

# Earith Village Public Meeting

Held on Monday 28<sup>th</sup> November 2016

## Outline Planning Application 101 High Street 0401899OUT

Present – Councillors

Mrs Julie Seamark (Chairman)  
Miss Ann Brennan  
Mr James Woolstenholmes  
Mrs Marilyn Russell  
Mrs Jenny Lloyd

Mr Gavin Young  
Mr Keith Hudson  
Mr Jeff Nicholls  
Mr Terry Rogers

CC Mr Steve Criswell, DC Mr Robin Carter, DC Mr Mike Francis  
Mr John Dadge – Barker Storey Mathews – Applicants Representative  
Mr Andrew Cundy – HDC Development Management Team Leader  
Mr Jacob Jaarsma – Planning Service Manager

Mrs Mandy Pink – Clerk  
Approx. 100 members of the public

**Item 1 Apologies for Absence** – Mr John Fulcher, Mr Alan Spackman

### **Open Meeting**

**Item 2 Outline Planning Application 0401899OUT 101 High Street Earith**

Mrs Julie Seamark, Earith Parish Council Chairman, opened the meeting and highlighted to the public the definition of an outline planning application. An outline planning application allows for a decision to be made on the general principle of how a site can be developed.

She then handed the meeting to Mr John Dadge who gave a brief presentation on the proposed outline application for 101 High Street (commonly known as Minnaars Fruit Packers)  
The principle concept of what could be developed consists of a link road, woodland, space for a village hall and playing field, homes and retail units. Existing footpaths are to be kept and enhanced and a possible bridleway. Pedestrian access will also be achieved.  
The conservation area for Earith has been extended to include the frontage of the development so the housing in this area will reflect the character and setting of the village.  
The link road has been designed and audited by the County Council with a roundabout at the High Street end and a T Junction at the Colne Road end.  
A controlled crossing would also be included if the woodland is vested to the village.  
The scheme has been assessed for transport links, flood risk and drainage.  
The development at the moment consists of up to 145 homes with a mix of housing to include some affordable homes. The Parish Council will receive a CIL Levy based on the number of dwellings square meterage.

After the presentation the Chairman asked the residents present to put questions to the planners and applicants representative in an orderly fashion stating name, where they live and to whom the question is put to and with consideration for all present.

Mr Les Fiddler, Westview Marina, asked Mr Dadge and Mr Cundy why expansion of the site was not carried out in 2004 and Mr Cundy replied that legally work on the site had commenced so this allowed the application to remain open.

Wendy Oldfield, High Street, asked if Earith was a group village and Mr Cundy replied that Earith is a small settlement and planning policy LP4 enabled a possible development to be considered.

Hazel Lambert, Whybrows Lane, asked if the development was incorporated into the Local Plan and as Earith is a small settlement sustainability of the development must be considered. She stated that, in her

opinion, the link road was not a benefit as an access road was needed for the development anyway. Mr Cundy replied that the development was under consideration via planning policy LP4.

Mr Wardle, representing the Primary School stated that the school attendance roll was very low and falling and the school could possibly close if there are not enough pupils to make the school viable in the village. He wanted to know when the development would likely take place. Mr Dadge replied that the development was hoped to start as soon as possible once a developer was on board but a realistic date would be approximately 2 years before anything could be done.

Mr Brian Burpitt, High Street stated that, in his opinion, the link road would not help the flow of traffic in the High Street and the density of houses would mean more traffic using the A1123, Earith High Street.

Unidentified member of the public stated that the traffic assessment on HDC website is out of date. Mr Cundy replied that an updated traffic assessment is being loaded onto the HDC planning portal website. Unidentified member of the public asked what the planners can do to make the development go ahead. Mr Jaarsma replied that detailed planning will decide what and when the development is built. The developer can change points if needed. The principles need to be discussed in detail during the reserve matters application.

Unidentified member of the public asked what amount of houses are being proposed in the outline planning application. Mr Dadge replied that the amount of houses is determined by the need to build the link road.

Mr Ian Smith, Colne Road asked if the playing field and village hall would be built and provided by the developer. Mr Dadge replied that the serviced site for a village hall would be provided along with an open space for a playing field. Mr Smith said that the cost to build a village hall is substantial and grants and CIL monies would not be enough to build one. He urged the Parish Council to negotiate with the developer for the building to be provided along with a serviced site. He also stated that, in his opinion, the link road would help the village, especially those who use the junctions at Colne Road (George Corner) and Bridge End.

Unidentified member of the public who used to be a Parish Councillor said that back in 1990 when the link road was first discussed by the Parish Council it was originally intended to take away the HGV traffic from the quarry.

At this point the Chairman asked those present to give a show of hands to see if the village wanted a village hall to be built and if they wanted the building of the link road to be looked at again and approximately 70-80 people stated that they would like to see these things happen if possible.

Mr Dadge said that the County Council could look at the road again regarding amount of trips etc. so that the traffic movements and highway safety can be assessed.

Unidentified member of the public stated that the village should be more open to development and that development is needed within the village to ensure that the future generations can enjoy the village and that the village can grow.

Unidentified member of the public said that the number of cars caused by the new development would be a problem and that public transport in the village is not good enough. The density level of proposed housing is totally out of keeping with the village and not needed. In his opinion it would change the social profile of the village.

Mrs Jane Storey, Cooks Drove stated that housing is needed in the village and that social housing is a problem and that cars are needed in this village as the public transport is so limited.

Hazel Lambert stated that the scale of the development will change the village and that the link road is not needed. Even if a smaller number of dwellings are built this will help the school rolls. The village can get better benefits from the development if the link road is not built.

Mr Ian Smith stated that the link road would help the High Street traffic and if the development does not go ahead the Minnaars site will just continue to demise and become even more of an eyesore than it is now. Mr Les Fiddler requested that a meeting should be held without the HDC planners being present so that the village can decide what they want to ask for but the Chairman stated that this was not a good idea as the planners are needed so that questions can be asked. Lack of time is also an issue.

Mr Terry Rogers, Meadow Lane stated that, in his opinion, if the link road is not built it will only mean more traffic at George Corner and Bridge End. The Earith residents also need to look at what is being built outside of the village as this will also mean more traffic.

Unidentified member of the public asked the planners what the CIL Levy is and Mr Jaarsma replied that it is different for different villages based on neighbourhood plans etc. but it is approximately 60 per sq. m of which 15% would come to the village as Earith does not have a neighbourhood plan.

Wendy Oldfield asked if bungalows could be considered within the mix of houses as there needs to be a provision for older residents. Mr Cundy replied that the housing mix would all be considered at the reserved matters application and that this was purely an outline planning application. Mr Dadge commented that help to buy schemes and starter homes are all classified as affordable housing. Affordable housing does not just mean social housing.

Mr Armistead, Colne Road said that George Corner needs to be looked at as it is currently dangerous. The road network is decided by the County Council and the District Council look at development but they work together to make sure that developments are justified.

Unidentified member of the public asked if the current Minnaars entrance site is to be used as an entrance and exit site to the new development. Mr Dadge replied that this is part of the development.

Mr George, Parrens Road stated that when there are problems on the A14 and when the road is closed due to floods where will all the cars go.

Mr Mark Wardle asked those present if they were for or against the development and that the residents need to get behind the Parish Council.

Mr Brian Burpitt asked the planners if there are any other large developments in the area and they stated that Fenstanton Dairy Crest site has 80 houses and the Fenstanton Nursery has 40-50 houses.

Wendy Oldfield asked the planners to consider the letters written by Mr Stephen Edwards regarding the pathway near to his house. These letters are on the HDC planning portal and will be considered.

In summary the Chairman of the Parish Council stated that this outline planning application will be an agenda item at the Parish Council meeting on Thursday. The Parish Council will discuss 5 key points that have arisen from this meeting.

Point 1 – Traffic problems and access to the A1123, Earith High Street

Point 2 – Transport Problems

Point 3 – Scale/density of the development and mix of housing

Point 4 – Link Road

Point 5 – Village Hall

The Chairman asked those present to give a show of hands if they wished for these items to be discussed at the next Council meeting. Those present did not give a show of hands but declared “yes” as the majority.

The meeting ended with a call by those present for the Council to vote to reject the outline planning permission until the 5 points above have been discussed.

**Date of next Council Meeting – Thursday 1<sup>st</sup> December 2016**

**Mrs Mandy Pink - Clerk**  
**These minutes are unadopted.**

**Date: 3rd December 2016**

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