

Draft minutes of the meeting of Fairfield Parish Council held in Fairfield Community Hall on Thursday 7th February 2019 at 7:00 pm

Councillors present: C Bidwell (Chairman), B E Dack, A M Hunt and T Milliken.

Officer present: Katrina Henshaw (Parish Clerk)

Also present for all or part of the meeting: No members of the public.

267 Apologies for Absence

267.1 Apologies for absence were received from Councillors P Daffarn (holiday), N Hanks (work commitments) and S Jones (prior commitment) and Wards Members Councillors S Dixon and B Saunders.

268 Chairman's Notice

268.1 Councillor Bidwell read out the announcement on openness and transparency.

269 Disclosures of Interest and Dispensation requests

269.1 No disclosures of interest and no requests for dispensation were received.

270 Council Minutes

270.1 Minutes of the parish council meeting held on 10th January 2019 had been circulated to all councillors and it was

RESOLVED

That these minutes be agreed as a true and accurate record of the proceedings and be duly signed by the Chairman.

271 Public Participation Session for planning.

271.1 No members of the public present.

272 Planning Applications

272.1 **CB/18/04780/FULL Land East of Hitchin Road & South of the Former Pig Testing Unit**
Erection of 87 dwellings and alterations to selected plots to replace 70 dwellings previously granted under planning reference CB/16/01455/OUT, CB/17/00358/RM & CB/18/03260/RM

FPC received a letter from Lochailort Investments Ltd before discussing application.

FPC **object** to this application and if officers are minded recommending it for approval FPC request it is called into the Development Management Committee for determination.

Reasons / comments are: -

Infrastructure - The increase in number of homes presents a considerable impact on the amenities and health services of the local area.

The current proposal has one new retail outlet provided; this should be increased to reduce the impact of parking and litter on Tesco in Dickens Boulevard. The increase in size would attract more investors to the new store and reduce the impacts on Fairfield residents from suffering increase vehicle noise and pollution impacts to the environment and health of residents.

Traffic – The additional increase of homes will result in an increase of vehicles which will impact on the volume of traffic using the Hitchin Road and surrounding areas. This increase along with another planning application CB/18/048812/OUT is an additional 40 plus homes being built within Fairfield Parish.

272.1.1 **CB/18/04812/OUT Land North of Fairfield and West of Hitchin Road**

Outline application: Erection of 24 dwellings and associated access.

FPC **object** to this application and if officers are minded recommending it for approval FPC request it is called into the Development Management Committee for determination.

Reasons / comments are: -

Drawing number 60479463-0001 is out of date and does not provide relevant information as the new crossing point that is adjacent to the proposed entrance to the site is not shown.

Infrastructure – There is no additional infrastructure to support these additional homes, i.e. shop and surgeries. The current health services are currently oversubscribed causing longer waiting times at doctors.

Traffic – The increase in vehicular traffic along the Hitchin Road and the environmental impact on the surrounding homes and wildlife has not been accounted for an increase in traffic volume, noise pollution and surface water runoff.

Access – The new access road is positioned close to the new crossing point installed to safe guard pedestrians. The footpath/cycle route used by school children is interrupted by the new road and presents a hazard to all using this pathway which is narrow along its whole length.

During a presentation from Land for England, FPC raised this concern about access and requested they contact the developer of the new site at East Lodge off Eliot Way to try and purchase some land to create an access road off Eliot Way (see FPC minutes 11th October 2018 item 155).

Parking Spaces – The provision of only eight visitor parking spaces would appear to be insufficient for the number and size of homes and the general location of these spaces could be remote for those visitors, thus parking along the road will occur restricting the road width and increasing road hazards by parking on the road

These along with the proposed increase of home in another local development is in excess of 40 new home with the locality of Fairfield. CB/18/04780/full

CBC is fully aware of the recent and continuing disruption on Hitchin Road due to all the new developments and to grant permission for another development would show a further example of poor coordination.

273 **Planning Decisions**

273.1 **CB/18/04358/FULL 163 Hitchin Road**

Demolition of existing building and erection of two new detached four-bedroom dwellings including garages, parking, landscaping and associated works including new highways access.

Full permission granted by CBC 16th January 2019

273.2 **CB/18/04126/full 153 Hitchin Road**

Second storey extension to the rear of the property

Full permission granted by CBC 18th January 2019

273.3 **CB/18/04475/FULL 19 Salisbury Close**
Single storey extension
Full permission granted by CBC 24th January 2019

273.4 **CB/18/04542/FULL 7 Hardy Way**
3m single storey extension and loft conversion with 2No. dormers to rear elevations.
Full permission granted by CBC 31st January 2019

274 Date of next meeting

274.1 The next Parish Council meeting will be held on 14th February 2019 at 7.00 pm for planning and 7.30 pm for all other matters.

Meeting closed at 7.25 pm

DRAFT