

GREAT GRANSDEN PARISH COUNCIL
Minutes of the Parish Meeting held on 8th May 2017

Those present were:

Ian Selkirk Chairman

Andrew Pett Vice Chairman

Diane Taylor Clerk

Michael Capps Parish Councillor

Alan Rowbotham Parish Councillor

Stephanie Beaumont Parish Councillor

Ann Cosgrave Parish Councillor

Debi Pearce Parish Councillor

Jeff Gorton Parish Councillor

District Councillor Barbara Boddington, District Councillor Richard West

and 12 members of the public

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

2. Election of Chairman. It was proposed by Ann Cosgrave, seconded by Jeff Gorton and carried unanimously that **Andrew Pett** be elected chairman and took the chair.

3. Apologies. Apologies were received from Parish Councillor George Craze and County Councillor Julie Wisson.

4. Declarations of Interest.

Correspondence:

16.6. Crown & Cushion – proposed sale. Ian Selkirk declared a pecuniary interest as the owner of the public house.

Planning:

17.2. Barnabas Oley C of E School. Andrew Pett declared an interest as a governor of the school.

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

5. Election of Officers. 1. Vice Chairman. It was proposed by Michael Capps, seconded by Jeff Gorton and carried unanimously that **Stephanie Beaumont** be elected vice chairman. The remaining officer elections were taken on block. It was proposed by Ann Cosgrave, seconded by Alan Rowbotham and carried unanimously that the following officers be elected:-

2. Jeff Gorton elected **Cemetery Manager.**

3. Debi Pearce elected **Playing Field Manager.**

4. Stephanie Beaumont elected to the **Reading Room Management Committee.**

5. Michael Capps elected representative to the **Gransden Society.**

6. Alan Rowbotham elected **Sportsfield Representative.**

7. Michael Capps appointed **Tree Warden.**

8. Ian Selkirk elected representative to the **Little Gransden Airfield Consultative Committee** and also to the **Gliding Club Consultative Committee.**

9. Debi Pearce elected **Communications Officer.**

6. Minutes of the previous monthly meeting held on 3rd April 2017 and the planning meeting on 27th April 2017 which had been circulated, were approved and accordingly signed by the chairman. The minutes of the Annual Parish Meeting held on 27th April 2017 were approved for recommendation to the next year's Annual Parish Meeting and initialled by the chairman.

7. OPEN FORUM. The meeting was closed for thirty-five minutes and members of the public were invited to speak. Councillor Barbara Boddington congratulated Andrew Pett on his election as chairman. She reported that HDC had written in support of the orange route for the A428 improvements. She also commented that whilst she was no longer on the planning committee the department does need reviewing. Councillor Richard West thanked Ian Selkirk

Open Forum – continued:

for his work as chairman. He reported that that there had been a slight improvement with bin collections. Andy Greaves, resident, spoke about the Fox Street/Eltisley Road development voicing concerns about the lack of footpath along Eltisley Road, the splitting of the site to avoid providing affordable housing and noise issues during construction. Councillors commented that there were concerns about the size of the properties, the site being split and the desperate need for affordable housing. Whilst there is to be no footpath along Eltisley Road, the path through the site to Fox Street will be a public path. Craig Santus spoke about the proposed residential development in Sand Road for 40 houses. He commented that the development could benefit the village with more people using the shop, pub and school as well as improving security which is a consideration. However, it is a major development which will have an impact on the environment. There is already major development planned within 10/15 miles of the village. Stephanie Reardon spoke about the planning application to refurbish the barns, East Street raising concerns about the effect on her property which is attached to the development. She raised points about the lack of existing plans making it difficult to compare new with existing, increase in ridge height, change in the street scene, impact on the setting of her property, lack of listed building consent, lack of environmental impact assessment, ownership issues, loss of privacy, increased traffic on East Street, no waste management and the presence of bats. Deborah Bateman also commented on this planning application, raising concerns about the disruption, additional traffic, permanent loss of privacy, impact on the character of her listed property and the presence of bats. Paul Thomas commented on the proposed residential development at Sand Road encouraging the developers to be open and transparent when making the planning application. Andrew Pett advised all residents with planning concerns to write to HDC. Whilst the Parish Council will listen and have an advisory role, the final say rests with HDC.

8. Matters Arising: 8.1. Trees. The chairman reported that the tree in Little Lane has been felled and Ian Winfield, Highways, is waiting a quote to remove the 3 dead trees on the verge in Fox Street. Michael Capps reported that a resident who had carried out work to an oak tree had followed the correct procedure despite concerns expressed by a neighbour. Councillors discussed the email from Bridget Halford, HDC Tree Warden Co-ordinator, with proposals for a seminar on managing trees on parish council owned land and legal responsibilities. The parish council does not have a formal tree maintenance programme and concern was expressed that the seminar would not give the council the knowledge to fulfil what is required although it would suggest procedures to be put in place. Michael Capps proposed that 2 places are provisionally reserved at a cost of £50 per place. Seconded by Debi Pearce and carried unanimously. Alan Rowbotham commented that whilst tree work is being carried out on private land, he has seen no applications for permission. Michael Capps agreed to put a note in Roundabout. Councillors agreed to discuss tree inspections next month when information about costs for 12 or 18 month inspections may be available.

8.2. A428 Improvement Scheme. The parish council supported the orange route and the response was submitted to Highways England.

8.3. Church Yard Path. Quotes were still being sought for the cost of relaying the path.

8.4. Community Infrastructure Levy (CIL). Confirmation had been sought from HDC that money would be payable to the parish council on the value of the development at Eltisley Road. Payment is made to the parish in April and October depending when HDC receives payment from the developer. The demand notice will be triggered as soon as the work commences.

9. Ecops Report. The chairman read the report that is filed hereafter as Appendix 1. Councillors noted that only 1 crime was listed despite a number of break-ins taking place that same day. PCSO Richard Braddick now has access to ecops and he can include rural crime in the ecops reports. He had also offered to come to a village meeting to provide advice on crime prevention and a question and answer session. Councillors agreed to encourage him to do so as well as inviting him to the monthly parish council meetings.

10. Financial Statement for April 2017. The sheet filed as Appendix No. 2 had been circulated. The statement was unanimously approved and signed by the chairman. Councillors also noted the budget review as at the end of April 2017.

11. Parish Council Insurance 2017/18. The renewal quote from Zurich had been circulated. This year's premium is £1,923.31, a 5.8% increase although insurance premium tax had increased from 9.5% to 12%. It was proposed by Andrew Pett, seconded by Jeff Gorton and carried unanimously that the policy with Zurich for £1,923.31 is renewed.

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

Proposed Michael Capps, seconded Jeff Gorton.

DP Garden Works for cemetery grass cutting (March & April)	£285.00
Clerk's salary for April 2017	£490.85
Clerk's office expenses for April	£3.05
Robert & Margie McIntosh for Garden of Remembrance	£27.00
Red Kite Rural Services for removal of Little Lane tree	£160.00
Reed Roofing for Reading Room cottage roof	£2,244.00
South Cambs DC for Dole Field rates 1/4/10 to 31/3/18	£1,429.64
Zurich Insurance for PC insurance 2017/18	£1,923.31

13. Audit of our Accounts for Year Ending 31st March 2017. The accounts for audit had been circulated to all councillors. The accounts were unanimously approved and accordingly signed by the chairman together with the accounting statements in section 2 of the Annual Return.

14. Neighbourhood Plan. Stephanie Beaumont spoke about the time it would take to draft a plan to safeguard the future of the village. Local residents would need to get involved and the village surveyed. There are costs involved, although grant funding is available. A neighbourhood plan would protect the village concerning planning. Stephanie Beaumont agreed to investigate further with HDC and report back.

15. Highways. Stephanie Beaumont reported that the village looked untidy as no grass cutting had yet taken place. This is done twice a year, usually April and July although the first cut took place in May last year. The area around the village sign needs cutting. Nettles along the footpaths are a problem and there have been complaints that visibility for drivers at plough corner is poor due to the undergrowth. Clerk to ask DP Garden Works for a quote for the cost of keeping that area cut. Michael Capps pointed out that we are already paying for the verges to be cut. Clerk to check with HDC when the grass cutting will be done and Councillor West also agreed to take this forward.

Jeff Gorton reported that both he and Desmond Merrill had cleaned the village signs.

Councillors thanked them for the cleaning. The 20mph speed limit sign in Middle Street is shrouded by a tree. Clerk to report.

Ann Cosgrave spoke about the number of bins left out following collections. Clerk to put a note in Roundabout requesting fronts of houses are left tidy and bins removed promptly.

Highways – continued:

Debi Pearce reported the wall of the Caxton Road crossing is moving and appears to be getting worse. Councillors to keep an eye on it. The bin outside school is full of dog mess and has not been emptied for some time. Clerk to report.

Alan Rowbotham reported the nettles in Crow Tree Street. The path is narrow and steep. Clerk to refer this to Highways again.

Andrew Pett reported the road falling away near the culvert in Meadow Road, although Highways may not deem this to be bad enough yet.

Jeff Gorton reported the bridge in the cemetery. The edges which join the pathway are a trip hazard.

16. CORRESPONDENCE. 16.1. Councillors noted the Houghton and Wyton Neighbourhood Plan.

16.2. Councillors noted the Local Validation List consultation.

16.3. Councillors noted The Village of the Year 2017. The closing date is 14th May 2017 and perhaps an entry for the following year could be considered.

16.4. Letter from East Anglian Air Ambulance and The Salvation Army looking for a local community site to place clothing bins. Councillors noted that the school has a local collection from which the school benefits financially. A further bin is not required. Alan Rowbotham commented that the space where the glass recycling bank used to be sited on the sportsfield is now used for additional parking.

16.5. Letter from the Speaker of the House of Commons advertising Parliament Week in November and inviting organisations to take part. Details to be included in Roundabout.

16.6. Ian Selkirk advised councillors that he is selling the Crown & Cushion, preferably as a going concern or a second option is to rent or lease it. Having declared a pecuniary interest, Ian Selkirk left the hall. Having received formal notification from HDC of the intention to dispose of pub which is registered as an asset of community value, councillors agreed to trigger the full moratorium period until 18th October 2017. Proposed by Ann Cosgrave, seconded by Stephanie Beaumont and carried unanimously.

16.7. Councillors agreed to renew the Capalc membership for 2017/18 at a cost of £282.94.

16.8. Councillors agreed to give Barneys Club permission to use the old tennis court for their fundraising event in July for a coin snail.

17. Planning. 1. 17/00370/HHFUL new porch to front and side elevation, 4 Whittets Close.

Michael Capps proposed ‘**Approval**’ on the ground that it is an unobtrusive addition to a property. Seconded by Jeff Gorton and carried unanimously.

2. H/05007/12/CC to allow retention of the mobile classroom until 31 August 2022, Barnabas Oley C of E Primary School, Little Lane. Ann Cosgrave proposed ‘**Approval**’ seconded by Debi Pearce and carried unanimously.

3. Land at Sand Road. An update is awaited from HDC enforcement following concerns that the owners of the site may be living there.

4. Hangar 42, North East of Windmill. Richard Siwicki, enforcement officer has advised that the granite chippings are being stored at the site for the top dressing of roads. CCC arranges for the granular top dressing to be left at a number of locations and the sub-contractor will collect and take it to the area to be top dressed. Councillors commented that prior warning and consultation would have been courteous and concern was expressed if this was a long-term proposal. Clerk to write and Councillor West also agree to take the matter forward.

Planning – continued:

5. Proposed Residential Development, Sand Road. Ian Selkirk disclosed a potential interest. The email from the developer, who had provided a sketch of the concept for the proposed development of the site for 40 dwellings, was read out. The developer was offering to attend the next Parish Council meeting to brief councillors in private as members of the public would have the opportunity to ask questions at a public exhibition to be held later. Councillors agreed that there was no valid reason for holding the meeting in private. The briefing could be made during the meeting once open forum had been closed, enabling members of the public to hear the proposals but asking questions at the later public exhibition. Councillors unanimously agreed to allow the June meeting to take this format, proposed by Andrew Pett and seconded by Ann Cosgrave. Councillors also wished to make a strong case for affordable housing.

6. 17/00708/FUL 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 noted the site plan and expressed concern that the plans did not show the existing elevations. Some points raised by members of the public were outside councillors' jurisdiction such as boundaries, land ownership and disruption during construction. The Party Wall Act would provide protection for the neighbouring properties which shared a boundary wall with the proposed development. Councillors expressed concern that the buildings may not be renovated but demolished instead and new dwellings built. Other concerns included the lack of parking spaces, parking on East Street, waste disposal, preservation of the heritage of the village and the presence of bats. Whilst councillors agreed it would be better to have renovated buildings in the heart of the village rather than dilapidated agricultural buildings, the concerns meant they could not recommend approval. Ian Selkirk recommended '**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) there is no site plan comparing the proposed footprint with the existing footprint including comparison of existing and proposed elevations, (3) some of the proposed windows overlook adjacent properties, (4) there are waste management issues concerning the siting of bins and access to the site for emptying, and (5) there are environmental issues if bats are present. Seconded by Stephanie Beaumont and carried unanimously.

The Next Meeting has been arranged for Monday 5th June 2017

This meeting closed at 9.50pm.