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# Wentworth Parish Council

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## Minutes of meeting : 11<sup>th</sup> July 2018

**Present** Cllr D Lee (Chair) Cllr C Stone  
 Cllr S Springthorpe Cllr E Atkin  
 Cllr G Lowes 4 parishioners  
Clerk – Mrs A Lowes

1.	Apologies for absence. DC Hugo, DC Cheetham, CC L Dupré. DC S Smith, Mr S Bottomley
2.	Minutes of the last meeting. <ul style="list-style-type: none"> <li>• The Minutes of the last meeting were approved and signed.</li> </ul>
3.	Matters arising. <ul style="list-style-type: none"> <li>• Cllrs noted the reply from Planning Enforcement reference Sunny Acre.</li> <li>• No Dogs sign has been installed at the playpark.</li> </ul>
	Cllr Atkin and Cllr Springthorpe declared an interest in the following item.
4.	Planning. 18/00840/OUT All matters reserved except access for the redevelopment of the farmyard buildings and associated land for up to 6 self build plots – College Farm , Wentworth. <ul style="list-style-type: none"> <li>• The meeting was opened to comments from the public for 15 minutes.</li> <li>• Cllrs agreed that the Clerk should reply with a request for outright refusal of the application. The agreed response is attached to the Minutes.</li> </ul>
	Cllr Springthorpe and 3 parishioners left the meeting.
5.	County Councillors report. <ul style="list-style-type: none"> <li>• Deferred to next meeting</li> </ul>
6.	District Councillors report. <ul style="list-style-type: none"> <li>• Deferred to next meeting</li> </ul>
7.	Correspondence. <ul style="list-style-type: none"> <li>• Cllrs noted a letter of thanks from Neighbourhood Watch.</li> </ul>
8.	Risk Assessment review. <ul style="list-style-type: none"> <li>• Deferred to next meeting</li> </ul>

9.	<p>Playpark: Quotes for new equipment.</p> <ul style="list-style-type: none"> <li>• Quotes have been received from Fenland Leisure, Playdale and Kompan. Councillors reviewed and decided to accept the Fenland Leisure quote. The equipment will be sited on the circle of grass near the entrance to the playpark. The Clerk will confirm with Fenland Leisure.</li> </ul>
10.	<p>Accounts for payment:</p> <ul style="list-style-type: none"> <li>• Wentworth Parochial Church Council (Hall Hire 11<sup>th</sup> July 2018) £15.00</li> <li>• Mrs A Lowes (No Dogs sign) £11.50</li> </ul> <p>Confirmation of Accounts already paid:</p> <ul style="list-style-type: none"> <li>• Clerk salary (March to June 2018) £250</li> </ul>
11.	<p>Items for the next meeting.</p> <ul style="list-style-type: none"> <li>• Playpark and Church Road waste bins</li> <li>• Potholes on Main Street.</li> </ul>
	The Meeting closed at 8.20pm

Signed..... Dated.....

Reponse to application 18/00840/OUT

Wentworth Parish Council

Application – 18/00840/OUT All matters reserved except access for the redevelopment of the farmland buildings and associated land for up to 6 self build plots. College Farm, Main Street, Wentworth.

Does the Parish have concerns about the application? Yes

Can these concerns be addressed by: c. Outright refusal of permission

As documented within the previous Wentworth Parish Council responses to the numerous planning applications associated to the land behind College Farm, Main Street (being 17/00770/OUM, 17/01559/OUT, 18/00840/OUT) Wentworth Parish Council consider the development of 6 self-build properties to be unacceptable, and therefore request outright refusal.

**Class Q:** The information provided by the applicant suggests that they would pursue Class Q conversion of the existing agricultural buildings if permission for the 6 self-builds is refused.

Wentworth Parish Council would be somewhat more supportive of a plan to convert the existing buildings, but would request that the following matters be taken into account:

- So as to minimise the impact on neighbouring properties, we would request that all building supplies and trades-people accessed the site via the farm track from the Haddenham Road. This would prevent what would otherwise be inevitable and significant congestion along Main Street.
- So as to protect green spaces within the village, we would request that any agreed development is limited to the footprint of the existing buildings plus a minimum acceptable surrounding area (e.g. for driveways and gardens) but that the rest of the site is actively protected against further development, thus protecting the rural setting as much as possible.

Our reasons for requesting outright refusal of the 6 self build properties is as already documented through the previous applications and collated as follows:

**Local Resident / Parish Councillor Views:** All Parishioners who have commented on the plan, and all Parish Councilors, have consistently and unanimously stated that development on this site is not appropriate for the village. We wish to see appropriate small-scale infill development rather than backfill, and we wish to promote village community through developing the centre of the village as opposed to inappropriate development on the extremity of the existing built village boundary.

**Development Envelope:** The development falls outside of historic development envelopes; it is outside of the development envelope agreed with ECDC for the 2015 Local Plan; it is outside of the development envelope agreed with ECDC for the 2017/2018 Local Plan.

**Community Cohesiveness:** The National Planning Policy Framework, point 55, states that “*To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities*”. The location of the proposed development at the far end of Main Street will do nothing to promote community cohesiveness in the village.

**Community Infrastructure Levy:** The development is proposed as self-build, which means that no Community Infrastructure Levy is payable. The Local Development Plan 2017, Section 7.40.3 highlights that “*Development proposals at Wentworth should contribute, either directly or through developer contributions, towards the following identified priority infrastructure and community facilities (in no particular order): More equipment for all ages in the new play area; Improvements to Village Hall, specifically a new heating system; Need for adequate school places in Witchford for Wentworth children.*” A self-build development will make no CIL contribution to any of these important facilities.

**Development Expectations:** The Village Vision 2012, Local Plan 2015, and Local Plan 2017/2018 all reference that small scale infill development is appropriate along Main Street. The proposal is for large scale (compared to the size of Wentworth, six additional dwellings would represent approximately 20% increase in the number of dwellings on Main Street) backfill development. The dwelling numbers stated in the planning application are inaccurate – Main Street will soon have a total of 31 dwellings and a total of 53 in the village not 108.

**Isolated Development:** The proposal would compromise an incongruous and isolated form of development within a location that would be visually discordant with, and cause demonstrable harm to, the character and appearance of the local landscape. This is contrary to the requirements of Policy ENV1 and ENV2 of the Local Plan 2015, and the aims of the National Planning Policy Framework in respect of promoting sustainable development in rural areas, and the enhancement of the built environment.

**Protection of Greenfield Land:** Whilst a small part of the proposal is on a brownfield site (i.e. the farm buildings (which are still used for storage)) the majority is on a greenfield land. Wentworth Parish Council wish to protect greenfield land from development, and feel that this proposal is unnecessary whilst other infill development (if needed – please see “Unsustainable Scale of Development Within the Village”) could potentially be delivered in other areas of the village that are aligned to the Local Plan and Parish Council development aims.

**Intrusion Into The Open Landscape:** The location of residential development within this rural location outside of the settlement envelope of the village would result in an unwelcome intrusion of the built form into an open landscape that would be unsustainable by having a demonstrable and significant detriment upon the openness of this part of the village fringe, resulting in an erosion of the views available from both Public Rights of Way that adjoin the site, and from local properties. As such, the proposal would be contrary to the requirements of ENV1 of the Local Plan 2015, in respect of maintaining both the landscape and character of the settlement.

**Urbanising Impact:** The erection of dwellings within this location, which compromises a predominantly open and rural setting, would create an intrusive urbanising impact on the surrounding rural landscape, eroding the existing rural character of the countryside setting, and detrimentally impacting views into and out of the village. The proposed development would create significant and demonstrable harm to the character and appearance of the area, and is contrary to Policies ENV1 and ENV2 of the Local Plan 2015, and paragraphs 14, 17 and 55-68 of the National Planning Framework.

**Unsustainable Scale Of Development Within The Village:** The Local Plan 2015 stated that Wentworth would be expected to provide approximately eleven new dwellings by 2031. Since that statement, and thirteen years ahead of the target date, twelve additional properties have already had planning permission granted within the village, with development having already commenced on many of the sites. Wentworth Parish Council expect ECDC Planning Policies to support us against this level of ongoing and unsustainable development, and urgently request Planning Officer intervention to protect the important characteristics of the village against ongoing uncontrolled urbanisation.

**Characteristic:** The characteristic of the village is typically properties fronting Main Street. The proposal is for backfill development which is significantly different, and is contrary to Policy ENV1 which seeks to protect and conserve the development edge. Policy ENV1 also requires developments to protect, conserve and enhance the pattern of traditional and distinctive landscape features which cannot be achieved with backfill development.

**Impact on Neighbouring Properties:** The impact on backfill development will have a significantly adverse impact on the properties at the end of Main Street, or example noise, additional traffic, light pollution.

**Passing Places:** As per previous comments, Wentworth Parish Councillors and all Parishioners who have commented are unanimous in a view that passing places along Main Street are unacceptable. The information provided by the applicant suggests that passing places would not be needed by the proposal (even though they are on the plan), making it difficult to understand the intent of the proposal. Regardless of the intent of the planning applicant, Wentworth Parish Council would like to reiterate that passing places are **not** acceptable along Main Street, and we would request outright refusal to any application that suggested they would be needed.