Ellington Parish Council

Minutes of Meeting of Ellington Parish Council
on Monday 17th October 2022, 7.30 pm at the Village Hall, Ellington.

Present:

Councillors:	Cllrs Lumbers (Chairman) , Chapman, Crook, Norton and Hinchliffe.
Clerk	Lisa Hazel
County / Disc	None Present
Public:	30 members of the Public and the two applicants were present.

Open Forum

The Chairman confirmed the format to take place for this meeting. Members of the public were invited to address the meeting. The two applicants present advised they would be happy to take questions and provide answers where possible. Several members of the public addressed the meeting and asked questions / gave their points of views.

The Chairman thanked everyone for attending and confirmed he has taken on board the comments from the floor and applicants.

The following points were noted:
- The lease of the land is initially for 5 years,
- No materials will be bought onto the site,
- Gates will open at 8.00 am but races do not start until 10.00am
- The site is smaller than a professional track,
- Questions were raised over the adequacy of the proposed lay-bys
- There would be a maximum of 125 participants, 24 on the track at any one time
- Riders will have to pre-book through the website
- The track is for age: 6 years and up
- No members of the public will be able to attend
- There will be no lighting on site
- A percentage of bikes will be electric,
- Potential noise
- Races will be held on a Wednesday and Saturday only
- Lack of benefit for village
- Extra traffic through the village and neighbouring villages
- Marshalls will be employed locally
- Nearest tracks are Mildenhall and Grantham
- Flooding
- Concerns for walker and horse riders who use footpath / bridleway
- Ancillary building to provide amenities
- Pressure on junction accessing A14.

The public form was closed at 8.00pm.

1580 Apologies for Absence
Apologies were received from Councillor's Porter, Woods, Cllr Ian Gardener and Cllr Stephen Cawley

1581 Declarations of interest in any agenda item.
Cllr Chapman confirmed he is contracted to farm the fields that surround 3 sides off the site.

1582 Update from District and County Councillors
No Councillors were present.

1583 Planning Applications:
a) APPLICATION REF. 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 and laybys, Land South Of Grove Lane Ellington

The Chairman confirmed the Parish Council had received several written representations from residents. The following concerns were noted:
- Noise
- Loss of green space
- Soil erosion and wash of into Ellington Brook
- Pollution
- Flooding

Questions were put to the 2 applicants to clarify points before a decision is reached.

It was bought to the attention of the Council that 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."

The Parish Council went through the Supporting Planning Statement in detail. The following was highlighted:
- Item: 4.5.1 states "however, the access is off a large interchange serving the improved A14" . This is inaccurate.
- Item: 4.7 highlights 'In this case, the single biggest potential impact is noise'.
  - Alex Hinchcliffe expanded on the Noise Impact Assessment. The accuracy and validity of the report was raised.
  - The applicants highlighted they could install hay bales to help reduce the noise
  - The Chairman confirmed he visited the nearest Motor Cross track at Doddington, near March to establish potential noise level. Direction of wind plays a big part in how noise travels.
  - The Chairman also confirmed he contacted people from nearby to Mildenhall and Grantham to seek their views.

The Chairman bought to the attention of the members 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 covers 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.

The issue of traffic and access to the site was discussed in detail. The Parish Council highlighted the as yet unresolved objections from National Highways and County Council Highways over the entrance / exit to the Buffaload carpark and the close proximity to the A14 slip road and Grove Road planning reference no: 21/01763/FUL.

The poor state of the access road and lack of suitability was also discussed along with the proposal to add passing bays as the road is too narrow.

Alex Hinchliffe proposed the Parish Council which was seconded by Cllr Jeremy Crook to refuse this application as follows:
- There appears to be a double use of land as there is a Biodiversity New Gain Strategy that covers part of this site and 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.

This was put to the vote and it was agreed by all members to “REFUSE” this application as above.

A copy of the Parish Councils full response is attached to the minutes (Appendix:A)

Clarification on how much weight District Councils take into account Parish Councils comments on planning applications was confirmed.

1584 Date of next meeting: 14th November

There being no further business the meeting was closed at 20.48pm.