

GREAT GRANSDEN PARISH COUNCIL
Minutes of the Parish Meeting held on 6th August 2018

Those present were:

Andrew Pett Chairman

Diane Taylor Clerk

Michael Capps Parish Councillor

Peter King Parish Councillor

Nigel Day Parish Councillor

Nick Ginn Parish Councillor

Jeff Gorton Parish Councillor

District Councillor Richard West, County Councillor Julie Wisson

Ed Barrett, Planning Manager, Catesby Estates, Adrian Forte Transport Consultant,

Mark Deas, Cambridgeshire Acre and 22 members of the public

1. The meeting was opened at 7.30 pm with a silent prayer
2. **Apologies.** Apologies were received from Parish Councillors James Catmur and Giles Scott.
3. **Declarations of Interest.**

Planning:

17.3. Barns, East Street. Michael Capps declared a pecuniary interest as the owner of the site.

4. **Minutes** of the previous monthly meeting held on 2nd July 2018, which had been circulated, were approved and accordingly signed by the chairman.

5. Great Gransden Housing Needs Survey. Mark Deas presented the results of the survey, firstly describing the work of Cambridgeshire Acre and describing a Rural Exception Site which is a site on the edge of a village which would not normally get planning; the exception being affordable housing in perpetuity. The scheme put forward by Catesby Estates, off Mandene Gardens, is a normal planning application with a proportion of affordable housing, but it is not necessarily for villagers; these affordable houses will be allocated on need for anyone living in the district and those highest on the housing register will have priority. With a Rural Exception Site, people in the vicinity take priority. HDC allows some market housing alongside affordable housing but planning will only be granted if the need for affordable housing can be shown. This was the starting point for the survey. Great Gransden is a typical size village with just under 400 houses and a population of 1,000. The survey looked at growth, the percentage of owner occupied houses, the percentage of affordable housing and the type of housing on the market in Great Gransden at that time. The survey was sponsored by Catesby Estates. There was a 36% returns rate for questionnaires (higher than the average of 20%-25%) with 54% supporting the principle of affordable homes, but did not have a need, and 42% opposed. Comments on the report included the key issues of youngsters staying in the village provided it was secured for residents connected to the village in perpetuity. Other comments were design related, lack of local infrastructure and transport. Those opposed in principle raised concerns about the potential impact on the village, the special character of Great Gransden, infrastructure and other areas/towns better equipped for affordable housing. The survey revealed that there are 13 households whose current accommodation does not meet their need but only 4 were eligible for affordable housing, identifying a need for 2 rented and 2 shared ownership. The remainder wanted market housing, with some looking to downsize. Five households were identified as being in need of affordable housing who either live in, or have a local connection to, Great Gransden. If Catesby Estates wishes to apply for a Rural Exceptions Site, this could only be for 5 affordable and 4 market value. Affordable housing is defined as subsidised housing; affordable rent (20% discounted); social rent (50% - 60% discounted); shared ownership. The right to buy on a Rural Exceptions Site is capped at 80%. In HDC, up to 40% of property on a Rural Exceptions Site can be for market housing, which is an incentive for developers/land owners to put sites forward.

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6. Land North East of Mandene Gardens (planning application 17/01375/OUT) Footway Improvement Scheme. Ed Barrett, Planning Manager, Catesby Estates introduced the footway improvement scheme which had been submitted to support of the planning application for outline permission for residential development of up to 40 dwellings. Planning permission is still being determined. Catesby Estates are also in the process of purchasing the listed cottage on the corner to enable the scheme to be delivered. Adrian Forte, Transport Consultant from Mode Transport, presented the scheme he had designed in conjunction with HDC, liaising with Cambridgeshire Highways. The scheme provides for a 1.5m wide footpath on the southern corner from Sand Road to East Street, at present there is 0.5m of hardstanding and an overgrown hedge. The scheme also provides for 2.4m visibility from the centre line of the carriageway. The scheme is not changing the lay-out of the junction but changing visibility splays. The actual increase in traffic is equivalent to 1 additional car every 4/5 minutes per house in a peak hour. There are no recorded accidents over the last 17/18 years, being accidents reported to the police. Councillors commented that the proposed scheme would not improve visibility, with traffic travelling at more than 22mph (the speed stated in the scheme) and often straddling the white centre line or on the wrong side of the road, it is a dangerous junction not designed for heavy traffic, would blight a listed building with the loss of front garden and is not a significant improvement. Further comments made included Highways being reassured by the developer that the scheme would address the existing poor visibility, rather than Highways satisfying themselves about the concerns and the lack of a written report from the conservation officer on the scheme's effect on the listed cottage. Whilst statistics revealed no accidents, there had been a number of recent ones where the lamp post and wall opposite the junction had both been knocked down.

7. OPEN FORUM. The meeting was closed for forty minutes. Two residents spoke about the revised plans relating to the barns at East Street, commenting on the effect of the development on their properties, the entrance to the site forming another dangerous road junction, the proximity of vehicles passing one homeowner's property and the number of parked cars in East Street causing a danger. Further comments were made about the previous application which the parish council had opposed on 5 grounds but which had not been significantly addressed by the revised plans in particular the lack of a structural report on whether the barns can withstand the proposed development, overlooking issues with 2 windows 1 metre away, waste management, visibility exiting the entrance onto East Street and the presence of bats with the original report now 2 years out of date. Questions and comments from the public on the Housing Need Survey included the small need in favour of affordable housing, local connection for affordable housing on a Rural Exception Site but building is dependent on need first being identified, the Mandene Gardens site not being financially viable as a Rural Exception Site and whether the number of responses to the survey may have changed if it had not been sponsored by a developer. Mark Deas commented that it is an independent survey report, Rural Exception Sites are for the community and it is possible to look at other available sites in the village before adopting a Neighbourhood Development Plan. In-fill sites are not usually an option as developers will look for a site that would not normally get planning permission and these are usually on the edge of a village. Comments on the footpath improvement scheme included the width of Sand Road which is less than 5.5m wide and whether listed building consent is required for the alteration to the curtilage of the listed cottage. Questions were also raised about affordable housing on the Kingspan Potton site. As the planning application is for self-build there is no requirement for affordable housing, although there was discussion at the time about different size plots. A comment was also made about the additional piece of land owned by Kingspan, which if given to the community, would first need to be cleared. Andrew Pett thanked Mark Deas, Ed Barrett and Adrian Forte for their presentations as well as members of the public for their views.

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8. Matters Arising: 8.1. Local Highway Improvement Bids:

2018/19 Scheme. The 40mph buffer zone has been installed and is very visible. Further statistics on traffic speed can now be obtained. The Crow Tree Street footpath will be resurfaced between 20th and 24th August but it will only be overlaying the existing surface and trying to level it out as a short-term fix. A long-term solution will require significant work beyond the available budget.

2019/20 Scheme. The application for a 50mph zone along Meadow Road and a second Mobile Vehicle Activated Sign (MVAS) has been submitted.

8.2. Gransden Matters Forum. Following the council's decision last month, the forum has now been closed.

9. Village Directory and the.gransdens.org. Nigel Day reported that the Parish Council website has a village directory which was last updated in 2015. He has set up a website – the.gransdens.org – with links to organisations in Little and Great Gransden. It is independent of the Parish Council and only refers to links. There are no contact details unless the organisations have the details on their own website. Councillors agreed that a paper copy of the village directory should still be produced and distributed to householders. To comply with GDPR, clerk to contact all those named to obtain their consent for publication of their contact details on the website, as listed in the village directory.

10 Cemetery:

10.1. Maintenance – Jeff Gorton reported that over the years, tree saplings have been added to the cemetery and having now become mature trees are interfering with the grave plots. Some plots near to the trees have become unusable and a number of the trees also have very low canopies, preventing grave plots being dug in their vicinity. The shed, whilst no longer used for storing anything of value, does provide the facility of a water source for grave visitors. Rainwater is collected from the gutters, fed inside the shed to a water butt, extending via a pipe through the back of the shed to a tap. Due to the clogged guttering, a missing cap end, an overgrown tree shielding the shed roof from the weather and the missing overflow pipe on the water butt, the water facility is suffering. Councillors agreed that the work required to any additional trees in the cemetery will be added to the list for submission to HDC for a tree works application and quotes will be obtained including work to the cemetery shed.

10.2. Plots 313 and 314. These 2 plots are no longer required by the owners, having been purchased in 1990 for £48 and who are both now buried in Little Gransden. Councillors had previously agreed to consider each request to relinquish and refund the cost of plots based on the merits of each case. Councillors agreed with 5 votes in favour and 1 against to refund the cost of the 2 plots in principle, subject to Capalc advising to whom the refund can be paid as the original purchase was made by the now deceased owners.

11. Financial Statement for July 2018. 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 July 2018.

12. Cheques for approval. The following payments were approved:

Proposed Michael Capps, seconded Jeff Gorton.

DP Garden Works for cemetery grass cutting (July) and replacement cheque no. 002467 for cemetery grass cutting in March 2018	£200.0
Clerk's salary for July 2018	£499.23
Clerk's office expenses for July	£22.68
Robert & Margie McIntosh for Garden of Remembrance	£7.50

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Cheques for approval - continued

Capalc for Annual Conference 2018	£30.00
Cambridgeshire County Council for street light energy (17 lamps 1/10/16 to 30/09/17)	£915.75

Councillor Julie Wisson left

13. Play Equipment. Councillors had received an email pointing out rotten wooden planks on the roundabout. Three sections are in need of repair and clerk to obtain quotes. Councillors all agreed to inspect to consider if it is dangerous. If so the equipment will be taken out of use until repair. Peter King reported on funding applications for the multi-use games area. As village support is required to assist these applications, councillors agreed that an approach can be made to local businesses both for funding and support.

14. GDPR and Councillor Emails. A number of councillors have already set up separate email addresses for parish council business. Comments were made about security of Gmail accounts although based on the level of personal data, security issues are quite low. Councillors agreed to leave it to individual choice on whether to set up a separate email account.

15. Highways. The hedge outside Stone House is encroaching onto the footpath. The strimming round the elm trees in Church Street was missed during the recent grass cut, with parked cars possibly being the cause for the work not being completed. Whilst the solution could be advance notice of the work so residents could move their cars, a cutting schedule is no longer provided. Clerk to advise CCC and ask if a schedule can be provided. Two paving stones at the side of Crow Tree Street footpath are badly cracked and may possibly collapse. The 30mph sign into Meadow Road is hidden by foliage which needs cutting back. Clerk to contact the land owner. The Hardwicke sign has been demolished during the grass cutting and the road itself is still very bad. The verge outside Mr Turner's property in Mill Road has been cut although this may not be on the grass cutting map.

16. Correspondence. 16.1. The Crown and Cushion Public House has been registered as an Asset of Community Value and will remain on the register for 5 years unless there is a successful appeal, the council no longer considers the property to be of community value or the land is sold.

16.2. Email from Orchards East Heritage Lottery Funded Project, researching old and new orchards. Clerk to forward the email to the Allotment Association.

16.3. Councillors noted the Huntingdon Neighbourhood Plan which is now out for consultation.

16.4. Email from Barney's Holiday Club requesting permission to use the playing field for holiday activities including a water fun day on 31st August. Councillors gave their full support, noting that Barney's has its own insurance.

16.5. Councillors noted the delay in the supply and delivery of new wheeled blue bins until the end of August.

17. Planning. 1. 18/01367/HHFUL and 18/01368/LBC Single storey side extension to link to hobby barn and converting hobby barn and redundant garage to two bedrooms, ensuite and separate bathroom, relocation of heating oil tank, replacement of boundary fence and gates 18 Middle Street. Councillors noted that the footprint of the extension looked bigger, with the back wall of the kitchen having been pushed out to the building line and the old garage now incorporating 2 bedrooms. The design of the window and doors were also different. The principle of the design has already been approved. Nigel Day proposed '**Approval**' on the ground that the design is a sympathetic modern addition to an existing listed building. Seconded by Jeff Gorton and carried unanimously.

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17.2. 31 – 32 Mandene Gardens. The 2 proposed dwellings will be secured as affordable units through a S106 agreement which is legally binding and will set out the detail of the arrangements between the developer (Luminus) and HDC Housing.

17.3. 17/00708/FUL and 17/01362/LBC Conversion and refurbishment of former agricultural buildings to provide 4 dwellings, Barns East Street. Michael Capps, having declared a pecuniary interest, left the hall. Revised plans had been submitted. Councillors commented that valid points had been made in open forum including the length of time since the original application with some of the reports now 2 years old. Andrew Pett, noting the National Planning Policy Framework, there is a presumption in favour of a developer to build on a heritage site regardless of what is there. Reading the comments on the HDC public access site, there is support for refurbishment of the barns. A number of issues have been raised including overlooking and some matters previously raised have still not been addressed. Councillors agreed to ask the planning officer, James Lloyd for a site meeting to discuss the Parish Council's concerns. There was not enough information to make a recommendation and councillors were mindful to recommend refusal as the following points have not been addressed and there are still a number of issues to be considered, namely (1) some of the proposed windows overlook adjacent properties and this has not been fully addressed, (2) there are waste management issues concerning the siting of bins and access to the site for emptying and (3) the generation of traffic and traffic issues. Since the application was first submitted, an application for a development for 40 houses has been submitted (but not yet determined) which will increase the level of traffic along East Street. Proposed Andrew Pett, seconded Nick Ginn and carried unanimously.

17.4. Outstanding Planning Applications. Nick Ginn spoke about the lack of progress on the planning application for 22 West Street. The planning application for the Gliding Club, variation of conditions, had been withdrawn and a new application should be received shortly.

The Next Meeting has been arranged for Monday 3rd September 2018

This meeting closed at 10.25pm.