

COMBERTON PARISH COUNCIL
The minutes of the Parish Council meeting held on
Wednesday 8 July 2015 in the Village Hall at 7.30pm

Members present:	Miss A Bacon (Chairman) ^(AB)	Dr J McCabe ^(JM)
Councillors:	Mr H Griffiths ^(HG)	Mr T Scott ^(TS)
	Ms S Higman ^(SH)	Mr N Taylor ^(NT)
	Mr A Hollick ^(AH)	Miss C Westgarth ^(CW)

In attendance: 9 members of the public, Chris Senior (Architect, Director DPA Architects Ltd), Julian Clarke (Director, Transport Planning Associates Ltd), Greg Shaw (Principal Planner, Pegasus Group), Nicky Parsons (Director, Pegasus Group), and Mrs Gail Stoehr (Clerk).

1. Apologies for absence and declarations of interest

- 1.1 To receive written apologies for absence and reasons
 Apologies for absence were received from Cllrs Moffat (out of parish) and Preston (illness), and from Robert Turner, (Planning Portfolio Holder, South Cambs District Council (SCDC)).
- 1.2 To receive declarations of interests from councillors on items on the agenda and details of any dispensations held
 None at this point in the meeting.
- 1.3 To receive written requests for dispensations for interests and to grant any requests for dispensation as appropriate (if any)
 None.

Comments & observations from members of the public and County and District Councillor reports

The visitors outlined the background to the Bennell Farm development. It had been identified in the Local Development Plan as a site for the development of 90 homes (not 140 as shown on the plan) and a football pitch. An outline planning application was being prepared, with a focus on a master plan rather than a detailed application at this stage. The vehicle access is to be widened and drainage ditches maintained and enhanced.

Water attenuation and a wildlife zone, together with a soft edge to the village through landscaping, are also planned. All planting at the front of the development is to be maintained. Open areas of Public Open Space, a 3m wide avenue, and a new access for cyclists and pedestrians are to be included.

Residential zones will include housing and parking. Potential landmark buildings are planned. Around the perimeter a planting and landscaping scheme will be maintained. The trees provided will be shrub trees.

A potential football pitch is planned, with parking spaces for the pitch and overspill parking for the Village College. Parking was focused on specific events for the College and not on day to day parking, and would provide space for approximately 30 cars.

The developers were putting together an application that reflected the LDP and were likely to submit an application before the LDP was concluded, but undertook that its standards would be met by the scheme. The football pitch was a requirement of the LDP.

The Transport assessment would look at the forecast for additional vehicle movements and how this would be dealt with at the planning application stage. To date it had looked at the current traffic movements and CCC would scrutinise the transport plan. It was not believed that the site would generate 180 vehicle movements in one hour as people would leave at different times during the day.

If an adverse or severe impact from the development was determined, the developers would be required to attend to that. The developers were looking at pedestrian access and extending the footpath along West Street towards the bus stop and the primary school.

Toft Parish Council felt the management of the football pitches was best carried out by Comberton Parish Council. If the Council thought there was no need of a pitch or if it was better elsewhere, it could be accommodated elsewhere.

The four storey buildings were planned at strategic places within the development. Toft Parish Council did not believe that they fitted in with the rural character of the area and there were no single storey buildings on the site. The developers stated that they had taken these comments on board.

The Environment Agency and Anglian Water had throughout the pre-application process been looking at a surface and foul water attenuation pond to delay the release of water in a 1 in 100 flood event based on 90 houses, and to allow for climate change. The Environment Agency and Anglian Water were satisfied that this was acceptable. With regard to foul drainage, they were looking at a mitigation strategy with Anglian Water whereby measures could be provided to ensure no adverse impact on the system. Anglian Water were satisfied with what they had seen so far.

There might be funding towards improving capacity of the Doctors surgery if it was required. Whilst 90 units would not require an extra GP facility, it might require funding towards extending additional capacity in the existing surgery.

The developers had discussed an island in the road with CCC and the Village College, and could do work to enhance visibility and look at traffic management.

40% of the development would be affordable housing. The developers were discussing the mix with SCDC. The site was 6.3 hectares and the number of affordable homes was 36, with the rest market housing. The developers confirmed the allocation of affordable homes was based on their understanding of the needs of Comberton and Toft. The allocation would be controlled by SCDC.

The Public Open Space would be offered to Toft as the development was in that parish but this could be discussed with Comberton Parish Council if it so wished.

The top access road on the plan was being provided for agricultural access.

The developers indicated that they would like to hear from the Parish Council and residents before the application, ie, before the end of the month. The site as an allocation had been consulted on and has been included in the LDP.

It was suggested that the parking could be used by teachers when vehicle movements were lower. The Parish Council was invited to comment on the use of the parking and on what it would wish to see on any of the points discussed.

The housing allocation and the inclusion of this development on land in the green belt in the LDP had already been established.

Cllr Westgarth declared an interest as Chairman of Governors at Meridian Primary School and reported that there was some availability for children but not enough staff.

There was an opportunity for questions to be asked and views to be expressed by both the public and Council members.

A resident of the College Houses enquired about who was responsible for the other half of the ditch and the path by Kentings. This will be an agenda item for the next meeting in September.

2. To approve the minutes of the last meeting on 10 June 2015

RESOLVED that the minutes of the last meeting on 10 June be approved and signed by the Chairman. ^(Prop AB, 2nd NT)

On a proposition by the Chairman, the order of business was varied to take Item 6.2 at this point.

6.2 Pegasus Group – proposed development at Bennell Farm

RESOLVED ^(Prop AB, 2nd CW unanimous) to reiterate the Parish Council's opposition to the proposals as already submitted in detail to the Local Development Plan consultation.

Based on what had been heard at this evenings meeting –

- The Council objects to the four storey buildings.
- All affordable housing should be rented.
- The ransom strip should be excluded from the plans.
- The S106 money should come to Comberton Parish Council.
- There should be bungalows for the elderly which should be warden controlled.
- Allotments should be included instead of a football pitch.
- There is a need for additional parking.
- There had not been enough consultation and a full consultation with the village should be arranged by the developers.
- The Parish Council is concerned at that the application was being submitted just before the summer holiday period.
- The lighting around the car park area should be sensitive.
- The Parish Council is concerned about the implications for flooding, with two events in recent years, as the watercourse is unable to deal with north – south flow.
- A bigger pumping station is required.

RESOLVED that the Planning Portfolio Officer and Planning Officer should be invited to attend the meeting when this application is being considered.

3. Matters arising or carried forward from the meeting or a previous meeting for discussion or decision and to note the Clerk's report

The Clerk's report, which included background to items on the agenda and matters arising, was noted.

3.1 (5.3 of 8.4.15) The Causeway – proposal to install a bollard to prevent damage
RESOLVED to note the residents' objections and comments as read out again by the Clerk.

Cllr Westgarth declared an interest as Churchwarden at the Church.

On a proposition by the Chairman, the meeting was briefly adjourned to allow residents to express their views.

Cllr Taylor withdrew the proposal in favour of monitoring over the next 12 months.

RESOLVED to monitor the position for 12 months. ^(Prop AB, 2nd JM, carried with 1 abstention)

3.2 (6.4) Proposal to site a bench on the Jubilee Green

RESOLVED to replace the old WI bench with the remaining sleeper bench recently purchased. ^(Prop CW, 2nd JMcc)

3.3 (5.3) Pitch drainage – to consider what if any action is required
RESOLVED that Cllr Scott be authorised to liaise with Agrostis.

3.4 Grass cutting complaint by the Parish Council
RESOLVED that the Parish Council was not satisfied with the level of service being received from CGM and that unless the problems are resolved within 5 working days, the Parish Council will hold the contractors in breach of contract. ^(Prop HG, 2nd NT)

4. Finance, procedure & risk assessment

4.1 To receive the financial report and to approve the payment of bills

RESOLVED to receive the financial report and that this be checked against the invoices and statements before the cheques are signed at the end of the meeting.

RESOLVED ^(Prop CW, 2nd AB) that the payments as listed in the financial report should be paid, and signed by the Chairman, plus Noel Hart (meter cover – make safe) £45.00, CGM (flailing works) £42.00, CGM (verges) £306.36.

SCDC (Trade waste) DD	£20.73
BT (Pavilion telephone) DD	£32.00
SCDC (Pavilion rates) DD	£53.00
Salaries	£291.87
Peter Oakes (Tree works)	£96.00
LGS Services (Admin support)	£1553.74

Credits including receipt of \$106 money for Swaynes Lane, pitch fees, and the verges grant from CCC, were noted.

RESOLVED to note that the Clerk had used her delegated powers to authorise the emergency boarding up of the electricity meter door at the Pavilion at a cost of £45.00, and repairs to the bridge leading to the Recreation Ground from Hillfield Road at a cost of £435.00 and a new padlock for the recreation ground gate.

Vandalism at the Recreation Ground was reported, with evidence of paper being burnt. RESOLVED to place an article in Contact reminding parents to be aware of their children's whereabouts.

RESOLVED to put a temporary padlock on the railway carriage at Watts Wood as the old one had been vandalised and to notify the Allotments and Gardens Society, who own the railway carriage and ask them to replace the padlock with their own.

5. To receive reports and recommendations from committees, working groups and members

5.1 Planning Committee report – to note the minutes of Committee meetings
Noted.

5.2 Transport Working Group

5.2.1 Proposal to install bollards outside 134 Barton Road and by the pond

RESOLVED to contract Cambridge Outdoor Living to install a wooden post outside 134 Barton Road, and four by the pond which the Parish Council already has. Robert Cook is to be the contact.

^(Prop CW, 2nd SH)

5.2.2 Permissive Path Agreement – to consider any advice from the Council's solicitor prior to signing

RESOLVED that the agreement could be signed by Cllrs Bacon and Higman subject to the errors in the agreement map being corrected and no adverse advice from the Council's Solicitor. ^(Prop SH, 2nd HG)

6. To consider matters arising out of correspondence/communications received

6.1 CCC Consultation – revision of Cambridgeshire’s Strategy for Flood Risk Management

RESOLVED that Cllr Hollick should write an article for Contact regarding riparian responsibilities.

Cllr Hollick’s response to Heidi Allen MP was noted.

6.2 Pegasus Group – proposed development at Bennell Farm

Taken earlier.

7. Closure of meeting

RESOLVED in response to the letter from Balfour Beatty as the works had not been completed, to write and complain again.

RESOLVED as Cllr Frost had not attended the meeting again despite the Council’s letter to him to write to Heidi Allen MP to express the Council’s concerns.

There was no further business and the meeting was declared closed at 9.53 pm.

SignedChairmandate

