

Minutes of an Extraordinary Meeting of Whaddon Parish Council held on 8th September 2016 at 8.30p.m. in the Village Hall, Church Street, Whaddon, Nr Royston, Hertfordshire, SG8 5RY.

Present:	Chair	Mr L Ginger
	Councillors	Mr W Elbourn, Mrs K French, Professor A Milton, Mr R Scott
	Parish Clerk	Mrs G van Poortvliet
	County Cllr	Mr A Dent
	District Councillor	Mr D McCraith
	Members of the Public	15 present

- 1.0 Apologies for Absence** – received from Cllr N Strudwick.
Some comments on the application that had been produced by Cllr Strudwick were passed around.
- 2.0 Receipt of Declarations of Acceptance of Office from Councillors** – a DAO form was duly signed by Cllr Milton. Forms had now been signed by all Cllrs.
- 3.0 Receiving Declarations of Interest from Councillors on items on the agenda** – Cllr French is a member of the Marley Eternit Working Group. She would present the findings of the village-wide survey (agenda item 5.0) and answer questions but would not participate in the PC's consideration and decision relating to Planning Application S/1901/16/OL (agenda item 6.2).
- 4.0 Approval and signing of minutes from the Parish Council meeting of 11th July 2016** – Resolved: that the minutes be approved and signed by the Chair.
- 5.0 Marley Eternit Consultation Results – hearing of findings:** Cllr French presented the findings from the village-wide questionnaire regarding the housing proposals for the Eternit Site, Meldreth. The full report would be published on the village website. The main points were:
- 163 responses had been received, representing 54% of Whaddon's households.
 - 81% of those responding did not support the planning application, 15% did support it and 4% expressed no opinion/were left blank. Of those that supported the proposals most felt that more work was needed to improve the current application.
 - 84% did not think that local infrastructure could cope with the additional households.
 - 93% rated traffic as an important issue, 85% rated health provision as important and 81% schools. 61% felt that affordable homes were important and many of those who did support the application had mentioned the need for affordable homes in the area.
 - Comments made were mainly about traffic, potential changes to the size and nature of the village (from a quiet rural village), the ability of local schools and doctors' surgeries to cope with increased demand and the lack of good public transport.
- Thanks were given to Cllr French.
- The Chair had analysed the survey comments into three major areas:
- Traffic and transport – poor bus links, distance from railway station, increase in vehicles on local roads, need for further traffic calming in the village.
 - Infrastructure and services – particularly impact on doctors' services and schools.
 - Suitability of development and site – the site was contaminated and situated between two villages but not near to either. The cumulative impact on the local area of all the developments recently approved in the vicinity (Melbourn, Barrington and Foxton) were also concerns.
- Cllr French commented that local schools should be able to cope with the additional demand from new residents. Meldreth Primary School was already getting an additional class and Melbourn Village College had spare capacity.

District Cllr McCraith stated that SCDC's policy required 40% affordable housing (or a contribution to build the affordable housing elsewhere). The National Planning Policy Framework also required developments to be sustainable – access to shops, schools, medical services etc.

6.0 Planning Application S/1901/16/OL, Eternit UK, Whaddon Road, Meldreth, SG8 5RL, for outline planning application for mixed use development (up to 150 dwellings, public open space, and new technology plant); new car park and access for Sports and Social Club; and associated infrastructure all matters reserved except for access:

6.1 Comments from the public – comments were invited. The main points and queries raised were:

- What support was there from residents for development of the site on a smaller scale? Cllr French replied that a number of respondents had said this in their comments although the majority still said no to development.
- Would the developers initially apply for more housing than they anticipated would be approved and then negotiate the number downwards?
- What gains could Whaddon hope to get if planning permission was given? A cycleway was already being proposed in Meldreth; would it be possible to ask for one from Whaddon to Meldreth?
- The A1198 is often backed up to Whaddon Gap junction in the morning peak hours. Additional traffic would only make this junction worse. Both Royston and Meldreth station car parks were already full.
- The position proposed for the entrance is dangerous, especially when turning right into the site when approaching from Meldreth – Eternit had moved their factory entrance from that location many years ago as it was dangerous.
- There would be construction traffic coming through Whaddon – could we ask for planning restrictions regarding this?
- No indication of additional drainage facilities had been given in the plans – care would need to be taken to avoid flooding problems at certain times of the year.
- There was no mains gas or broadband at the site.
- A member of the public who had collected questionnaires from residents commented on the amount of cynicism encountered – people believed that the application would be approved anyway.
- District Cllr McCraith commented that SCDC's Local Plan, whilst still in the process of being approved, had intended to concentrate development in a few large villages and new towns. Planned housing growth for Whaddon and Meldreth had been modest.
(Cllr French left the meeting)

6.2 Consideration of application and agreement of PC recommendation and comments: The application was discussed. The PC resolved to object to the planning application and to request that it be referred to SCDC's Planning Committee. Comments to be based on the reasons raised at this meeting. Action: the Clerk to prepare a response and inform SCDC of the PC's recommendation and comments.

7.0 Items for next meeting – noting of requests for agenda items.

8.0 Date of next meeting – Monday 12th September 2016.

There being no further business the meeting closed at 9.17p.m.