

GREAT GRANSDEN PARISH COUNCIL
Minutes of the Parish Meeting held on 7th October 2019

Those present were:

Andrew Pett Chairman

Giles Scott Vice Chairman

Diane Taylor Clerk

Peter King Parish Councillor

Nick Ginn Parish Councillor

Jeff Gorton Parish Councillor

James Catmur Parish Councillor

Michael Capps Parish Councillor

County Councillor Julie Wisson, District and 7 members of the public

1. The meeting was opened at 7.30 pm with a silent prayer.
2. **Apologies.** Apologies were received from District Councillor Richard West and Parish Councillor Nigel Day.
3. **Declarations of Interest.** There were no declarations of interest.
4. **Minutes** of the previous monthly meeting held on 2nd September 2019 which had been circulated, were approved and accordingly signed by the chairman.
5. **OPEN FORUM.** The meeting was closed for eleven minutes. County Councillor Julie Wisson advised that speedwatch would be taking place in Abbotsley, morning and afternoon, and it is hoped there will also be a police presence. She also reported on the Household Recycling Centre e-permit scheme which was introduced by Cambridgeshire County Council on 1st October 2019 to stop cross-border tipping. An e-permit, which is free of charge, will be needed to dispose of household waste at the 9 Cambridgeshire recycling centres using a commercial-type vehicle or any trailer longer than 1.5m. The permits can be used up to a maximum of 12 visits per year. Councillors raised concerns about an increase in fly-tipping and this will be monitored. The owner of the Crown & Cushion spoke about their planning application; the property presently provides limited habitable accommodation and a self-contained annexe will help support the public house. A pre-application enquiry to the planning authority indicated that it would be supported in principle, subject to design, an annexe questionnaire/statement and any trees on the site. A resident raised a question about Mandene Gardens Play Area, asking who owned the land as part of it appeared to be included in the Sand Road development of 40 houses. Cllr Pett advised that the play area had been listed as an asset of community value until last month and an application to relist will be made, subject to advice from the District Council. The play area is due to be re-sited when the 2 properties at the bottom of Mandene gardens are built hence the play area is not presently maintained. The re-siting of the play area was included in the planning application for the 2 new properties. Councillors will seek clarification.
6. **Matters Arising:**
 - 6.1. **Neighbourhood Development Plan.** Cllr Pett reported that the September meeting had finalised details of the planned treasure hunt for later that month but was now postponed until 13th October 2019. There was a stall at the recent Apple Day event to engage members of the public. It is anticipated the draft plan will be submitted sometime after March 2020.
 - 6.2. **A428 Community Forum.** Cllr Catmur had attended the recent forum. He reported no significant changes to the scheme. The preparation work taking place is soil investigation. There are many concerns from Eltisley residents as the new road will pass close to the north-east of the village. Concerns were also raised about the junction with the M11 and A14, as that will involve the A428 reducing to a single lane, then merging with the M11 via a 'lane gain', then merging with the A14 via another 'lane gain' thus forming a three-lane road. The merge design

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Matters Arising – continued:

is part of the A14 scheme and will be reviewed as it was designed before the A428 scheme was announced. Application to the Planning Inspector for a Planning Consent Order is likely to be in June 2020. This can take up to 18 months for a decision, with construction likely to start in 2022 and completion 2025/2026. It is hoped that rat running will reduce once the A14 opens, but this is not certain. It was noted that further housing is planned near St Neots, but only actual housing approved is taken into account for traffic statistics. There had been no discussion concerning the railway.

6.3. Clerk’s Vacancy. Two applications had been received and councillors agreed interviews will be arranged and conducted by the chairman and vice-chairman.

6.4. Street Light Energy. The clerk reported on the difficulties in arranging a change of energy supplier following the County Council’s decision to hand over street light energy arrangements. Councillors unanimously agreed to use the services of an energy broker and provide authority to Utility Aid to procure an energy quote.

7. Cemetery. An offer had been made to transfer a strip of land adjacent to the cemetery, free of charge, approximately 85-90 metres by 20-25 metres, subject to retention of grazing rights on the strip of land until the land is needed by the Parish Council. It is proposed that the Parish Council meet the legal costs and fees of the transaction. Councillors agreed to accept the offer. (Proposed Cllr Capps, seconded Cllr Gorton).

8. Elm Trees, Church Street. Three of the trees were felled at the beginning of the year along with pollarding of the remaining elms. Since then, two appear not to have recovered and some are sprouting from the top. The height and look of the trees have been lost and more are likely to be lost. As the trees are presently not a danger it was agreed to leave until the next inspection and review within a year. The cost of replacing the trees will need to be budgeted for.

9. Consultations.

9.1. Greater Cambridge Housing Trajectory & 5-year housing supply. Noted.

9.2. Bury Submission Neighbourhood Plan. Noted.

10. Financial Statement for September 2019. 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 September 2019.

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

Proposed Cllr Capps, seconded Cllr Gorton.

Buchans Landscapes for sportsfield grass cutting (August)	£287.13
DP Garden Works for cemetery grass cutting (September)	£210.00
Mrs D Taylor – clerk’s salary for September 2019	£539.14
Mrs D Taylor – clerk’s expenses for September 2019	£38.77
PKF Littlejohn LLP for external audit y/e 31 st March 2019	£360.00
Balfour Beatty Living Places for street light maintenance (2019/20-year 1 qtr 1)	£124.20
Melbourne Parish Council for councillor training session (Cllr Day)	£60.00
Giles Scott for grass seed (MUGA)	£56.39
Buchan Landscapes for sportsfield grass cutting (September)	£495.41
Robert & Margie McIntosh for Garden of Remembrance	£7.50
Balfour Beatty Living Places for street light maintenance (2019/20 year 1 qtr 2)	£124.20

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Councillors discussed the number of sportsfield grass cuts, with the maximum already having been carried out under the terms of the 2019/20 contract. The GSRA are responsible for any additional cuts over the contracted 19 cuts. Clerk to refer the matter to the Sportsfield committee.

12. Highways. There is no dropped kerb across Poplar Close, making it difficult to cross when walking along West Street. Councillor Wisson advised that an application can be made online to CCC. The new seed needs sowing along the outer edge of the multi-use games area.

Councillors agreed to undertake the work and will agree a date. The concrete posts at each end of Crow Tree Street railings have snapped and will be reported. The protective railing on Caxton Road opposite Winchfield has been hit again and is bending towards the road.

A428 Highways England Funding Application. Changes to the A428 Designated Funds means that funding is for a 12-month period and must be spent within the 12 months. Cllr Catmur had modified the Parish Council's application for a cycleway and footpath along Meadow Road by splitting it into phases – design, construction. Councillors agreed to submit the funding application for the design of a new cycleway and footpath along Meadow Road. (Proposed Cllr Pett, seconded Cllr King).

Land Adjacent 25 Fox Street. The Parish Council has been consulted on the application to stop up the Highway adjacent to 25 Fox Street. Councillors had received prior notification of the proposal and the resulting order to 'stop up' part of the highway land will tidy up the corner of the village. Councillors unanimously agreed they had no objection. (Proposed Cllr Pett, seconded Cllr Gorton).

Drains/Gully Cleaning. A villager had raised the issue of flooding in Middle Street following the recent heavy rain. County Councillor Julie Wisson agreed to refer the matter on. Drainage problems continue and a survey is needed.

13. Correspondence. 13.1. The external auditor's certificate had been received confirming no cause for concern.

13.2. Invitation from HDC to a Parish Planning Forum in March 2020. Any councillor wishing to attend to let the clerk know.

13.3. There having been one application for the Parish Council vacancy, councillors unanimously agreed to co-opt Lisbeth Ricciardi Corner onto the Parish Council.

13.4. Correspondence had been received from HDC confirming that the application to relist the village shop as an asset of community value is a valid community nomination and a decision will be reached by the end of the month. No advice had been received from HDC about the proposed application to re-list the Mandene Gardens Play Area. The clerk will contact HDC once again.

14. Planning. 1. 19/01893/FUL Proposed annexe/ancillary accommodation, Crown and Cushion, West Street. One objection had been received. Councillors noted that historically a barn style building had existed on the location of the car park/garden area of the public house. An objection had been raised about loss of car parking space. Applications for an annexe have been supported in the past even when not attached to the property. Concerns were raised about the design not being Part M (disability code) compliant, whether there would be permanent foundations and any future expansion of the proposed annexe. Cllr Scott proposed '**Approval**' on the ground that it provides additional limited living space to a listed building on condition that the annexe cannot be converted to a separate dwelling and must remain tied to the main property. Seconded by Cllr Pett and carried unanimously. Councillor Julie Wisson left.

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14.2. 18/00958/FUL Hybrid planning application comprising: 1) Applying for outline planning permission for the erection of 38 custom/self-build houses with roads, services, attenuation pond and infrastructure; and 2) Full planning permission for the erection of 5 custom/self-build show houses with sales centre & car parking following demolition of factory and offices, Potton Ltd Eltisley Road. An amended masterplan and documents had been received. The attenuation scheme has been amended, increasing the size of the pond. Concern was raised about water released from the pond, with flooding at the bottom of the Riddy and other drainage issues at the corner of Eltisley Road/Fox Street. Councillors unanimously resolved to make the additional comments in addition to the comments recommending approval made on 4th June 2018; the attenuation pond may have been improved, with the size increased, but the destination of where the water ends up needs to be looked at. The attenuation pond is to feed into the drainage ditch alongside Park Riddy. The plans detail the description of the culvert at the southern end but do not mention the different pipe size when the culvert was made wider. This already gives the problem of flooding over the path as the water is held up due to restricted flow. If the release to the ditch from the attenuation pond is matching the existing, there will still be flooding along the Riddy during wet times. In addition, the drainage detail given for the proposed pipe along the proposed footway to the East of Eltisley Road means that more water will arrive at the culvert under Fox Street to the village drainage system. This has a partial blockage where the old pump used to be at the corner of Fox Street and West Street which puddles excessively in wet weather. The attenuation pond may well take care of the drainage on the site, but the problems elsewhere as detailed above will also need to be addressed. (Proposed Cllr Capps, seconded Cllr Gorton). It is unclear from the amended plans whether the piece of land not originally included in the application is still available for the benefit of the village. Clerk to write to the applicant. Councillors had previously recommended approval for the 5 show houses.

14.3. 19/01735/TREE T1, T2, T3 - three hornbeam trees and T4 - twin stem sycamore tree - reduce back to previous pruning points, approx. 4 metres due to close proximity to existing converted barn. T5 - elm tree, re-pollard to previous pruning points - 4 metres reduction - this work would significantly reduce the likelihood of the tree falling into the road in high winds and improve the health of the tree, 33 Meadow Road. Councillors recommended 'Approval' on the ground that it is sensible management of trees in proximity of a listed property. (Proposed Cllr Gorton, seconded Cllr Catmur).

The Next Meeting has been arranged for Monday 4th November 2019

This meeting closed at 9.12pm.