

Meeting on 4th March 2019

Clerk's report to councillors

2. Apologies for Absence – to receive apologies for absence.

4. To approve the minutes of the meeting on 4th February – copy previously provided.

6. Matters Arising:

6.1. Neighbourhood Development Plan - to update councillors on the progress since the last meeting (AP).

6.2. Multi-Use Games Area – Peter King to report on developments since the last meeting.

7. Consultations. To consider the Parish Council's response to the following consultations:

1. East West Rail – Bedford to Cambridge Route Option. Jeff Gorton and Nick Ginn to report following their attendance at the briefing session. Details of the non-statutory consultation has been widely published [non-statutory consultation](#)

Report from Jeff Gorton

Non-Statutory Consultation Meeting: East-West Rail

Monday 25th February 2019: Cambourne

Attendees:

- 2 representatives of East-West Rail Co. (government sponsored)
 - 1 facilitator
 - circa 16-20 representatives of local councils (circa 10 Parish Councils)
 - there was a representative from South Cambs, but none from HDC
- We were required to split amongst 4 tables, and for no 2 councillors from the same parish to sit on the same table.

We were asked to discuss our views on the proposed route options, and to subsequently submit them to the facilitator who listed them on a chart, and EWRC would try to answer the points made.

Points made:

- I initially asked why a route was not present that went through St Neots and travelled East, north of the proposed new route of the A428. This would limit the blight to a tight corridor that was already blighted by the A428.
- EWRC answered that routing through St Neots station 'would be difficult' and that option had been discarded.
- It was felt, and confirmed by EWRC that the rail development, and route, was not aimed at providing solutions for current problems, but as means of encouraging development (housing/industry)
- On my table there were representatives of Great Gransden, Abbotsley, Caxton and Kingston, and the view expressed by Caxton was that the proposed Cambridge bus route from Cambridge to Cambourne would negate the benefits of a northern rail link stopping at Cambourne.
- Government financial support was expected to follow the route that was chosen i.e. parishes through which the route would go could expect significant financial support to expand house building.
- CAMBOURN Parish Council supported the Northern routes, admitting that they wanted to see expansion of their housebuilding.
- Vast majority of local councils supported the southern routes.
- I think there was a definite split between the councils that wanted the rail route to connect to their parish (newer parishes looked for financial support to expand) and those that wanted the rail route to avoid their parishes (older established villages).
- It was reported that Kindersley and Co are very upset that the general choice seems to be for the southern routes, which affect South Cambs.
- The northern routes 'pinch' on the outskirts of Cambourne where it is

anticipated that a Cambourne station would be built.

- The southern routes are the cheapest and (possibly) passing through areas of lower population density.
- The rail link is expected to be completed and opened by 2027.
- EWRC were asked why the route didn't follow the line of the old route.

They replied that -

- bits of the route are already built on
- guided bus routes use the old route
- Bedford cycle routes use the old route
- the old route meandered a lot
- A question was asked about the demolition of housing/buildings along the new route. EWRC confirmed that some demolition would be necessary
- EWRC were asked about the impact on SSSIs and Wimpole. They replied that it was unlikely that there would be any infringement, but if there was, then tunnelling would be considered.
- EWRC were aware of the need to avoid Conservation Areas.
- ALL proposed routes enter Cambridge from the south.

General Impression

I believe that the general opinion of the villages/parishes represented, was that preferred route should be one of the southern routes.

It is imperative that all villages/parishes should confirm to EWRC their preference for the rail route. Cambourne have already done so, and the other local parishes are expecting to do so at their next Parish Council meetings in March.

2. Cambourne to Cambridge Better Transport Project – phase 2. Councillors to consider their response. Local events are ongoing until 13th March with full details of the proposed options

https://www.greatercambridge.org.uk/transport/transport-projects/cambourne-to-cambridge/cambourne-to-cambridge-phase-2/?fbclid=IwAR0sthoMdO5sTSMY53o_hWsjzuUAruiLcmPKIlgq_0rBkn5s-uM8I5_APCPA

3. Huntingdonshire District Council Neighbourhood Plan.
4. Cottenham Neighbourhood Plan.
5. Cambridgeshire and South Cambridgeshire Planning Consultations.

8. Great Gransden Village Risk Register. Report by James Catmur on the risks to be considered by the Parish Council as outlined below:

Title	If	Then	Priority	
Bus services	Cuts occur	Even fewer bus services than we have now	Plan	1. Lobby to keep current services (18, 28) 2. Lobby for new services (Whippet X3?). Mini-bus Cambourne to Station 3. Encourage people to use the buses we have
Internet and mobile	We continue to have slow internet and poor mobile	People cannot work from home	<i>Too late</i>	1. Lobby for more fibre 2. Lobby for a mobile mast

Title	If	Then	Priority	
HDC bankruptcy	HDC go bankrupt	Fewer services to the village (bins, grass cutting, etc). Householders have to take rubbish to the tip, more fly-tipping	Act Now	1. Consider how parish council could operate some services (bins, grass cutting)
HDC 's lack of a plan	The village grows by 300 houses	More CIL and funds	Act Now	1. Work to speed up NDP so as to get higher % of CIL 2. Prioritise what we would do with the CIL
HDC 's lack of a plan	The village grows by 300 houses	Need a new school	Act Now	1. Meet CC to discuss need for new school (arranged 27.2.19) 2. Feed into NDP
HDC 's lack of a plan	HDC does not have a plan quickly	Gransden Show site will be developed	Act Now	1. NDP to consider this
CCC bankruptcy	CCC go bankrupt	Roads not maintained	Act Now	Be aware this could happen
Brexit	No BREXIT deal	Riots in towns	Act Now	1. Identify locations for roadblocks (river/road crossings)

9. Clerk's Financial Statement – will be available before the meeting.

10. Cheques for Approval – will be available before the meeting.

11. Village Bins.

Sportsfield Bins – as taken from the minutes of February's meeting:

“The 2 bins located at the sportsfield are owned by the Parish Council but were, until recently, being emptied by the District Council. The annual cost to the Parish Council if HDC were to empty them each week is £252.64 per bin. The bins are often full and are cumbersome and unpleasant to empty. Councillors proposed meeting the cost of emptying one bin with the three remaining users - Playgroup, Nursery and Football Club – each being asked to contribute £85 towards the cost of emptying the second bin.”

The three responses received:

Nursery: “We have our own bins outside which I pay to have collected weekly. This already costs me £150 a month for the three separate bins. I would be happy to pay for them if I didn't have my own bins.”

Football Club: “Given that the GSRA is awash with cash with little inclination to spend it, I'm reluctant to agree to this. I'm sure we could cover this from GSRA funds.

We already pay £1600 per annum to use the field. The GSRA makes a surplus every year and I strongly believe they should be covering the cost of the bins.”

Playgroup: Agree to pay provided that the other 2 organizations' make an equal contribution.

Parish Council Black Waste Bin – a new location is needed for the bin as the householder who presently stores the bin on the behalf of the Parish Council will be moving from the village. The bin is used for village waste collected from the bins at the cemetery and the playing field. Until recently the bin was being emptied weekly by HDC, with the District Council having to send a small van to collect (on some occasions a small amount of waste) on the alternate week of the village black bin collection. The bin is now being emptied on a fortnightly basis.

12. Gransden Sportsfield and Recreational Association (GSRA). Nick Ginn to report on the status of the GSRA.

13. Street Lighting. The 3 year contract has come to an end. The letter from Balfour Beatty sets out the current options:

RE: Street Lighting Maintenance Contract

With reference to the Parish Council street lights you currently do not have a maintenance contract with Balfour Beatty. You may be aware that we are the managing agent for the County Council illuminated asset through the PFI contract which will run for at least the next 18 years and as part of this contract a set of rates have been agreed to maintain the various Parish Council's street lighting assets.

As we have reached the end of our replacement phase and have also reviewed the repair and maintenance contracts on offer due to the discontinuation of the 35w Sox lamp. We will no longer be able to maintain lanterns requiring this lamp. There are a number of options available to deal with this situation:

- With the discontinuation of the 35w Lamp we would like to offer a price for the replacement of your lantern assets with an alternative LED lantern Kirrium Pro. Although quotations should be based on individual site surveys indicative prices would be in the region of £400 for replacement of a traditional type lantern with an LED type lantern. Individualised quotations available upon request. Although the LED lanterns have a more expensive initial outlay they use less energy than traditional lanterns and also require less maintenance as there is no lamp change required. As a result of these changes our pricing has changed and lamps (where required will be charged as an additional item. Prices attached). Please send all queries to CW@balfourbeatty.com.
- Decommission of the light.
- Burn to extinction. We would continue to maintain and provide a lamp change (although the lamp will be charged as an extra) until the point where we can no longer source lamps. Please note that the price of these lamps has risen exponentially and may continue to do so.

On that basis please note that should you choose to sign-up to and receive the benefits of this contract we would only invoice you quarterly in arrears, and would not expect payment for each year upfront.

Following your review we look forward to receipt of the completed contract documentation so that we may finalise the execution of the Contract. To complete this process, on the Particulars please insert the name of your signatory and arrange for this to be signed and dated, a signature is also required on the last page of the Conditions. We respectfully request that a full set of original contract documents are returned to the address noted above.

We trust we have understood your requirements correctly, however, should you have any queries you wish to raise or discuss please contact us at the office address above.

Yours sincerely

Michael J Holme

The options under the proposed new contract:

Price & Payment – Option Contract

Document Reference: **Appendix A**

The total annual maintenance charge is based on the number of assets;

1 - 15 lighting units **£24.00 (Net)** per lighting unit

16 – 30 lighting units **£23.00 (Net)** per lighting unit

31 and above units **£22.00 (Net)** per lighting unit

Prices are fixed for a period of 12 months and increased thereafter to the rate of RPIX.

In the event of an increase in our scope of works, we will evaluate such additional costs and invoice accordingly.

Any decrease in scope of the evaluation mechanism will be subject to prior agreement in writing with the Contractor.

Inclusions	Attendance to site (inclusive of travel costs) and rectification of minor faults (to component level only: Ballast, Photocell, Ignitor, Capacitor, Fuses)
	Identification of supply faults, including DNO notification and Liaison only
	3 yearly visual Structural Inspection of all lighting units (including visual structural inspection at time of repair visit) and record/report on condition in accordance with the ILE guidance document TR22. Notification of structural condition and advise on requirements
	6 yearly electrical test & inspection should this fall due for renewal during the 3 year contract period (excluding the testing of any private cable Networks) in accordance with BS 7671. The provision of a copy of existing electrical test certificates is required if there has been no contract with Balfour Beatty within the last 12 month period.
	3 yearly cleaning of the lantern bowl and lamp replacement if required (subject to additional lamp costs).
	Night time scouting for non telensa lanterns only, twice a month in Winter and once a month in summer.
	The provision of a call centre to report faults between 9.00 and 17.00 hours Monday to Friday and an emergency call out service, 24 hours a day 365 days a year.
	Maintenance report outlining works carried out to be sent out at the point of invoice to outline any works carried out.
	Attendance to site (inclusive of travel costs) and make safe damage/vandalised apparatus, removal of dangerous apparatus* and temporary reinstatement where required. Identification of 3rd party responsible for damage where possible.
	*excluding disconnection/reconnection of DNO service and or exposed cables. Attendances to lanterns which have been changed by other parties without notification will be chargeable.

Exclusions	Rectification of faults on the electrical supply (Both Private cable and DNO). Emergency disconnection to DNO or private network. Network provided liaison for Emergency disconnections will be provided but recharged back to the client at cost plus 15% handling and overhead.
	Complete rewire of the asset
	Structural testing (other than visual)
	Installation of new or replacement lanterns or the removal of existing lanterns.
	The installation, removal or replacement of columns , bracket arms and associated electrical supply
	Painting or remedial painting of columns or bracket arms.
	Any materials not listed above
Replacement of Sox Lanterns.	

UNITNO	LOCATION	STREET	TOWN
PC11	OPP FOX STREET	CAXTON ROAD	GREAT GRANSDEN
PC12	OPP HOUSE 18	CAXTON ROAD	GREAT GRANSDEN
PC4	OPP MIDDLE STREET	CHURCH STREET	GREAT GRANSDEN
PC5	OPP HOUSE 17	CHURCH STREET	GREAT GRANSDEN
PC2	OPP WEST STREET	CROW TREE STREET (C177)	GREAT GRANSDEN
PC3	OPP GRANSDEN LANE	CROW TREE STREET (C177)	GREAT GRANSDEN
PC13	OPP HOUSE 18	FOX STREET	GREAT GRANSDEN
PC17	O/S HOUSE 8	LITTLE GRANSDEN LANE	GREAT GRANSDEN
PC10	O/S HOUSE 31	MANDENE GARDENS	GREAT GRANSDEN
PC9	O/S HOUSE 13	MANDENE GARDENS	GREAT GRANSDEN
PC1	OPP WARESLEY JUNCTION	MEADOW ROAD	GREAT GRANSDEN
PC16	JUNC MILL ROAD & CHURCH STREET	MIDDLE STREET	GREAT GRANSDEN
PC6	O/S HOUSE 20	MILL ROAD	GREAT GRANSDEN
PC7	SO # 1 MILL ROAD	SAND ROAD	GREAT GRANSDEN
PC8	OPP MANDENE GARDEN	SAND ROAD	GREAT GRANSDEN
PC14	O/S HOUSE 53	WEST STREET	GREAT GRANSDEN
PC15	OPP HOUSE 20	WEST STREET	GREAT GRANSDEN
PC18	O/S HOUSE 35/37	WEST STREET	GREAT GRANSDEN

Number of Units	Cost per unit	Total cost (£)
18	£23.00	414

Lamps Price List.

Description	UO	£
		£
2002 PH 35w SOX Lamp LIMITED AVAILABILITY	Each	17.47
		£
2007 PH 55w SOX Lamp LIMITED AVAILABILITY	Each	20.55
		£
2012 PH 90w SOX Lamp LIMITED AVAILABILITY	Each	24.86
		£
2017 PH 135w SOX Lamp LIMITED AVAILABILITY	Each	32.11
		£
2022 180W SOX Lamp LIMITED AVAILABILITY	Each	53.43
		£
2031 131W SOX-E LAMP LIMITED AVAILABILITY	Each	56.27
		£
3003 70E SON-E Internal Ignitor Lamp	Each	4.07
		£
3105 Sodium high pressure tubular SON 100 watt lamp. 100W SON-T PLUS PIA	Each	5.96
		£
311331 35CDMT830 LAMP PHILIPS	Each	10.47
		£
311332 150CDMT830 LAMP PHILIPS	Each	10.47
		£
320958 HIT 250W Lamp HIT250W/U/LU/4K 48768	Each	21.51
		£
325015 F519 L/H 112090 ES - LAMPHOLDER	Each	0.87

326369 42PLT8404PINCS Philips Lamp	Each	£ 2.59
336126 5030 2 PIN BC LAMPHOLDER	Each	£ 0.82
340130 35W SOX PSG LAMP PHILIPS	Each	£ 18.31
340187 55W SOX PSG LAMP PHILIPS	Each	£ 21.56
345547 Lamp 8w MCF TL Mini Super80 Col Code 840 884 PHILIPS	Each	£ 1.40
349217 140CPOTW728 PGZ12 Philips Cosmopolis Lamp	Each	£ 31.51
349590 60W CPOT 728 Philips Lamp	Each	£ 26.01
353723 45W CPOT 728 Philips Lamp	Each	£ 24.63
355116 90w Cosmo Polis lamp	Each	£ 28.07
3604 Mercury fluorescent PL 11 watt lamp. OSRAM COL 840 2 PIN	Each	£ 1.10
363603 Lamp 23w PLT/E Fluorescent PHILIPS 23ESPLE	Each	£ 5.80
370557 70CDOTPLUS828 (Philips Lamp) E27 Cap	Each	£ 16.17
371583 Invl6gp652ms070 300 x 450mm LED lamped Mold in Graphic Invinca internally illuminated sign diagram 652 ONE WAY c/w 76mm cast post top door assembly and Microstar 2000 70 lux photocell. Grey	Each	£ 329.4
395946 Mercury fluorescent PL 20 watt lamp. BC 20BCPLE-R 20W BC	Each	£ 5.80
7240 Mercury fluorescent PL 36 watt lamp. COL 840 36PLL840 PLL	Each	£ 1.96
7248 Mercury fluorescent PL 55 watt lamp. COL 840 55PLL840 PLL	Each	£ 2.22
7602 E40 LAMPHOLDER GES SKIRT	Each	£ 4.92

The Parish Council has 3 SOX Lanterns: (to be confirmed)

PC1 Meadow Road, opposite Waresley Road junction

PC8 Sand Road, opposite Mandene Gardens

PC18 West Street, o/s 35/37 West Street

West Street Light – latest email from Balfour Beatty on 26th February:

“I have requested the DNO connection to be carried out ASAP but am having no joy with our sub-contractor. I have passed this onto my manager Ben Liggins to deal with. Hopefully with this added pressure we will get a response.”

14. Highways - any matters to report and reports on:

(a) Signs around the village. This matter was deferred from the January meeting.

(b) To report on the announcement of the A428 route.

(c) To report on the proposed purchase of Highways Land.

To the Great Gransden Parish Council

Proposal to purchase approx. 45 square metres of land adjacent to The Old Fox, 25 Fox Street, Great Gransden, Sandy, SG19 3AA.

Purpose of paper

To outline to the Parish Council changes I wish to make to the drive and forecourt at The Old Fox and to confirm there are no objections to my proposal of acquiring land adjacent to the property.

Status of Project

The land I wish to acquire is owned by Cambridgeshire County Council Highways Department. It is bordered in red below.



A Highways representative has visited the site and confirmed that they are happy in principle to pass over ownership of the land but it is noted that there is currently a right of access to this parcel of land. This will need to be extinguished – a process referred to as “stopping up”. Through this process the Highways Department will write to adjacent properties and the Parish Council to ensure there are no objections to the Stopping Up of the right of access.

Huntingdonshire Planning Department have been consulted and have no issues with the proposed changes. They have confirmed that I do not require planning permission. Listed Building consent is not required, but the department would like sight of the proposed plans to ensure the changes are in keeping with a listed property. That is currently in progress.

I have consulted with adjacent properties and all have no objections. Via this paper I am now consulting with The Parish Council.

The Proposed Changes

I propose making changes to the forecourt and drive at The Old Fox. The reasons for doing so are as follows:

- Access to the drive is currently via a steep slope with high brick walls either side. Entry and exit in winter can be hazardous particularly when there is ice and snow.
- The line of sight when exiting the drive is not good. You need to edge across the footpath into the road to see both pedestrians and vehicles. This can be dangerous, particularly at school dropping off and picking up times when cars are parked opposite the entrance to The Old Fox. Vehicles, including buses and lorries, are obliged to drive on the wrong side of the road from the Caxton Road junction, which is close to the exit of my drive. This creates a risk of collision.

- It is difficult to turn vehicles around on the forecourt, particularly when there are parked vehicles already there.
- The flower borders on the forecourt are surrounded by low brick walls which have on numerous occasions caused damage to visiting vehicles and my own. This has led to certain visitors not wishing to enter onto the drive, and instead parking on the road.
- The area on the Caxton Road side of the entrance to The Old Fox is currently overgrown and looks unsightly. This area is owned by Cambridgeshire County Council Highways Department.
- There are increasing volumes of traffic in the village, and the potential new housing projects planned will only add to the issue. We experience more parking in Fox Street for dropping off and picking up at school times and for events held at the Reading Rooms. This increases the need, whenever possible, to have vehicles visiting The Old Fox parked on the forecourt, not the road.
- To improve the look of the forecourt at the front of the listed property.

I attach plans of the existing frontage (Attachment A) and my proposed plan (Attachment B). I also attach some relevant photos.

The plan is to move the entrance to the property some 9 metres further along Fox Street away from the Caxton Road junction and opposite the Bakers Court entrance. This has the benefit of ensuring vehicles are not parked opposite my drive, hence making the exit safer. It will also improve the line of sight to the Caxton Road junction (see photograph in attached document). The land is lower at this point which would mean the incline onto the drive will make traversing it easier in adverse weather conditions. The existing access will be filled in along with a stone wall to the road frontage to match the existing wall. I also propose to make all edges around flower borders level with the forecourt so risk of damage to cars is minimised, as well as creating greater driveable width as you enter. The flower borders will be reduced in width thus creating more space for vehicles to manoeuvre.

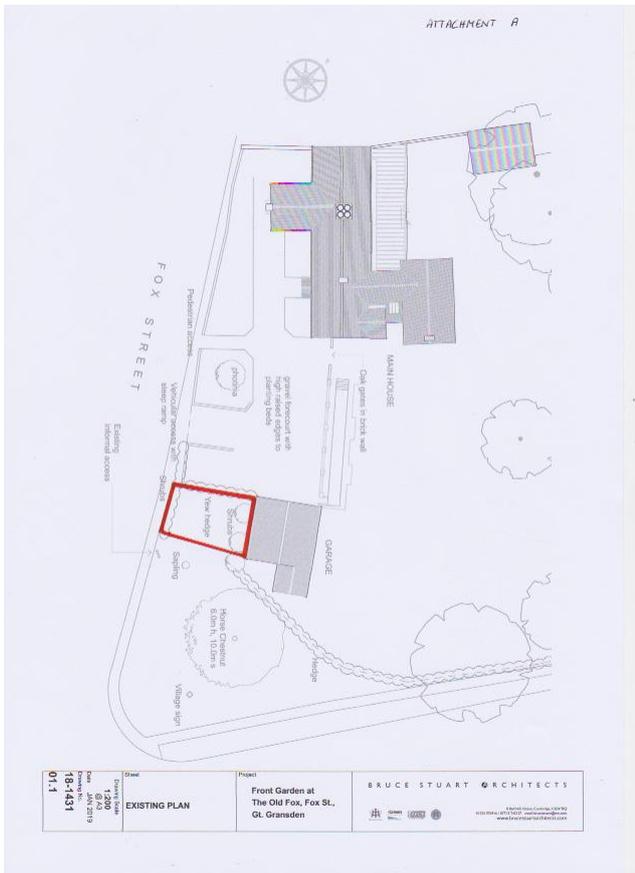
The additional land I wish to purchase will provide for improved parking whilst allowing space to manoeuvre vehicles.

This land is not used by anyone and the border with the footpath gets overgrown and is not maintained well by Highways. I keep the vegetation cut as best I can when it grows and obstructs the footpath. Highways cut down some dead trees last year, but the trunks have been left in an unsightly state. The Parish Council has written in the past asking me to cut the vegetation back. Even when this is done, the footpath is still quite narrow, making it difficult for wheelchairs, mobility scooters, pushchairs and prams to navigate. This means that these users often cross close to the Caxton Road junction when it would be safer to navigate along Fox Street and then cross at a later stage where kerbstones drop. I would ensure that the unsightly trunks are removed and that there would be a steep grass border next to the footpath, therefore improving its usability. Not only will it help pedestrians but also improve line of sight when exiting the drive at The Old Fox.

The land where the village sign is located, along with the large Horse Chestnut Tree, is important to the Village and will not be impacted. The steps created by informal access onto the grass will remain, as will the sapling that was planted some 2 years ago. I would propose planting new Yew hedging along the boundaries.

Conclusion

I trust this adequately explains what I wish to achieve and would hope that the Parish Council would be supportive. Should there be any questions I would be happy to meet with members of the Parish Council or attend a meeting.



The area of land proposed to purchase. The right border would be from the tall Leylandii by my garage to the right hand edge of the scrub hedge by the footpath.



The Village sign and Horse Chestnut tree



The informal access and sapling, which will not be impacted

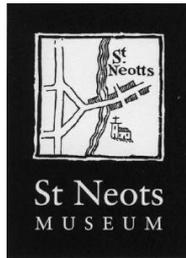


The unsightly tree trunks



15. Correspondence:

1. To report on the closure of Gransden Wood.
2. Letter from St Neots Museum.



St Neots Museum, 8 New Street, St Neots, Cambridgeshire, PE19 1AE

Tel: 01480 214163

curators@stneotsmuseum.org.uk

Registered charity no. 800074

Dear Mrs Taylor

I would like to thank you for your Parish's previous donations to St Neots Museum; the contributions from local Parish Councils enable their residents to enjoy free access to St. Neots Museum all year round and we very much wish for this to continue in future and look forward to your donation for this coming year.

For visitors who do not live in one of our local contributing Parishes the museum currently charges £3 per adult, £2 for seniors and students and £1 for a child. We do hope that you will continue to support the Museum by donating to our Museum charity on a regular annual basis.

The Museum has established itself as an important part of St Neots and the surrounding villages and the range of activities, workshops and exhibitions provided by the Museum continues to expand and our visitor numbers to increase. We greatly appreciate the support and encouragement we receive from the residents of the surrounding villages and Parishes, and this funding helps us to continue our work. I attach our current programme as an indicator of what our Museum has to offer together with a list of all participating Parishes.

We look forward to extending free entry and a warm welcome to visitors from your Parish in this, and forthcoming years.

If you prefer to donate by BACS the Museum sort code is 09 01 53 and the account number is 05255487 – please ensure your Parish is referenced - otherwise cheques should be made out to St Neots Museum.

Yours sincerely

Susanna Rendall

Company Secretary, St Neots Museum

16. Planning:

16.1. 19/00198/FUL Replacement pig rearing unit with new buildings, feed mill and staff facilities building, slurry tank, surface water attenuation pond, hardstanding, landscaping, access improvements and associated infrastructure Redwood Farm Caxton Road.

2. 18/01388/HHFUL and 18/01389/LBC Replacement kitchen window and front door, 18 Fox Street.

3. 18/02645/FUL Erection of a single family dwelling with attendant landscaping and bin and cycle storage. Relocation of access. Land Between 3 And 43 Meadow Road.

4. Residential Development, Land North East of Mandene Gardens. Report on the decision of the Development Management Committee (AP).

5. 18/02519/TREE T1 horse chestnut, remove to ground level and re-plant with more suitable species, T2 and T3 sycamore reduce by approx. 3m, 5 Baldwins Manor.

6. 19/00307/PIP Planning in principle for one dwelling Land Adjacent to The North West Of 43 Mill Road.