

**Minutes of the 738th meeting of Toft Parish Council
Meeting held on Monday 26 June 2017 in The People's Hall, Toft at 7.00 pm**

Present: Councillors: M Yeadon (Chairman), J McCarten, E Miles, G Pugh, P Ellis-Evans and A Tall.

In attendance: 1 member of the public, Greg Shaw (Pegasus, planning consultant for Bennell Farm), Nicky Parsons (Pegasus), David Thompson (Planning Officer, SCDC) and Mrs A Griffiths (Minutes Secretary, LGS Services).

1. Apologies for absence and declaration of interests

1.1 To approve written apologies and reasons for absence
None.

1.2 To receive declarations of interest from councillors on items on the agenda
None.

1.3 To receive written requests for dispensations (if any) and to grant any dispensation as appropriate
None.

David Thompson arrived at 7.01 pm and apologised for lateness.

Open public session including reports from the County and District Councillors

Greg Shaw of Pegasus provided an update on the current status of the application. Outline planning permission had been granted in October 2016 for up to 90 dwellings, a car park, football pitch, and changing facilities, and associated infrastructure work. The amended application no longer included the football pitch, pavilion and car park, in the light of comments received. The masterplan was indicative only and the detail would be dealt with at the next stage. The dwellings were allocated on the eastern side of the access road through Bennell Farm. The developers now intended to retain the area where the football pitch would have been as agricultural land under the current proposal. Some revisions to the application relating to pedestrian access, and flooding and drainage matters had been submitted to SCDC today.

David Thompson explained that it was still the consultation period and that SCDC would be verifying the figures for the financial contribution to ensure equivalence to facilities that would have been provided on site.

The Parish Council queried the presence of 2.5 storey buildings which were not felt appropriate for a rural location at the edge of a village. Neighbours had objected and residents would be overlooked. Greg Shaw explained that there would be no 3 storey buildings and the developer would have to adhere to the SCDC design guide. The scale, layout and elevations would be dealt with at the reserved matters stage and the officers would have to be satisfied as to the locations of any 2.5 storey buildings which would need to be supported by consultees. Local residents were urged to make their views known.

Mr Thompson was asked what reassurance could be given that the offer of 40% affordable housing would not be reduced. It was confirmed that the S106 agreement would require this and any variation would have to be evidence based. No application to vary the figure had been received.

Concerns were expressed about transport and it was felt that the development would significantly add to congestion travelling into Cambridge especially in the rush hour when there were already long queues. The idea that car sharing would alleviate the problem was unrealistic. The existing bus service was inadequate with only one bus an hour and nothing in the evenings. It was noted that Highways would consider this aspect as a statutory consultee.

The Parish Council raised safety concerns about the exit point onto the road at Comberton Village College, with motorists attempting to turn into the queues of traffic at the point where children were crossing. There was no safe crossing point for children walking from Toft, including those of primary school age. The situation was exacerbated by cars parking outside the Village College. Ms Parsons stated that their consultants had looked at the site and did not consider there was an adverse effect from this development on the highway network. It was observed that the problem of parked cars had worsened lately. It was stated that the Highway Authority would consider parking measures if they regarded it as a problem.

At 7.29 pm, on a proposition by the Chairman, carried unopposed, in accordance with S1 (2) of the Public Bodies (Admissions to Meetings) Act 1960, in view of the confidential nature of the business to be transacted, that is, the Bennell Farm planning application, the public were temporarily excluded from the meeting and were instructed to withdraw. The representatives of Pegasus left the meeting. David Thompson and the Minutes Secretary were invited to remain. No other members of the public remained.

2. S/1812/17/OL – Bennell Farm, West Street, Comberton – Outline Planning Permission for up to 90 dwellings and associated infrastructure works

RESOLVED that the Parish Council objects to the application on the grounds of:

- Objection to the proposed 2.5 storey buildings and that these will be overlooking adjacent properties
- Concerns about roads and transport; the Parish Council believes there will be additional traffic volumes and congestion travelling into Cambridge.
- Concerns about safe pedestrian access and crossing especially for children including primary school children
- Toft Parish Council objects to the loss of the green amenity open space where the football pitch would have been. The land should be retained as public open space and should be transferred to Toft Parish Council as it would have been in the 1st planning application. (Prop MY, 2nd JM, unanimous)

At 8.12 pm the meeting was reopened to the public. Mr Shaw and Ms Parsons rejoined the meeting. The Parish Council's decision was conveyed to them. Mr Shaw, Ms Parsons and Mr Thompson were thanked for attending and left the meeting.

RESOLVED to discuss the S106 agreement further at the meeting on 3 July when this will be an agenda item, following which a reply will be sent to SCDC. Members are to consider the options and the Chairman will speak to the Chairman of Comberton Parish Council.

3. Closure of meeting

Cllr Yeadon gave his apologies for the next meeting on 3 July.

There was no further business and the meeting closed at 8.45 pm.

SignedChairmandate.