

## HOUGHTON AND WYTON PARISH COUNCIL

Minutes of the **Parish Council Meeting** held on Monday 26 February 2024, 11:00am.

**Present:** Cllr P Boothman - Chair  
Cllr R Guinea  
Cllr A Skinner  
Cllr R Baxendale  
Cllr D Keane  
Cllr R Southworth

There were four members of the public.

### 1. APOLOGIES FOR ABSENCE

There were apologies for absence from Cllrs B Gilmour, Z Hunter, & J Rodgers, & Parish Clerk L Dale

### 2. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 3. PUBLIC COMMENT

### 4. PLANNING MATTERS

Non-Material Amendment to 19/01180/REM - We wish to extend the proposed access drive located to the front of plot 1 and to the side of the Existing West Lodge so this links up with the access road leading into the site from this location on the site. Houghton Grange Houghton Hill Houghton Huntingdon PE28 2BZ Ref: 24/00048/NMA

**RESOLVED:** Houghton & Wyton Parish Council recommends this planning application be **REFUSED** for the following reasons:

- We believe this proposed amendment is 'material' and needs to be assessed as such.  
It would result in a fundamental change to the means of access and site layout as specified in C13 March 2022, as well as the Residential Travel Plan May 2020. There are implications for highway safety thus making this a material consideration. The Arboricultural Implications Assessment also highlights that this is a material, rather than a non-material amendment to the existing planning.
- Extending the access drive to include four additional dwellings will increase movement in and out of the junction, which leads straight onto the busy A1123. One resident explained that as the entrance to the access road is narrow (measured at 5.5m from kerb to kerb), cars often have to wait on the main carriageway while another car exits, before they can enter, causing a hazard to approaching traffic. It is noted that vehicles are already mistaking it as the main entrance. There is concern that making this a more well used entrance will only encourage more users to do the same, resulting in more disturbance to the residents as vehicles turn around and manoeuvre back onto the carriageway at this dangerous point on the road.  
The A1123 already experiences a higher-than-average accident rate. This access point is positioned between a sweeping double bend, reducing visibility. There are solid white centre lines at this point for good reason. Unfortunately, despite best endeavours and reducing the speed limit to 40mph, we have evidence from recent MVAS data that motorists travel at speeds of up to 74mph.
- The Residential Travel Plan makes it clear that the Avenue will be a major route on and off the site for pedestrians and cyclists joining the popular and busy cycling and pedestrian route running along the A1123. An increase in motorists

entering and leaving the access road will pose an increased risk to people using this route.

- The proposed plans show the loss of a vital turning circle which allows access to two dwellings. The driveways of The Oxhill and The Polgate are at the end of the access road and have driveways at right angles to it. This requires residents to drive onto the right-hand side of the access road to enter their dwellings. This works well whilst there are no more houses needing to use the access the road beyond them and further into the site.
- The Arboricultural Implications Assessment highlights that trees near the sight have already been disturbed in earlier stages of the development. The proposed plans would lead to further, and in our opinion, un-necessary, disturbance of these trees.
- The two listed lodges either side of the access road have entrances that lead straight onto the road, with no footpath. An increase in traffic would increase the risk to any residents of these lodges.
- Refuse collectors currently reverse into the access road as there is no space for them to turn around. It would be extremely difficult for refuse collectors to access the additional four dwellings in this way. Residents reported that they currently bring their bins down to the main entrance to the access road to make collection easier. However there is not space for an additional four dwellings to bring their bins to the entrance in this way.
- Finally, we see no compelling reason to make this amendment.

Proposed: Cllr D Keane, Seconded: R Guinea. All in favour.

#### **5. ITEMS FOR FUTURE MEETINGS, DELEGATED ACTION OR FOR INFORMATION ONLY**

The Three Horseshoes Pub have asked if the Parish Council will be holding an event to mark the 80<sup>th</sup> Anniversary of the D Day Landings on Thursday 6<sup>th</sup> June. Add to the agenda for the meeting on Wednesday 6<sup>th</sup> March.

#### **6. DATE OF NEXT MEETING**

The next Parish Council meeting will be **Wednesday 6 March 2024 at 7pm.**

Signature ..... Date.....