



**Minutes of a Meeting of the Planning Committee held at GAMLINGAY ECO HUB, Kier suite, on Tuesday 27<sup>th</sup> June 2023 at 7pm.**

Present: Chair W Boyne, A Foster, R Petch, S Martin, T Gurney. 1 member of the public (MOP). Clerks K Rayner and L Bacon. County Councillor SK also present.

**20. To receive apologies for absence**, to receive written requests for dispensations for disclosable pecuniary interests and to grant any requests for dispensations as appropriate.

No apologies, no dispensations

**21. To approve as a correct record of the Minutes 13<sup>th</sup> June 2023-**

Agreed and signed. 1 MOP arrived at the meeting.

**22. To consider Any Matters Arising- none**

**23. To receive any representations from Members of the Public and Press relating to items of business on this agenda during a ten-minute Open Forum.**

Referred to public meeting which preceded this meeting.

**24. To consider the following planning applications:**

**24.1 Gamlingay Village primary School, off Station Road, Gamlingay SG19 3HD- Mobile classroom building for a temporary period (pre-school)**

#### **CCC/23/ 055/FUL-Refused with comments**

TG- raised the issue of the caretaker's bungalow which had been vacant and is just recently let, as a suitable alternative permanent location for the preschool, situated inside the GVP site. AF- Transport Assessment a work of fiction- there is already a severe highway safety issue outside school at pick up and drop off. 52 places for very young children, 80% likely to be driven to school- equivalent of 40 cars. School could have 383 pupils at full capacity- that's 435 pupils coming to school, most coming by car. Page 12 s.3.3.2 bus services but 0 pupils used this- Central Beds can withdraw this bus service at any time (not CCC funded). Transport Assessment- details one site visit on 5<sup>th</sup> May-didn't record

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the numbers of cars/time they were there. 40% of total numbers travel by car and car and stride- more accurate number is 158 cars. Survey reported in statement was carried out by reception- pupils awarded gold stars if declared they walked to school- parents were not surveyed. All the data used is not reliable. Assessment quotes '181 car journeys' which is contradicted later. Not enough parking on site for existing staff members- does not currently comply with parking standards (minimum criteria). Also drop off/pick up points require 1.5 parking spaces per classroom- minimum of 21 spaces required and not provided- ignored.

S.5.22 204 car journeys quoted- contradiction. S.5.34- the reports that 'no adverse impact on highway safety'.

The report states in s 6.22 – School not further encouraging more car parking on site. Preschool children younger, so more likely to arrive by car. School survey on modes of travel completed by children, not worth the paper its written on. Current parking already a problem without a further 40 cars- traffic now will attend at mid-day too- sessions 9-12 and 12-3pm. Extra journeys, especially if other children at the school and will also require picking up. 30 cars twice per day- middle of the day and during session change over.

RP- How many staff walk to school? No details on staff travel. Transport assessment does not take account of impact along Stocks Lane/Honey Hill and Chapel fields estate- all impacted at present. People/children do use the rear path entrance through the recreation ground. CCC appear not to be concerned about traffic impact if there are no accidents. Concern that caretaker's accommodation has been rented out. SM- PC does not disagree that there is a pressing need for preschool facility in the village, concern expressed about lack of foresight/lack of consideration shown to residents in relation to access, traffic, lighting, noise impacts. Have concerns about the robustness of the traffic assessment. Fencing around the site- access to field currently possible from main school gates, and at far end of school field- proposal will block off one of these accessways for emergency vehicles. Neighbourhood Plan mentioned but no acknowledgement that there would be a requirement to contribute to footpath/cycleway contributions through GAM8. Concerns summarised as follows:-

- noise- proximity to residential-play, air source heat pump, fenced compound area
- privacy impact- No17
- Light pollution
- Traffic and parking and highway safety issues
- Clarity required on play area 'compound' at front against hedge line.
- orientation of the unit- facing road / exhaust fumes with windows/reduced daylight
- Need preschool facility- is immediate, but require a permanent solution for one off s.106 funding
- Deficit of 6 existing and 3 additional parking spaces on site- for staff and cabin requirements for more staff (not provided as part of 2021/2 permission)- issues which need to be addressed within the 'blue line'.
- No hard landscaping mitigation measures are proposed as part of the application, soft mitigation measures are suggested, but these do not outweigh harm/impact of further traffic and parking constraints posed by this application.

**Resolved to object to the planning application** in the strongest terms, referring to comments made in 2017 about the remodelling of the school, and traffic and parking considerations made then. Application does not mitigate the impact of further development on this site in terms of resident amenity, highway safety, access, and lack of onsite and street parking (drop off options) for parents. Concern expressed about timescales and restrictions to enable proper consideration of the

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community's views. AF- not democratic that CCC approve its own planning application. SM- In principle support the provision of a preschool for Gamlingay residents, but this proposal is not fully thought through, and does not address the existing severe traffic and parking issues of the current site, only exacerbates them further. Adds further traffic issues at the centre of the day. Decision is not taken lightly. Other material considerations have come to light from the public meeting which need to be addressed. Clerk to prepare a draft response and circulate to Planning Councillors and issue a response to County Council and publish this in full.

25. To receive notices of decisions to previous planning applications-

25.1 22/02556/s73– approval for removal of condition 31 Morris Homes, Green End, Gamlingay- footpath improvements-planning permission S/2068/15/OL SG19 3LF-noted. Clerk to request further information from Planning Officer about commuted sum .

Other Planning issues

26. Conditions applications – none

27. Tree applications – none

28. Applications amendments – none

29. Note response to 23/01631/OUT and Closure of Planning Meeting

Noted. Now 40 objections to the application online. Meeting closed at 7.32pm

Next meeting- Tuesday 11th July at 7pm at Gamlingay Eco Hub, Stocks Lane Gamlingay SG19 3JR.

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

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