

**COMBERTON PARISH COUNCIL**  
**The minutes of the Parish Council meeting held on**  
**Wednesday 11 July 2018 in the Village Hall at 7.30pm**

Members present:	Mr H Griffiths (Chairman) <sup>(HG)</sup>	Ms L Tatnell <sup>(LT)</sup>
Councillors:	Mr A Hollick <sup>(AH)</sup>	Miss C Westgarth <sup>(CW)</sup>
	Mr S Moffat <sup>(SM)</sup>	

In attendance: 10 members of the public, including District Cllr Ian Sollom, County Cllr Lina Joseph and Mrs Gail Stoehr (Clerk).

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

A resident spoke about cycle safety on Long Road and expressed concerns, as the Greenway project would not come into being for a number of years, that speeding traffic was “an accident waiting to happen.” He asked the Parish Council to bring forward interim solutions and requested a progress report on the blocked permissive path.

Cllr Lina Joseph arrived.

The Speedwatch Co-ordinator highlighted the speed limit between Barton and Comberton and along Long Road. The results of Speedwatch showed that on occasion speeds in excess of 80 mph were seen on Barton Road.

Cllr Joseph explained that most villages experienced speeding problems, the culprits often did not come from the village, and that speeding resulted in air pollution.

A resident strongly supported measures to reduce speed in the village.

Several residents referred to changes to planning application S/1531/17/FL for Comberton Baptist Church (item 6.1). Concerns were expressed as to the large extension, which went against the previous decision. The building was a place of worship, and not a mother and toddler and youth club which draws in others from other villages. Concerns were expressed at the parking layout. There were no objections to the internal alterations, but the application was over-development. The non-delivery of past planning conditions regarding parking was questioned.

Keith Tarring, Minister at the Baptist Church, outlined the proposals and reasoning (circulated) for the application.

A resident expressed support for the community provision that the Baptist Church provides.

A member of the public explained the Church’s Travel to Church policy, which had reduced the number of vehicle movements.

The resident at 30 The Valley spoke to his correspondence and expressed surprise at receiving a letter from the Parish Council, as the hedge which the Council had requested be removed had originally been planted 35 years ago and replaced. He indicated that he did not have a gate out onto Council land. The Clerk advised the Council on the procedure for revisiting a decision, which required an order signed by three members.

County Cllr Lina Joseph was thanked for attending and for her report. She explained that she would attend every three months in future due to the number of parishes she looks after, but would be available by email.

Cllr Joseph was asked about dropped kerbs and advised the resident that they should report the matter online so that the Highways Officer could make an inspection. CCC has a budget.

District Cllr Ian Sollom expanded on his previously circulated written report, which covered District Council changes and the pause in Greater Cambridge Partnership projects. He reported that the Liberal Democrats had received a speeding petition with 221 names supportive of a speed reduction scheme, and spoke about the Greenways consultation for Barton and Haslingfield.

Cllr Sollom informed the Council that the £53,000 funds allocated for pitch drainage under the Bennell Farm application could be transferred to the Pavilion relatively easily but would require a formal request. The officer had suggested that the Parish Council wait as the funding would not be given until 50% of the dwellings had been occupied. It was suggested that the Council write to the Portfolio Holder, Cllr Tumi Hawkins, laying out the details of the Parish Council's complaint and the lack of response from SCDC.

## **1. Apologies for absence and declarations of interest**

- 1.1 To receive written apologies for absence and reasons  
Apologies were received from Cllrs McCabe (illness), Urquhart (work commitment), Taylor (personal), Martin (personal), and Feldman (out of parish).
- 1.2 To receive declarations of interests from councillors on items on the agenda and details of any dispensations held  
None.
- 1.3 To receive written requests for dispensations for interests and to grant any requests for dispensation as appropriate (if any)  
None.

On a proposition by the Chairman, it was agreed to vary the order of business to take item 6.1 after item 3.

## **2. To approve the minutes of the last meeting**

RESOLVED that the minutes of the meeting on 13 June 2018 be approved and signed by the Chairman, after an amendment under item 4.2 to correct "32" to "30." (Prop CW, 2nd AH, carried with 1 abstention)

## **3. To consider any applications for co-option received to fill any vacancies following the election including Tim Scott, Moat House, 65 Green End**

RESOLVED that Tim Scott be co-opted as a member of the Parish Council. (Prop CW, 2nd AH, unanimous)

RESOLVED that Pamela Black be co-opted as a member of the Parish Council. (Prop CW, 2nd LT, unanimous)

RESOLVED that Cllrs Scott and Black should sign their Declarations of Acceptance of Office before the beginning of the next meeting in September.

- 6.1 Proposal that the Council considers planning application S/1531/17/FL – Comberton Baptist Church and centre, Green End – Extension to link main Church building and ancillary Church Hall – amended plans

RESOLVED, as in May 2017 the Planning Committee recommended refusal on the grounds of overdevelopment, the lack of car parking, highway safety and inappropriate incursion into the Green Belt; and as the SCDC decision on the previous application required a specific number of car parking spaces but there were only 10, plus one disabled space, on this application; given that nothing had changed from the Parish Council's original submission, although there was a commendable Travel to Church plan, to reiterate the Council's previous objections and comments. (Prop CW, 2nd AH, carried with 3 in favour and 2 abstentions)

- 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 (3.2) Dog fouling on the recreation ground and request for signage and fencing round the children's play area – to consider a recommendation from the Recreation Working Group  
RESOLVED to defer this item to the September meeting.
- 4.2 (5.3) Employee review working group – appraisals (confidential)  
RESOLVED to defer this matter to the September meeting.
- 4.3 (6.1) To consider quotation for first tree on turning into Harbour Avenue from Long Road  
RESOLVED to accept the quotation from Oakes and Watson Tree Surgery for £120.00.  
(Prop HG, 2nd CW, unanimous)  
RESOLVED in response to Buchans' comments, that the Council's position is that the bushy clump underneath the ivy and brambles is part of Buchans' contract.
- 4.4 (6.3) LHI 2019-2020 Invitation to bid – proposal that the Council submits a bid for speed reduction  
On a proposition by the Chairman, the meeting was suspended at 8.30 pm. Dr Anna Barford was invited to address the meeting. She spoke to the application on behalf of the Transport Working Group. The meeting resumed at 8.47 pm, and was closed again at 8.50 pm to enable Dr Barford to comment further. The meeting resumed shortly after. The RFO's report on the Council's budget available under the Transport Working Group, was noted. Cllr Tatnell reported that the Speedwatch signs had been invoiced.  
RESOLVED to submit the application in a reduced form that incorporates roundels, no repeaters and gate if possible within the Council's budget of £11,334.20. (Prop LT, 2nd CW, carried with 3 in favour, 1 against and 1 abstention)
- 4.5 (5.4 of 11.4.18) Brambles at the pond – to consider quotation received  
RESOLVED to note that work on the pond was included under Buchans' contract.  
At 9.10 pm, Cllr Moffat left the meeting briefly, leaving the meeting temporarily inquorate, and re-joined the meeting at 9.12 pm.
- 4.0.1 The Clerk's report that the path and trees to the rear of the Meridian School were the responsibility of CCC and that they had agreed to take a look, was noted.
- 4.6 (3.3 of 14.3.18) Old Village Hall lease negotiations  
RESOLVED, given that the Working Group had requested sight of the Village Hall accounts on three occasions without receipt, formally to request the Village Hall to disclose their latest accounts.  
RESOLVED to contract Nick Dennis or the District Valuer to value the Village Hall for rental purposes. (Prop HG, 2nd SM, carried with 4 in favour and 1 abstention)
- 4.7 (5.1.2) Proposal that the Council considers whether it should extend its delegation to the Recreation Co-ordinator for additional works at the Recreation Ground and elsewhere in the village and if agreed what budget should be delegated and under what terms  
RESOLVED to defer this item.

- 4.8 (5.1.3) Proposal that the Council considers the invoicing and payment arrangements for the Pavilion and pitch hire  
On a proposition by the Chairman, it was agreed to take this item and item 6.4 together.

RESOLVED to defer this item following correspondence received from the Crusaders.  
RESOLVED that the Parish Council agrees to waive the costs for Under 15s youth summer training sessions.

- 6.4 Proposal that the Council contracts LGS Services to liaise with the Crusaders regarding their final payment for this year and confirmation of teams to play next season

RESOLVED to appoint LGS Services to balance off the outstanding accounts of the football clubs to the end of the season.

## 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 that the payments as listed in the financial report should be paid, plus Acacia Tree Surgery (Tree work) £474.00, and CAPALC (Training) £30.00 (DD). <sup>(Prop CW, 2nd HG, unanimous)</sup>

RESOLVED, having considered the RFO's report on the Handyman's hours and outstanding holiday, to issue the salary payment but to afford the Handyman an opportunity to make representation to Cllr Taylor, who could raise it at the next meeting if requested.

RESOLVED that the payment of £1155.40 in favour of Buchans be placed on hold pending clarification on the Village Hall hedge work carried out. The Clerk was authorised to release the cheque if Buchans' response was satisfactory.

Salary	£132.55
Salary	£435.33
NEST (Pension)	£168.70
LGS Services (Admin support)	£1223.53
Baptist Church (Youth workers)	£488.75
Command Pest Control (Rodent control)	£42.00
Buchans (Grass cutting)	£1466.64

Credits, including pitch hire fees, were noted.

- 5.2 Clerk's report on any use of delegated powers and action taken due to risk

None.

- 5.3 Recreation Ground Co-ordinator and Handyman's items

RESOLVED to note the report.

- 5.4 Appointment of Internal Auditor

RESOLVED to accept the quotation from Canalbs at a cost of £42.50 per hour and 45p per mile travelling expenses.

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

- 6.1 Proposal that the Council considers planning application S/1531/17/FL – Comberton Baptist Church and centre, Green End – Extension to link main Church building and ancillary Church Hall – amended plans

Taken earlier.

- 6.2 To consider arrangements for the appointment of a new Recreation Ground Co-ordinator and Handyman  
RESOLVED to defer this item to the next meeting until Cllrs Taylor and Urquhart could be present.
- 6.3 Pavilion Improvement Plan – to consider who will take the lead and manage this  
RESOLVED to defer this item to the next meeting.
- 6.4 Proposal that the Council contracts LGS Services to liaise with the Crusaders regarding their final payment for this year and confirmation of teams to play next season  
Taken earlier.
- 6.5 Proposal that the emergency flood plan be adopted  
RESOLVED to adopt the updated Emergency Flood Plan. (Prop AH, 2nd LT, unanimous)

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

- 7.1 S/4552/17/RM – Bennell Farm, West Street – Reserved matters details of appearance, layout, landscaping and scale for 90 dwellings with associated roads, footpaths, landscaping, open space following outline planning permission S/1812/17/OL

RESOLVED to respond as follows:

“Comberton Parish Council **objects** to the above proposal for the following reasons:  
The proposal still has three storey buildings. The scale, height and bulk of those buildings are not in keeping with a rural area nor are the proposed building materials.

The proposed flats in the south eastern corner have been moved further from the boundary but they still include windows which will overlook an existing property in West Street.

There is inadequate usable recreational and green space for the proposed number of dwellings on the development.

The developer has not included satisfactory mitigating action to protect vulnerable road users.

The main vehicle entrance to the site is on to an increasing busy West Street and opposite a very busy Village College. The traffic in the morning is busy, chaotic, mixed with many children walking to school or being dropped off. The entrance on to the highway needs to be controlled in some way – probably a roundabout – which would have the added benefit of slowing traffic on the approach to Comberton. This should be condition should permission be granted.

There is no provision for a road crossing from the development to the footpath on the south side of West Street but this is not practical as the verge is very narrow and there are water culverts to 72 and 74 West Street making a path impossible.

Considering the number of bedrooms in affordable houses to market value housing the percentage drops from 40% to 28% so more affordable housing should be included.

Contractors will not be able to get machinery through the side gates into the tiny gardens of the houses on the eastern boundary. A 6m strip should be left on the eastern boundary as a wildlife habitat.

The southern part of the site is very wet and the Parish Council is very concerned about drainage both surface water and sewerage. The villager has long standing problems with the capacity of the sewerage station and its pumping capacity. The scheme is very dense with housing and infrastructure which will increase the water run-off to the south of the site and on to West Street where the road, drains and ditches are already struggling to cope with rain water.

The Parish Council has seen the response submitted to SCDC by Mrs Horne and fully supports her representation and the points raised therein.”

- 7.2 Meridian School 100 Armistice Day celebration  
RESOLVED to delegate to the Focus Group to make a recommendation to the next meeting.
- 7.3 Resident – empty houses in Comberton  
RESOLVED to write to SCDC and Ian Sollom to ask them to do all they could to bring empty homes back into use.
- 7.4 Comberton Bowls Club request for financial support  
RESOLVED to defer this item pending sight of their accounts.

**8. Closure of meeting**

There was no further business and the meeting was declared closed at 9.55 pm.

Signed .....Chairman .....date

