

COMBERTON PARISH COUNCIL
The minutes of the Parish Council meeting held on
Wednesday 12 July 2017 in the Village Hall at 7.30pm

Members present:	Mr H Griffiths (Chairman) ^(HG)	Mrs L Tatnell ^(LT)
Councillors:	Ms J Feldman ^(JF)	Mr N Taylor ^(NT)
	Mr A Hollick ^(AH)	Mr M Tebbit ^(MT)
	Dr J McCabe ^(JM)	Ms C Urquhart ^(CU)
	Mr S Moffat ^(SM)	Miss C Westgarth ^(CW)
	Mr T Scott ^(TS)	

In attendance: David Thompson (SCDC Planning Officer), Nicola Parsons and Greg Shaw, Pegasus (Planning Consultant for Bennell Farm), 20 residents, County Cllr Lina Joseph and Mrs Gail Stoehr (Clerk).

1. Apologies for absence and declarations of interest

- 1.1 To receive written apologies for absence and reasons
None.
- 1.2 To receive declarations of interests from councillors on items on the agenda and details of any dispensations held
Cllr Scott declared an interest in the Bennell Farm application as District Councillor, and that he would not take part in the debate.
Cllr Tebbit declared an interest in the Bennell Farm application as adjacent landowner to Bennell Farm.
- 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

David Thompson outlined the background to the application and its planning permission, and how it met the needs of the SCDC policy and the emerging Local Development Plan. He outlined the differences between this application and the application which had already been granted planning permission, namely that the first application football pitch, pavilion and car park. For this application in lieu of the pitch, pavilion and car park, S106 money would be given for similar provision elsewhere offsite. The site excluded the area west of the access track. Mr Thompson explained that the detail would be put forward in due course, and that this was just an outline application, whereby only the density had to be considered at this stage. He explained that this was an extant application and the applicant could submit reserved matters. Although in the Green Belt, the Local Plan was an emerging plan.

Some funding would be provided for highway improvements as part of the S106 negotiations. The developer has to provide a footway link on the north side. The highway authority is looking at vehicle access. He explained that CCC Highways had been satisfied with the information at the time of the first application. The applicant would now have to provide further information such as transport modelling and surveys. This would form part of the revised application.

Greg Shaw explained that the application was submitted to provide funds in lieu of sports provision.

Residents had an opportunity to comment on the application and ask questions. In brief these included –

Concerns:

- Access to the development and potential problems with the new T junction which would have to accommodate potentially 180 cars.
- Increased traffic through the village and the speed of traffic long West Street.
- 90 units was considered too many and not in keeping with the surrounding density.
- There was no information on the density or mix of housing.
- Village sewerage and drainage problems and the implications of the development.
- The voting at the SCDC Planning Committee for the other application which had resolved by 7 votes to 6 that building in the Green Belt was only acceptable in exceptional circumstances, and there were no exceptional reasons in Comberton.
- Parking adjacent to listed buildings caused the road to be single carriageway, creating a danger. Residents urged that a proper traffic survey be undertaken in the morning, as the development should not make the lives of existing residents a misery
- The fact that the green area was smaller than in the previous application was questioned.
- Concerns for the safety of children
- It was not clear from the outline application how high the dwellings would be and the impact on surrounding houses.
- Parking problems on West Street.

Support:

- Provision of a car park for the Village College as there is insufficient parking on site.
- The provision of affordable housing, and was also supportive of the new sporting provision on the Recreation Ground.

On a proposition by the Chairman, it was agreed to vary the order of business to take item 4.5 at this point.

4.5 (6.1) S/1812/17/OL – Bennell Farm – outline planning permission for up to 90 dwellings and associated infrastructure works and S106 agreement requirements

At 8.02 pm, on a proposition by the Chairman, carried unopposed, in accordance with S1 (2) of the Public Bodies (Admissions to Meetings) Act 1960, in view of the confidential nature of the business to be transacted, that is, the legal negotiations of the S106 agreement, the public were temporarily excluded from the meeting and were instructed to withdraw. Cllr Tebbit also left the meeting, having previously declared an interest. David Thompson and the Clerk were invited to remain.

The meeting re-opened to the public at 8.54 pm.

RESOLVED to refuse the application on the same grounds as before which included development in the green belt, drainage and sewerage, traffic issues and congestion at school arrival and leaving times and impact this will have on traffic and road safety in the Comberton village area; safety of children; medical provision; out of keeping with the rural nature of Comberton and the adjacent area; Ecological considerations; highway and transport considerations. Other issues the District Council should ensure if minded to grant planning permission

- All affordable housing should be rented. There should be bungalows for the elderly which should be warden controlled.
- The ransom strip should be excluded from the plans if included in this application.
- The S106 money should come to Comberton Parish Council as the impacts will primarily affect Comberton and this has been jointly agreed with Toft Parish Council.

- A bigger pumping station is required.
- the land to the west of the access road should be proved by the applicant as Public Open Space.
- The Section 106 money for recreation in lieu of on-site provision should all be given to Comberton Parish Council to improve its off-site provision at its current Recreation Ground.

RESOLVED to delegate to the Clerk and the Recreation Working Group to submit the costed recreation plans to David Thompson. (Prop HG, 2nd SM, carried with 1 (Cllr Scott) abstention)

The members of the public and David Thompson left the meeting.

The previously circulated written report from District Councillor Tim Scott was taken as read.

2. To approve the minutes of the last meeting

RESOLVED that the minutes of the meeting on 14 June be approved and signed by the Chairman. (Prop HG, 2nd AH, carried with 5 abstentions)

3. Co-option to fill casual vacancy – to consider any applications received

None.

4. 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.

4.1 (3.3) Dangerous parking in West Street and Barton Road, especially by Barrons Way – to consider report and recommendation

RESOLVED to defer this item and remove it from the agenda until the report is received.

4.2 (3.4) Parking when the Recreation Ground is in use

RESOLVED that the Transport Working Group and Recreation Working Group should liaise and to defer this item until the report is received.

4.3 (3.13) Parking issues in Green End – to consider report and recommendation

RESOLVED that the Transport Working Group and Recreation Working Group should liaise and to defer this item until the report is received.

4.4 (3.7) Herringland Charity request that the bench at the corner of Harbour Avenue is tidied up – to consider quotation if received

RESOLVED to seek further quotations.

4.5 (6.1) S/1812/17/OL – Bennell Farm – outline planning permission for up to 90 dwellings and associated infrastructure works and S106 agreement requirements

Taken earlier.

4.6 (4.0.1) Old railway carriage at Watts Wood – to consider what action should be taken if any

RESOLVED to note the Parish Council's position in July 2015 that the carriage was owned by the Allotment and Garden Society, who kept their materials in it over the years and to inform the Allotment and Garden Society of this. (Prop HG, 2nd CW, carried with 1 abstention)

5. Finance, procedure & risk assessment

5.1 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 NT, 2nd AH, unanimous) that the payments as listed in the financial report should be paid, plus AH Electrical (PAT test pavilion) £78.00, Buchans (Grass cutting) £994.29, Algar Signcraft (Anti-climb paint signs) £42.60, JezO (entertainer) £300.00 and EoN (Electricity - DD) £88.60.

Command Pest Control (Rodent control)	£42.00
CPRE (Affiliation fee)	£36.00
Comberton Baptist Church (Youth workers)	£451.25
Alarm Maintenance (Alarm repair)	£150.00
NVP (Anti-climb paint)	£39.90
Beacon (Legionella contract)	£750.00
Salary	£147.74
LGS Services (Admin support)	£1658.61
NEST (Pension) (DD)	£207.63

RESOLVED to note that the payment in favour of Beacon should be £750.00, not £125.00 as listed in the finance report.

Credits, including pitch hire fees, a grant refund and the CCC verges grant, were noted.

5.2 Clerk's report on any use of delegated powers

The Clerk reported on the use of her delegated powers to

- purchase a new tea urn at £64.98 plus VAT as the old one had broken and fused the pavilion.
- Arrange PAT testing of electrical items in the pavilion.
- Contract RPM to undertake the repairs identified in the RoSPA report at a cost of £2730.

5.0.1 Risk

RESOLVED to ask the Cricket Club to remove the fridge which had failed the PAT test.

RESOLVED that trees in Baker's Close were not the Parish Council's responsibility. Cllr Tatnell is to report them to CCC.

5.3 Appointment of Internal Auditor

Already appointed.

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

6.1 Recreation Working Group

6.1.1 Proposal that the Council considers a resident complaint about dog fouling on the Recreation Ground, with particular reference to a man who sits in his car and lets his dog run loose

RESOLVED to ask SCDC to assist the Parish Council to protect Comberton Recreation Ground with a Public Open Spaces Order. ^(Prop HG, 2nd LT, unanimous)

On a proposition by the Chairman, County Cllr Lina Joseph's report was taken here. It covered:

- CCC is looking at a 4 year plan and have increased the pothole budget.
- the suggestion of one meeting for all the parish councils in the ward. RESOLVED that the Parish Council would prefer Cllr Joseph to attend the Parish Council meeting when able, but would be willing to attend joint parishes meetings to share best practice.
- Efficiency working at CCC
- Fostering – CCC are looking for new people to help
- A meeting with Head Teachers about energy units, looking at renewable energy in schools.

6.1.2 Pavilion including boarding up and shower room ceilings

The Group had met with representatives of the Football Club. The Parish Council could put a joint application to the Football Foundation.

RESOLVED to seek a quotation for the removal of mould from the shower ceiling and painting with anti-mould paint and the installation of an extractor fan on health and safety grounds. (Prop CU, 2nd CW, unanimous)

RESOLVED that the boarding of the windows is to remain. (Prop CU, 2nd CW, unanimous)

- 6.2 Proposal that the Council considers matters arising from the Park and Ride workshop
RESOLVED that the Parish Council is opposed to any Park and Ride site at Madingley Mulch as the increase in traffic locally will make the local area become a rat run. The Parish Council's preference is for a Park and Ride site at Scotland Farm. Cllr Feldman is to feed back this information if the opportunity arises.
RESOLVED that the Parish Council should send a statement of its position to the City Deal.

6.3 Encroachment in The Valley onto Parish Council land

RESOLVED to write to the resident asking them to remove the plantings from the Parish Council's land.

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

7.1 MAGPAS request for financial support

RESOLVED to approve a grant of £75.00, which in the opinion of the Council is in the interests of the area and its inhabitants.

7.2 Construction Design and Management (CDM) regulations

Noted.

8. Closure of meeting

There was no further business and the meeting was declared closed at 9.46 pm.

SignedChairmandate