

**GREAT GRANSDEN PARISH COUNCIL**  
**Minutes of the Parish Meeting held on 5<sup>th</sup> June 2017**

Those present were:

Andrew Pett Chairman

Stephanie Beaumont Vice Chairman

Diane Taylor Clerk

Michael Capps Parish Councillor

Alan Rowbotham Parish Councillor

Ann Cosgrave Parish Councillor

Debi Pearce Parish Councillor

District Councillor Barbara Boddington, County Councillor Julie Wisson,

Ed Barrett and Rebecca Birch of Catesby Property Group,

Will Lusty of Savills and 30 members of the public

**1.** The meeting was opened at 7.30 pm with a silent prayer

**2. Apologies.** Apologies were received from George Craze, Jeff Gorton and Ian Selkirk, Parish Councillors and District Councillor Richard West.

**3. Declarations of Interest.**

**Planning:**

16.6. 11 East Street. Michael Capps declared a pecuniary interest as the owner of the property.

**4. Minutes** of the previous monthly meeting held on 8<sup>th</sup> May 2017, which had been circulated, were approved and accordingly signed by the chairman.

**5. OPEN FORUM.** The meeting was closed for eight minutes and members of the public were invited to speak. Councillor Barbara Boddington provided councillors with information on affordable housing in the surrounding area. She also gave her support to the planning application at 6-8 Fox Street. Councillor Julie Wisson thanked residents for their support following her re-election. The number of councillors has been reduced from 69 to 61 and as a consequence the number of members serving on committees has been reduced from 13 to 10. Alan Rowbotham asked about the signage on the A428 near Eltisley as some signs are masking the sight lines of oncoming traffic. Councillor Wisson will refer this to Highways England. One resident asked if the exhibition for the Sand Road development could run later than 6.30pm. Speeding traffic in Middle Street was also raised despite the recent reduction in the speed limit from 30mph to 20mph. Andrew Pett advised that the speed watch equipment used by the parish does not measure 20mph limits. Councillor Wisson advised that calibrated kits are available. Martin Davies reported that the windmill repairs will be completed in the next few weeks. One resident asked about the general rules relating to permitted development and planning outside the village limits. Andrew Pett commented that HDC's Local Plan established the village boundary in 1995 although a new Local Plan has been drafted. Reference was made to the resident living in a caravan sited on land outside the village limits. Councillor Boddington advised that the resident is living there under special circumstances with the permission being granted exclusively to the individual.

**6. Residential Development, Sand Road.** Having closed the open forum, the chairman invited Catesby Property Group to provide a briefing on the proposals to develop the site. Ed Barrett, Senior Planning Manager, explained that the main details of the proposals will be outlined at the public exhibition on 16<sup>th</sup> June. Catesby Property Group is a residential land promoter, seeking planning permission before arranging for a developer to build. They are committed to high quality developments. The Sand Road site will be for 40 homes, with a mix of 2 to 4 bed detached and linked properties. The vast majority will be 2 storeys, some 2.5. Access will be off Sand Road. The plan will be available to view at the exhibition. There will be outdoor space adjacent to the brook, trees and hedgerows retained to provide screening. 40% will be affordable

**Residential Development, Sand Road – continued:**

housing, 16 properties if 40 are built and will be a mix of affordable rented provided at a discounted rent and shared ownership spread throughout the site. The outline application will establish the principle of the number of homes and access and reserved matters will be dealt with by the developer. Rebecca Birch, Senior Technical Manager, reported that technical studies to support the planning application have been undertaken including flood risk and drainage. The site is not at risk of flooding from rivers but there is medium risk from the brook. A balancing pond will control surface water run-off. They are collecting data and talking to the Highways Authority about transport and consultants are looking at walking, cycling and transport. They will obtain local views on transport. There will also be studies on trees, noise, air quality and utility services. Ed Barrett explained about the Community Infrastructure Levy (CIL) which is payable if the development is allowed. It is calculated at reserved matters stage and will be approximately £140,000 for 40 houses. Under the present regulations, 15% of the CIL payment is passed to the Parish Council to be spent on local projects. The public exhibition on 16<sup>th</sup> June will contain all the information on display and members of the team will be present to answer questions. There will be feedback forms. A website will also go live on 16<sup>th</sup>. The plans will be finalised after the exhibition for submission in July. Local residents will be notified and can make comments. Thereafter, looking for a decision in September and if the application is approved, reserved matters dealt with in 2018 with a start date late 2018. The following questions/matters were raised by councillors:

- Keeping the exhibition open later in the evening, 8.30pm was suggested.
- What the exhibition would comprise of – display boards, proposals, master plan, rough position of the houses.
- Will the surveys be available on 16<sup>th</sup>? Not the documents but the people who wrote them will be there to provide an explanation and summary.
- Concern was expressed about the infrastructure, for example, the school would not be able to cope with a large increase in numbers. Whilst there is room for 40 new pupils this development will generate more. Also, the local GP surgeries are full. Ed Barrett advised that these are common issues. The county and district council will consider the impact on local services. If the school needs extending, they will ask the developer to pay for it by applying an additional rate/levy.
- Transport issues concerning both junctions at each end of Sand Road. With 500 cars recorded using Caxton Road during peak times, there is a safety issue with cars entering Caxton Road from Sand Road. Rebecca Birch advised that this sort of information from residents at the exhibition will be taken on board. Highways will also be consulted.
- Lack of footpath for children walking to school. This is the sort of information to be gathered from the public exhibition.
- Great Gransden is classed as a small settlement in HDC's Local Plan to 2036. The proposed development will give rise to a 10% increase in the population.

The chairman thanked Ed Barrett and Rebecca Birch for the briefing. Both then left the meeting.

**7. Matters Arising: 7.1. Neighbourhood Plan.** Stephanie Beaumont reported that Cambridgeshire Acre provide a support service for communities drafting neighbourhood plans and would be willing to talk to councillors in the first instance free of charge. Funding is available – up to £9,000 – and various companies and organisations can help communities to produce a neighbourhood plan. Cambridgeshire Acre can provide support and guidance to apply for funding at a cost of £400. A neighbourhood plan will be used to help determine planning and once approved, it is set in law and can't be changed, safeguarding the village. Preparing the plan involves the whole community. It was proposed by Andrew Pett, seconded by Debi Pearce and carried unanimously to arrange an initial meeting.

**Matters Arising – continued:**

**7.2. Crown & Cushion Public House.** The chairman reported that HDC is treating the parish council as a potential bidder, triggering the full moratorium period to 18<sup>th</sup> October 2017.

**7.3. Audit of the accounts for year ending 31<sup>st</sup> March 2017.** The annual return will now be sent to the external auditor. The internal audit had been completed and the report circulated. The council's standing orders will be updated to a new model policy. Councillors noted the comments of the internal auditor on declaration of interests and the Openness of Local Government Bodies Regulations 2014. Councillors agreed to discuss this further at the next meeting.

**7.4. Planning Seminar.** The chairman reported on his attendance at the recent seminar, commenting on the subjective views of consultees including the parish council and that of the district council. Planning views change and sustainability is important. The views of the parish council are sometimes at odds with the district council when the planning reasons given by parish councils have not been linked to planning law, which changes constantly.

**8. Ecops Report.** There were no reported incidents affecting Great Gransden. There have been a number of rural burglaries and the theft of a car. Michael Capps reported wilful damage on the industrial estate in the last few weeks.

**9. Financial Statement** for May 2017. The sheet filed as Appendix No. 1 had been circulated. The statement was unanimously approved and signed by the chairman. Councillors also noted the budget review as at the end of May 2017.

**10. Reading Room Cottage Insurance 2017/18.** Councillors agreed to renew the policy with NFU Mutual at a cost of £449.48, proposed by Michael Capps, seconded by Stephanie Beaumont and carried unanimously. The sum assured was noted at £301,335.

**11. Cheques for approval.** The following payments were approved:

Proposed Michael Capps, seconded Debi Pearce.

Buchans Landscapes for sportsfield grass cutting (April)	£298.80
DP Garden Works for cemetery grass cutting (May)	£190.00
Clerk's salary for May 2017	£490.85
Clerk's office expenses for May	£20.38
Robert & Margie McIntosh for Garden of Remembrance	£15.00
Capalc for membership fees 2017/18	£282.94
NFU Mutual for Reading Room Cottage insurance 2017/18	£449.48
LGS Service for internal audit	£90.00
Balfour Beatty for year 2 of 3-year streetlight maintenance	£490.32

**12. Trees.** HDC had written to all parishes advising of the need to manage trees on parish council owned land in view of legal responsibilities. Michael Capps reported there were 78 trees on parish council land excluding the allotment site and discounting small trees. The 14 elm trees in front of the old vicarage had been regularly pollarded by the parish council to preserve them but if surveyed and found to be dangerous, they would have to be felled. There are 39 trees in the cemetery. A quote had been obtained for a basic tree survey at a cost of £150 for the first 5 trees and £4.50 per additional tree. HDC had also been approached to provide a quote for surveying parish trees and councillors agreed to wait until that information was available. Debi Pearce commented that the parish council could make its own official record/map of the village trees. Councillor Terry Hayward had also emailed councils asking for support to continue the Tree Warden Co-ordinator's role which is due to end in September 2017. The parish council had

**Trees – continued:**

already made representations when first notified of the decision to axe the post. The stock at the nursery has since been dispersed, destroying the work of many volunteers. Clerk to write again. A resident had again raised concerns about the ash trees in Little Lane. Councillors had already asked HDC for advice but the response was not helpful and Highways does not accept responsibility.

**13. Parish Council Polices.** Copies of the council's Equal Opportunities, Safeguarding, Archiving and Health and Safety policies had been circulated. Councillors agreed no changes were needed. Proposed Andrew Pett, seconded Ann Cosgrave.

**14. Highways.** Michael Capps reported a dead tree in the cemetery and another in the church yard. Neither were dangerous but would need to be felled next time any tree work was undertaken.

Ann Cosgrave commented that Collings Bros corner had been reported as the tall grass was affecting visibility. She also reported a large number of Mick George lorries travelling through the village including Church Street where children play out. Clerk to write to the company asking them not to use Church Street.

**15. CORRESPONDENCE. 15.1.** Councillors noted the Godmanchester Neighbourhood Plan.

**15.2.** Councillors noted the NHS consultation.

**15.3.** Permission had been sought to fish at Mill Weir from a non-village resident. An annual permit is needed for coarse fishing and these can be obtained from the local post office. Fishing at the village pond had been confined to residents to ensure local children were able to fish and not chased off by adults. Councillors agreed to give permission to the non-resident. Debi Pearce suggested a new sign is needed to clarify the situation and information to be put on the website.

**15.4.** Little Gransden Parish Council had confirmed that South Cambs DC would be willing to empty a litter bin at the windmill, free of charge. Great Gransden will purchase the bin and details of the cost have been requested.

**15.5.** Waresley Parish Council had requested financial assistance towards the cost of purchasing a Horse and Rider sign near the junction B1040/Green Lane and Bridleway to Great Gransden following a serious road accident last year involving a horse and rider and motorcyclist. It was proposed by Ann Cosgrave, seconded by Debi Pearce and carried unanimously that £100 is pledged.

**15.6.** Email from Highways England offering to deliver a presentation regarding noise and visual impact on the A428 improvement project. Councillors agreed this may be useful in the future once the route has been chosen.

**15.7.** Email from an Audley Close resident raising parking issues in the close. Councillors considered this to be a neighbour matter. A note will be put in Roundabout asking residents to park considerately.

**16. Planning. 1. 16/01789/FUL Change of use of garage storage space to annexe 6-8 Fox Street.** Revised plans had been circulated. Although the resident opposite had objected to the original plans, nothing further had been received. The letter from the applicant was read out and councillors noted the parking issue had been addressed. Stephanie Beaumont proposed 'Approval' on the ground that it is suitable rented accommodation of which there is a shortage in the village. Seconded by Ann Cosgrave and carried unanimously.

**Planning – continued:**

**2. 17/00979/FUL Demolition of existing garages and erection of two detached houses with car parking between 31 and 32 Mandene Gardens.** Councillors noted that this application involving 2-bed houses was a better plan than a previous application although there is a smaller playing area. No letters of objection had been received. Although Luminus have given permission to existing residents to lower kerbs for off street parking, they haven't said they will pay for the cost. The proposal includes 6 parking spaces. Andrew Pett proposed '**Approval**' on the ground that it improves and enhances a residential area with appropriate housing. Seconded by Ann Cosgrave and carried unanimously.

**3. 17/00861/FUL The placement of an ex-cargo container on site to store equipment ancillary to the sport of gliding. Cambridge Gliding Club Gransden Lodge Airfield Longstowe Road.** Michael Capps proposed '**Approval**' on the ground that it is providing secure storage on an existing site with no detriment to neighbours. Seconded by Andrew Pett and carried unanimously.

**4. 17/01044/FUL Extension to the side of the Club House designed to house a gliding simulator as a teaching aid for pupil and post-solo glider pilots. Cambridge Gliding Club Gransden Lodge Airfield Longstowe Road.** Councillors noted the size of the proposed extension, commenting that it was not very large and will improve safety and competence of pilots. Ann Cosgrave proposed '**Approval**' on the ground that it is a satisfactory expansion of the facilities of a successful enterprise. Seconded by Michael Capps and carried unanimously.

**5. Hangar 42, North East of Windmill.** Councillors noted the response from Richard Siwicki, enforcement officer advising that the County Council will want the same temporary arrangement next year for storing aggregate for 8 weeks while work to top dress roads is undertaken but beyond that planning permission will be needed. It is hoped the lorries could avoid driving through the village.

**5. 17/01145/LBC Repair and rebuild to original state chimney in dangerous condition. In addition, install flue liner and chimney pots while scaffold in place. 11 East Street.** Michael Capps having declared a pecuniary interest left the hall. Debi Pearce proposed '**Approval**' on the ground that it is essential structural maintenance important in an historic listed building. Seconded by Stephanie Beaumont and carried unanimously.

**The Next Meeting has been arranged for Monday 3<sup>rd</sup> July 2017**

This meeting closed at 9.12pm.