

A Special ERMINE STREET Planning meeting of the Stukeley's Parish Council held at Great Stukeley village hall on Monday 13th December 2010 at 7.15pm.

ATTENDANCE	M/s R. Hulstrom, P. Ryan, M. Monk, P. Hobson, Ms. Sue Parkin and Nicky Sly. The District Council Planning Department was represented by Ms Elizabeth Fitzgerald, Case Officer, Mr. Andy Moffat, Planning Services Manager.
CHAIRMAN	In the absence of Mr. Pinner, Mrs Parkin took the chair.
APOLOGIES	Apologies were received from Mr. T. Pinner due to illness Mr. P Vincent for family reasons and Mr. H. Raby, a declared interest in the agenda.
AGENDA	The chairman introduced the members of the District Council who were present to discuss with the members the issues surrounding the new application No 1001712OUT by M/s John Martin Associates to develop 1021 houses and ancillary buildings on the Ermine Street site at Brookfield Farm.
AGENDA ISSUES	<p>The listed matters were posed as items for discussion with District Officers.</p> <ol style="list-style-type: none"> 1. The issue of density, now that the government rules on minimum density have been abolished. Should the site take less at lower density given the impact of traffic/need for nil detriment to A.14 etc; It is understood there may be a housing element at Alconbury Airfield so it may not be essential to find all 1000+ houses on this site. 2. The PC note that there is lower density two storey dwellings on the countryside edge facing west towards the A.14N and consider this should be replicated on the northern edge also as this also impacts on open countryside and is the highest point on the site therefore has the greatest impact. 3. There are significant concerns about queuing traffic on the Ermine Street approach to the A.141, three lane approach and traffic lights should be considered for this busy roundabout. 4. PC are not really convinced that the proposed traffic measures clearly demonstrate nil detriment to A.14. What is Highways Agency View? This issue takes on greater significance now that the A.14 upgrade is uncertain, will this in it's self impact adversely on the local network. 5. Concerns about on site queuing by parents dropping off children for school(turning area). 6. Does traffic Census take into account movements to and from shop/pub. 7. The PC will seek the provision of early structural landscaping, including an element before the development starts. 8. There would be an urgent need to consider extra traffic calming(gateway features) through the villages to counter balance any increase in traffic levels. 9. Is the DC convinced that the new development proposals can deliver acceptable environments in terms of traffic noise, especially in garden areas. 10. It is understood there is to be a construction traffic management plan and it is critical that this strategy delivers a plan that ensures that none of these vehicles will be allowed to access the site from the north through the villages. 11. The PC is going to 'press' for a Construction Spoil Strategy for the site. 12. The PC considers that ample funds should be made available to improve the existing ROW's specifically to the north of the site to allow access to open countryside especially if the higher density is approved in the final analysis.

ITEM	DETAIL	ACTION
	<p>There was a frank and open discussion with all these issues together with some added matters, in the main the DC Officers were able to answer the majority of the Councils concerns, but in some cases not to the entire satisfaction of PC members. At the close of the meeting Mrs Parkin thanked the officers for attending and it was agreed that the PC would have the matter on their next agenda on the 10th January 2011 and have their submission with the District Officials the next day, namely 11th January 2011.</p>	