

Trustee Board Meeting – 30.05.17 - Minutes

Present:

Robin Swanson	(RS) - Chair
Frank Danks	(FD) - Secretary
Cheryl Jowett	(CJ)
Tim Foddy	(TF)
Paul Swanson	(PS)
Lynne McCallum	(LMc)
Hugo Runciman	(HR)

1. The chair (RS) opened the meeting at 1934 and welcomed all present and thanked them for their attendance. The previous meeting of the Board had been on 02.05.17. The minutes of the previous Board meeting were reviewed and accepted as a true record with no issues. They were signed as a true record.
2. (RS) and (FD) presented an overview of the discussions with representatives of ECDC on 12th May. This open ,frank and honest discussion covered the issues with the PGH Development as follows:-
 - The A11 link to the A14
 - The level of traffic travelling through Kennett and the impact on the village
 - The Bell Inn crossroads
 - Reducing the quantum of housing within the proposed development
 - Contributions from West Suffolk towards infrastructure serving the development
 - Severance of Station Road
 - Other development in Kennett

The council leader confirmed agreement to hold regular meetings to monitor progress and address concerns. The next meeting is planned for late June with monthly meetings thereafter.

A subsequent “e” mail from the ECDC leader covering the meeting is included at appendix 1.

3. Following the public presentation on 17th May at Longstones Stud which covered Longstones proposed development and which was attended by the majority of the trustees, the proposals were discussed at length. The presentation revealed that the proposal was at an early stage with little detail available at the time. As an observation most Trustees felt that the 120 dwellings proposed could very easily

increase significantly under new ownership once planning permission was obtained. The board agreed to maintain our original stance on this proposal and to advise the landowner's agent accordingly.

Action: FD

4. (FD), (HR) & (TF) reported on the Negotiation Sub Committee's meeting with PGH on the 25th May. An update on the traffic infrastructure proposals and dialogue between PGH and CCC Highways was presented by PGH. This is still work in progress but the outlook is positive. There remains further work to be done on the question of numbers and this was emphasized as high priority. There was detailed discussion on the proposed charter/contract between KCLT and PGH and again the outlook is positive.
5. The KAG leaflet concerning their public meeting on 5th June had been received by postal drop by most of the Trustee Board. The leaflet content was discussed and it was decided that an update on CLT activities to the CLT membership would be beneficial at this time. This would be developed as a matter of priority and circulated to the membership. It was decided that CLT trustee presence at the meeting would be beneficial and three trustees agreed to attend.

AOB

- All trustees and parish councilors had received courtesy copies of an "e" mail from a member querying the Trust's position on several points. This would be addressed by (RS) and, following board agreement of the content, would be formally forwarded to the member.

Action: (RS), (FD)

There being no further business, the meeting was closed.

Frank Danks

KCLT Secretary

Appendix 1

Letter from ECDC dated 18 May 2017



**EAST CAMBRIDGESHIRE
DISTRICT COUNCIL
LEADER OF THE COUNCIL**

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Mr Robin Swanson
Elmlea
22 Station Road
Kennett
Suffolk
CB8 7QD

My Ref: CR/Ldr/Swanson-Kennett-CLT

18th May 2017

Dear Robin,

Thank you for coming in for a meeting on Friday 12 May 2017. I found it incredibly useful to discuss the concerns that you and others have and I am pleased that we were able to have a meaningful discussion on these matters and provide you with the assurance you need to form an objective view of the proposals for the future of Kennett.

I apologise that you did not receive a response to the letter that you sent to James Palmer and as promised I am now providing you with such response.

The key issues identified in your letter, and at the meeting related to the following areas:

- The A11 link to the A14
- The level of traffic travelling through Kennett and the impact this has on the village
- The Bell Inn crossroads
- Reducing the quantum of housing within the proposed development

I will now take each of these in turn.

A11 link to the A14

Both the Council and Palace Green Homes have met with Highways England to discuss the impact that the proposed development will have on the A14. Highways England has stated that on its own there is no case to justify a link between the A11 and the A14. Whilst we all agree that this may be the case; if you were only looking at this single development, it certainly is not the case when considering cumulative impact.

The Council is already working with West Suffolk Council, Cambridgeshire County Council, Suffolk County Council and Highways England to ensure that all parties are aware and managing the impacts from the growth planned in the area, not just from Kennett but also from surrounding towns and villages. Meetings are held between the parties every six to eight weeks.

The District Councils have no powers when dealing with the Highway Network and this is further complicated in that it runs over two Counties. I can, however, assure you that wherever possible the Council will continue to ensure that this issue remains at the top of the agenda for discussion. Both East Cambridgeshire District Council and West Suffolk will continue to hold both County Councils and Highways England to account and work toward a solution for the strategic Highway Network.

Emma Grima, Commercial Director, will keep you apprised as to any progress that is being made.

The level of traffic travelling through Kennett and the impact this has on the village

In response to concerns raised by the CLT, Palace Green Homes has been working with their highway consultant to bring about a solution that would seek to move traffic through the new development. These new proposals are being considered by Cambridgeshire County Council and there will be a meeting on the 22 May 2017 between Palace Green Homes and the County.

Cambridgeshire County Council has stated that this level of infrastructure would not be required for the scale of development, however, we are satisfied that it will be essential to build this new road to address the concerns of the community.

The proposals will be presented to the CLT as soon as practicable after the meeting with the County Council.

The Bell Inn Crossroads

As discussed, Palace Green Homes is proposing a new workable solution to overcome concerns raised. Subject to agreement by the Highways Authority, Palace Green Homes plan to propose the installation of a pedestrian crossing and mini roundabout. As above, the proposals and drawings will be presented to the CLT as soon as practicable.

Reducing the quantum of housing within the proposed development

We discussed the possibility of reducing the amount of housing within the proposed development. I have undertaken to give this serious consideration as to how this will work in practice, given all of the infrastructure demands on the development. We have agreed to look at all of the options available, including reducing the CLT element of the scheme.

Other matters

▪ Severing access from Station Road

The Council will look in to practicalities of doing so and will have regard to the impact this would have on the highway network.

▪ Contributions from West Suffolk toward infrastructure serving the development

Emma Grima, Commercial Director, will pursue this request and will provide updates to you on any progress made.

- **Other development in Kennett**

We discussed other development in the area, namely the Longstones Stud development. I believe there will be sufficient time for the CLT and Palace Green Homes to meet to discuss the proposals identified above to enable the CLT to make an informed decision about what development it wishes to support.

I do not anticipate that a planning application will be forthcoming imminently; however, I cannot guarantee this. In my experience, there will still be work for the applicant to do following the public consultation (to address matters raised in the consultation).

- **Hold regular meetings**

We have all agreed that it would be beneficial to hold regular meetings to monitor progress and address any concerns that arise. It is suggested that the next meeting will be held at the end of June. My PA will be in touch shortly to organise this. Monthly meetings will be held thereafter.

I would like to thank you again for coming in to meet with me.

Kind Regards

A handwritten signature in black ink, appearing to read 'C Charles Roberts', with a horizontal line underneath the name.

Councillor Charles Roberts
Deputy Leader of Council