

MINUTES:

Present: Councillor Mullan (Chair), Councillors Cowles and Reynolds.

Acting clerk: Councillor Keys (minute taker)

1. Declarations of interest:

There were no pecuniary interests.

2. Planning:

2.1 Planning application 24/00938/FUL A Proposed Block Plan for "Retrospective Siting of a single mobile home with associated parking and amenity as part of a proposed traveller site" at Tower Farm and Stables, Toseland Road, Yelling PE19 6SA.

Members of the public were present at the meeting and the Chair invited them to speak. Members of the public made a number of comments including:

- the application is retrospective.
- concerns around expansion of the site to include further dwellings.
- concerns around additional traffic and pedestrians close to the crossroads and no pedestrian walkways.
- concerns about flooding near the crossroads

Parish Councillors discussed the application in detail noting that the Department for Communities and Local Government Planning Policy for traveller sites states: "Local planning authorities should very strictly limit new traveller site development in open countryside... Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community..."

Councillors discussed:

- that there is a lack of full and proper consideration for biodiversity in the application due to omissions on the biodiversity checklist including those relating to drainage ditches around the site as well as protected species which thrive in the local area. Therefore Preliminary Ecological Assessment and Surveys are required.
- The proposed site falls outside the guidelines for proximity to local schools, GP surgeries etc.. and is lacking in local amenities. There are no safe walking or cycling routes. Huntingdonshire's Local Plan LP27 7.39 states that "proposals for Gypsy and Traveller and Travelling Show people's sites should be in a location with good access to local health services and primary schools" "The threshold distance to a primary school is 1.5 miles... the threshold distance to healthcare services the distance is 2 miles.... account will also be taken of qualitative aspects, and in particular the nature of the route to the nearest primary school, including the presence or lack of pavements and/or cycle paths."
- The access to the site is unsafe and unsuitable for vehicular access.
- The water treatment unit is at a distance too far from the mobile home.
- There is no need for a mobile home accommodation to monitor foaling mares. All equine stud farms have "sitting up" rooms; the day room is suitable for this purpose.
- The total size of the site is disproportionate to the two existing nearby dwellings.
- Permission for a mobile home has previously been refused on this site. Given the mobile home is now on site and permission is requested retrospectively, this indicates a disregard for the planning process. This gives rise to concerns that future expansion of the site could happen without appropriate permissions.
- It is not a sustainable or suitable site.

LM 10/09/2024.

Toseland Parish Council Meeting, Wednesday 31 July 2024, 7.30pm, St Michael's Church Toseland.

Councillors voted to object to the proposals on a unanimous show of hands.

3. Items for the next meeting:

- 1. Matters Arising**
 - 1.1 Traffic calming measures**
- 2. Chair's update.**
- 3. Update on Parish Council and Parish Clerk vacancies.**
- 4. Future Events**
 - 4.1 Coffee morning** likely to be Saturday 9 November 2024
 - 4.2 How to mark Remembrance Day**
 - 4.3 Christmas dinner** Saturday 30 November 2024.
- 5. Planning:**
- 6. Finance:**
 - 6.1 Budget Statement and outstanding payments to be made:**
- 7. Website and Council email addresses**
- 8. Biodiversity**

4. Date of next Scheduled Parish Council meeting 7:30pm 10 September 2024; Scheduled November Parish Council Meeting, date tba.

Longm . 10/09/2024