction.

Statement – Legal Boundaries, they have the fence line of Nursery Close as the boundary, when the boundary is the hedge line. Woodfines are advising the applicant.

Statement – They are using the address of 100 Sandy Road for the application, which has caused various residents to have arguments with the owner of 100 Sandy Road.

Chairman – Advised that the town council will have a representative at the Development Management meeting for the Biggleswade Road application, investigating about a Judicial Review for Mill Lane application, will write to CBC about the application and will write to the local Member of Parliament (MP) to request that the MP speaks to the Housing Minister and Health Minister.

The Chairman asked if Town and Ward Cllr Zerny had anything to add.

Cllr Zerny advised that Potton Town Council is against development. Because CBC doesn't have a Local Plan lots of applications are being submitted, CBC are working on a Local Plan. Regarding the trees, they can state they are providing a screen. Numerous objections have been submitted for this application. Planning need to look at sustainability for this and other applications in Potton. The Government has recently produced a Housing White Paper. Need to investigate the A1 document. Like to feel far more sense that CBC will refuse this application. CBC may consider not approving this application. With regard to what Potton Town Council can do, the public need to object to the application, as many people as possible need to attend CBC's Development Management meetings, with the Biggleswade Road application being considered by Development Management on the 1st March 2017. The public need to write to CBC cllrs on Development Management Committee, as it seems very little development take places in the areas where members of the Development Management live. The town council has taken initial steps with regard to a Judicial Review (JR) for Mill Lane, if the planning applicant fails at JR they will change the application. CBC Local Plan is advancing.

Question – How is Development Management Committee (DMC) made up?

Chairman asked Cllr Zerny to respond.

Cllr Zerny – CBC has 59 Cllrs, 53 of which are Conservative. 13 Cllrs make up the DMC, 12 are Conservative and 1 Labour. The closest Committee member represents Northill and he has been against the applications which DMC have considered in Potton.

Statement – If the application is approved we can't put up with the cumulative impact. Need to get £500,000 towards a larger Community Hall.

Chairman advised that he had asked the Clerks Assistant to write to the

Sports, Leisure and other groups in the town to understand if they have any projects that could benefit from the support of S106 monies.

Statement – Need to justify that the items are necessary.

Statement – Need to ensure that the benefits come to Potton and not Biggleswade and Gamlingay.

Chairman advised the need to identify projects.

Cllr Zerny advised. Need to know where the Section 106 monies go. Cycleway money is coming to Potton. Money going to Biggleswade for football. That the Town Council doesn't make public what Section 106 requests made to CBC.

It was proposed to object to the application.

The Chairman asked when the town council had to submit a response by.

The Town Clerk advised that the planning department had agreed to extension to the response date and a response was now required by the 8th March 2017.

It was **resolved** that the application is considered again at the town council meeting on the 7th March 2017.

It was suggested that a group is set to look at the application in advance of the town council meeting.

A member of public commented you need to look at the paragraphs about sustainable transport.

Application No: CB/TRE/17/00030

Between Sandy Road and Maystone Close, Potton, SG19 2QU.

Works to trees subject to a Tree Preservation Order: Sycamore (T1259) – crown lift to a height of 5m all round, crown reduce northern side by approximately 2m laterally pruning to suitable growth points to retain the following lines of the canopy, prune lowest north facing branch to source or suitable growth point as appropriate to give a clearance of approximately 5m from adjacent property.

Lime (T1261) – remove basal and epicormic growth up to a height of 3m, prune to clear lamp column by 1m, crown lift to a height of 2.2m all round; and Lime (T1272) – remove Basal and epicormic growth up to a height of 3m, prune to clear lamp column by 1m, reduce extended lower branch by 2.5m, crown lift to a height of 2.2m all round. All tree number as listed in the Tree Survey & Risk Assessment and protected by **TPO 4/1999 G1.**

It was **resolved** to support subject to the approval of the arboricultural officer.

4.2 Mill Lane Planning Application CB/16/04460/OUT

The Chairman advised that local solicitors Woodfines had been instructed to carry out an initial assessment at a cost of £500 to see whether it was worth proceeding to Judicial Review with the Mill Lane planning application.

The Chairman then advised that Woodfines Solicitors had advised this evening, that they feel they ought not to act for the Council in the above matter as on looking at the papers we have a potential conflict of interest.

The Chairman asked Cllr Zerny for an update.

Cllr Zerny advised that he had requested the Government call in the application and he was waiting to see if they will.

It was **resolved** that Town Clerk writes to the RT Hon Alistair Burt MP about the DCLG (Department for Communities and Local Government).

5 Date of the Next Meeting

The next meeting of the Town Council is scheduled for Tuesday 7th March 2017.

The meeting closed at 8.45pm.

Signed.....ChairmanDate

Mission Statement

The aim of Potton Town Council is to serve the people of this town to the best of its ability.