

GREAT GRANSDEN PARISH COUNCIL
Minutes of the Parish Meeting held on 7th August 2017

Those present were:

Andrew Pett Chairman

Diane Taylor Clerk

Ann Cosgrave Parish Councillor

Michael Capps Parish Councillor

Alan Rowbotham Parish Councillor

Jeff Gorton Parish Councillor

Debi Pearce Parish Councillor

District Councillor Barbara Boddington, District Councillor Richard West,

Mark Stevenson and Martyn Tharratt of Kingspan/Potton,

Martin Page of Barford & Co and 27 members of the public

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

2. **Apologies.** Apologies were received from County Councillor Julie Wisson and Parish Councillor Stephanie Beaumont.

3. Declarations of Interest.

Planning:

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

4. **Minutes** of the previous monthly meeting held on 3rd July 2017, together with the minutes of the planning meetings held on 20th July 2017 and 2nd August 2017, which had been circulated, were approved and accordingly signed by the chairman.

5. Proposed Demolition of Industrial and Office Buildings and the Development of 40 Custom Self-build Housing Units with Roads on Land off Eltisley Road. Mark Stevenson, Managing Director of Potton gave a presentation on the proposed use of the site. With the continuing growth of the business, Kingspan/Potton is seeking to move to a new factory to improve the quality of the manufacturing facilities and to increase manufacturing capacity. The existing site is not viable as an industrial site and Potton is seeking to use the site for self-build housing to develop their homes. An overview of the history of the site was provided detailing the inadequacy of the site for continued manufacturing with the business set to double in the next 5 years. The existing land is a brownfield site within the defined village. The Local Authority is required to keep a register of people who wish to self-build and take into account and make provision for these interests. Potton do not wish to sell to a developer and the aim is to develop a master plan, a thematic Design Code enabling input from parish councils and local authorities. Potton arranges the design and construction of the site infrastructure, roads and main services, finds customers to buy a plot and creates a design to meet their design brief. The proposal is for 40 self-build homes. They will engage with the community and the Parish Council to develop this proposal. A possible site lay-out was shown with low density and a range of plot sizes. Potton agrees a design guide and lay-out, puts in roads and services, customer selects and reserves a plot, Potton commission design and obtain detailed permission for their home and once approved, complete the plot purchase before customer builds using Potton and local trades. Potton put forward the following reasons to support this proposal as providing the best solution:

1. A large industrial building wouldn't be appropriate or well received;
2. The site is within the village limits;
3. Can enable high quality development to be established, providing unique homes;
4. Converting factory to housing site will reduce both the transport impact and the total area of buildings;
5. Self-build – people can buy a plot and build a home for less than its market value;
6. Development raises the capital for Potton to move to a bigger site.

Proposed Development of 40 Custom Self-build Housing Units – continued:

The size of the site is 8 acres. There is a current workforce of 110/120 and the plan is to relocate locally. There is also a further piece of land which is undeveloped and not seen as suitable for development which could be given to the village. There is access via The Riddy. The land is outside the village limits and was acquired for expansion but there was strong opposition. This site could be included in the overall plan. Questions were asked about selling to a developer once outline planning has been obtained. In response Mark Stevenson spoke about the 40 more customers from the self-build proposal. Points were also raised about affordable housing, pedestrian access, the number of large houses needed to make a profit and the time scale. A pre-application enquiry has been made to HDC but no view was expressed. The time scale is not defined and could be fairly slow. Andrew Pett thanked Potton for coming and providing the information.

6. OPEN FORUM. The meeting was closed for sixteen minutes and members of the public were invited to speak. A resident raised concerns about the increased traffic through the village if this and the Sand Road development goes through although expressed a preference for the brownfield site. The owner of Gransden Events Company raised a question about the rules relating to banners on Highways land. Andrew Pett responded that permission is needed if the posters are of a certain size and are usually only put up a short time before an event. They may be a distraction to drivers. Highways will be contacted to clarify the rules. Stephanie Reardon spoke about the listed building application to refurbish the barns, East Street raising the same objections to the earlier planning application including the impact the development will have on her property, loss of privacy, lack of waste management and the presence of bats. A resident of Lavender Barns also spoke about the planning application and the problem of being overlooked.

7. Matters Arising: 7.1. Neighbourhood Plan. Councillors noted that the meeting had been successful with some 35 members of the public attending. If the parish council is to proceed the assistance offered by Cambridgeshire Acre would cost £400 before any applications for funding could be made. Councillors agreed that the project depended on the involvement of parishioners and details will be put in Roundabout. A final decision will depend on the public's response and if there is sufficient support. The matter will be discussed again at the October meeting.

7.2. Tree Safety. Michael Capps reported on the recent tree safety seminar he had attended. Parish Councils now need to be more pro-active. The presentation included risk to the public, zoning with some areas of a village being high risk and others a low risk zone and a council's negligence if a tree has not been inspected. It was suggested that inspections should take place every 15/16 months and initially should be carried out by professionals followed by one or two lay inspections before arranging a professional inspection once again. The cost will need to be included when considering next year's precept. He also spoke about a fallen tree in the church yard near the boundary wall which has a split fork. One fork will need clearing and the remaining fork may be compromised and professional advice is needed. Clerk to obtain quotes.

8. Ecops Report. There were no reported incidents affecting Great Gransden. Debi Pearce reported that the allotment container had again been broken into. The door was pulled off and a strimmer and ladder were taken. The lock to the site gate was also cut. Clerk to contact ecops as to why the incident was not reported on ecops. Michael Capps suggested the allotments join Countryside Watch as the police are monitoring the reports being passed on.

9. Financial Statement for July 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 July 2017.

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

Proposed Jeff Gorton, seconded Debi Pearce.

Buchans Landscapes for sportsfield grass cutting (June)	£238.80
Buchans Landscapes for sportsfield grass cutting (July)	£522.30
DP Garden Works for cemetery grass cutting (July)	£190.00
Clerk's salary for July 2017	£490.85
Clerk's office expenses for July	£3.90
Robert & Margie McIntosh for Garden of Remembrance	£15.00

Alan Rowbotham spoke about the invoices raised by Buchans Landscapes for sportsfield grass cutting as the bank of the tennis court has not been strimmed but otherwise they were doing a good job. He had raised the matter with the contractor.

11. Fishing Sign. Two quotes had been requested for a new sign although only one received. Councillors unanimously agreed to accept the quote from Signwork Ltd at a cost of £172 plus vat. Proposed Jeff Gorton, seconded Alan Rowbotham.

12. Councillor Resignations. Details of the vacancies had been advertised with the statutory period for 10 parishioners to request an election expiring on 10th August. Provided no request is made, the Parish Council will seek to fill the vacancies by co-option.

13. Ash Trees, Little Lane. Two very different quotes had been received, one for removing the deadwood and the other for reducing the height of the 2 trees by 30%. A third quote, whilst requested had not been received. Clerk to seek two further quotes for reducing the height of the trees. Councillors noted the diverse quotes highlighted the problem of no longer being able to obtain advice from HDC for remedial works to trees before seeking quotes as professional advice differed.

14. Consultations:

14.1. Housing and Economic Land Availability Assessment 2017. Two sites have been asked to be included, the land off Sand Road and land at the rear of West Street. The consultation closes on 25th August. Councillors agreed to consider the matter in more detail and a further meeting was arranged for 23rd August 2017 at 7.30pm.

14.2. Call for Sites 2017. HDC is asking for further housing land to be included in the local plan up to 2036.

14.3. Huntingdonshire Draft Local Plan to 2036. Any comments will need to be made before the 25th August.

14.4. Fire and Rescue Service in Cambridgeshire. Councillors noted the options that had been put forward to change the way the service is managed.

14.5. Dog Control. Councillors noted that HDC is proposing to transfer all current Dog Control Orders to new legislation. The requirements for dogs to be on leads remains and for owners to pick up after their dogs has been extended.

15. Highways. Ann Cosgrave reported that due to the recent heavy rain, a number of drivers have come off Caxton Road. There is no camber on the road and grips are needed to mitigate potential accidents.

Alan Rowbotham spoke about the lorries using Crow Tree Street through the village, coming very close to listed properties and causing them to shake. The lorries have difficulty negotiating the roundabout at the top of Crow Tree Street but this is the sign posted route through the village. The recent incident in Meadow Road was reported, when a hay trailer, travelling too fast, overturned causing ruts in the road and knocked over the directional sign.

Debi Pearce reported water coming up in Middle Street, although this may be a broken drain.

Highways – continued:

Michael Capps asked if the dead trees in Fox Street can now be removed by Highways. The work to cut the hedge along Caxton Road adjacent Audley Close had been agreed at a site meeting. It is a hazard for pedestrians, particularly for children crossing the road to school. (Barbara Boddington left)

16. CORRESPONDENCE. 16.1. Another quote had been sought for the re-laying the church path but was not yet available.

16.2. Councillors noted the changes to the time scale for submitting applications under the Local Highway Improvement Initiative. Last year's application was unsuccessful. Councillors will consider next year's bid at the September meeting.

16.3. Two quotes had been received for the proposed rethatch of the Reading Room. Ann Cosgrave proposed acceptance of the quote from Dodson Bros Thatchers Ltd for £16,284 plus scaffolding and vat. Seconded by Jeff Gorton and carried unanimously. Whilst the quote was not the cheapest they are the Reading Room committee's preferred contractor as a better quality reed will be used. The work is scheduled for August 2018 and the parish council will seek assurance from the committee concerning the reclaiming of vat. Two quotes had also been received for the installation of a new projector in the Reading Room. Ann Cosgrave proposed acceptance of the quote from Logic Visual Communications for £2,436 plus vat. Seconded by Alan Rowbotham and carried unanimously. The Reading Room committee to underwrite the vat claim if necessary.

16.4. Email from the Community Asset Fund advising that the application to convert the village tennis court to a Muga was unsuccessful. This will be discussed at the September meeting.

16.5. Letter from the third party's insurer, NFU Mutual, accepting liability for the cost of replacing the Sand Road light totalling £3,242.92 excluding vat.

16.6. Councillors agreed Barry Girling's request for permission to place a commemorative plaque alongside the oak tree which was donated by a group of villagers and planted on the triangle outside the Crown & Cushion.

17. Planning. 1. 17/01126/HHFUL Single storey sub level rear extension and loft conversion, 23 Meadow Road.

One unsigned letter of objection had been received. Councillors commented on the inappropriate materials, the elevations and the dormer windows on a shallow pitch roof in full view of the road. Debi Pearce proposed '**Refusal**' on the grounds (1) the materials are inappropriate and out of keeping in a conservation area, (2) it is detrimental to the street scene and (3) the style of the dormers is inconsistent with the conservation area. Seconded by Ann Cosgrave and carried unanimously.

2. 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. Councillors commented that overlooking was still a planning concern. Whilst it would be an improvement to have renovated buildings there were still concerns about the presence of bats, viability of the renovation with regard to the present condition of the buildings and waste disposal. It was difficult to judge if the drawings had changed. Ann Cosgrave proposed '**Refusal**' on the grounds (1) there is no structural report on the condition of the buildings, which are in a poor state of repair, and their usability as residential properties, (2) some of the proposed windows overlook adjacent properties, (3) there are waste management issues concerning the siting of bins and access to the site for emptying, and (4) there are environmental issues if bats are present. Seconded by Debi Pearce and carried unanimously.

The Next Meeting has been arranged for Monday 4th September 2017

This meeting closed at 9.37pm.