(Appendix: A Planning Minutes 17th October 2022)

ELLINGTON PARISH COUNCIL

18th October 2022

Planning Application reference: 22/01584/FUL

Change of use of land from agriculture to motorcross track (sui generis) to include installation of motorcross track, earth bunds, ancillary buildings, car parking and new vehicular access laybys, Land South of Grove Lane, Ellington.

Ellington Parish Council (EPC) met on 17th October 2022 to discuss the above planning application. 30 members of the public and the two applicants were present.

Ellington Parish Council recommendation: **REFUSAL**

Reasons for decision

Members of the public expressed concerns over:

- Noise
- Loss of amenity
- Traffic
- Pollution
- Loss of a green space already offered as offset for the Buffaload haulage yard.
- Soil erosion and wash off into Ellington Brook as the site is in Flood Zone 3

Parish Council comments:

- **Noise** - in the Supporting Planning Statement (SPS) attached to the application, under point 4.7 “Impact on amenity” 4.7.1 states that “the single biggest potential impact is noise” The applicant included a Noise Impact Assessment (NIA)The Parish Council felt the NIA failed to answer the concerns, particularly in that it was a desk top study and therefore does not provide a true representation. It was also of concern that page two of the NIA states within the disclaimer “due to uncertainty inherent in the estimation of all parameters, we cannot, and do not guarantee the accuracy or correctness of any interpretation…”

  It was therefore agreed by EPC that the applicant has accepted that noise will be a factor.

If HDC were mindful to support this application EPC request that an independent noise survey based on actual measurements from the site be carried out by way of a planning condition.

EPC therefore recommend **refusal** as they feel that the noise impact has not been fully addressed and that noise has the potential to be intrusive to residents in the village and will undoubtedly be of detriment to walkers and horse riders on Grove Lane.

- **Loss of amenity** – Local Policy(LP) 10 **Countryside Development** States that "All development in the countryside must recognize the intrinsic character and beauty of the countryside, and not give rise to noise, odour.."

  LP 14 sates that "a proposal will be supported where a high standard of amenity is maintained for users of neighbouring land"

  Policy 5 of the Grafham and Ellington Neighborhood Plan, as adopted by HDC in February 2022, states "A proposal for new (*commercial*) development, outside the built-up areas of Grafham & Ellington, will only be supported where there are operational requirements for a countryside location and the scale, character and siting of the proposed use will not have detrimental impact on the countryside or the amenity of nearby properties."

  EPC agreed that this application fails to meet any of the policy requirements as set out above. In as much that the proposal will generate excessive noise, pollution (from the bikes and extra traffic attending the site), the enjoyment and safety of walkers and horse riders using the footpath and bridleway immediately next to the site will be harmed. The visual impact, particularly to the open aspect of the Western boundary, of the proposed Motor Cross track will be out of character for the countryside location. Therefore, EPC recommendation is **refuse**.

- **Traffic** – The planning application seeks permission to be operate on a Wednesday and Saturday throughout the entire year. EPC were informed that the gates will open from 08.00 on both days. The application states there will be approximately 40 vehicles on a Wednesday and 80 vehicles on a Saturday. EPC question the accuracy of these figures. Traffic can only arrive and depart to this site by passing through Thrapston Road, Ellington, or the village of Ellington itself. There will be a direct, negative impact to the village from whichever direction the visitors arrive and depart.

  In the SPS point **4.8 Parking, access, and highway safety, including public rights of way** point 4.8.3 states there are no public rights of way implications. EPC totally

disagrees with this statement. Grove Lane is a single-track adopted road, the application includes for the provision of 5 passing bays, which immediately contradicts point 4.8.3. which claims “no implications”

Likewise, there will be significant implications for walkers and horse riders along Grove Lane.

Additionally, EPC feel no other option but **to refuse this application**, on grounds of traffic impact and safety, because of the issues raised by Cambridgeshire County Council Highways and National Highways in relation to Planning application ref: 21/01763/FUL. 21/01763/FUL relates to Grove Parc (Buffaload) In summary both the above feel that the access to Buffaload carpark is unapproved, too close to A14 slip road/Grove Road junction and needs removing. It would therefore be extremely dangerous and foolhardy to approve the Motor Cross application, sited 440 meters along Grove Road, and exacerbate the problem with additional traffic.

- **Pollution and wash off into Ellington Brook**– part of the site of the proposal lies in Flood Zone 3. EPC feel that there is potential risk of run off from the track into the immediately adjacent Ellington Brook. If HDC are mindful to support this application, EPC request, by means of planning condition, that a full flood risk assessment in accordance with the Environment Agency, and Internal Drainage Board, should be completed**.**

- **Loss of Green space and Biodiversity** – The applicants have carried out a Preliminary Ecological Assessment, (PEA). EPC feel the recommendations in the PEA do not go far enough and fail to offset the habitat loss and biodiversity impact of the proposed Motor Cross track. There are mature and semi mature trees on the site and EPC note that **no** Arboreal Impact Assessment or Arboreal Protection or Management scheme has been carried out. Which EPC feel fails to meet the requirements of LP31

Ellington Parish Council also recommend refusal of the application for the Motor Cross track, because part of the proposed site has previously been designated a site for Biodiversity Net Gain. Under planning application ref: 19/02142/FUL, an application for the change of use from the site of former woodland to an area for lorry parking, submitted by Buffaload, 2 hectares of the proposed Motor Cross site is described by Arglyy Environmental Ltd, on behalf of Buffaload, in its Biodiversity Net Gain Strategy as being suitable to offset the lost woodland and, as such must be retained for 30 years.

EPC, therefore, can only recommend refusal, and seek clarity of the deemed dual use of the site of the proposed Motor Cross Site.

In conclusion Ellington Parish Council recommend **refusal** of planning application ref: 22/01584/FUL for the reasons stated above. Any deemed benefits do not out weigh the impacts of noise, traffic, pollution and loss of amenity and green spaces, nor does it accord with planning policy in particular the Grafham & Ellington Neighbourhood Plan.