

STEEPLE MORDEN PARISH COUNCIL

**Minutes of the Parish Council Meeting held in Steeple Morden Cricket Pavilion
on**

Wednesday 13th November 2019 at 7.30pm

Present: Councillors: J Clayton (Chairman), G Belson, N Badger, K Austin, S Wheatley, J Courtney, S Traverse-Healy, C Upchurch
District Cllr Williams, County Cllr Kindersley (part), Mrs Uzma Ali (District Council Housing Officer)
In attendance: Mrs S Walmesley (Clerk) and 8 members of the public.

PARISH COUNCIL MEETING 7.30 PM

1. APOLOGIES FOR ABSENCE AND DECLARATIONS UNDER THE CODE OF CONDUCT AND REQUESTS FOR DISPENSATIONS

Apologies were received from Cllr Drew.

Cllr Wheatley declared a non-pecuniary interest under Item 7.2.3 as a relative of a neighbour. Cllr Belson declared a non-pecuniary interest under Item 7.2.2 as a neighbour. Cllr Traverse-Healy declared a non-pecuniary interest under Item 7.2.3 as a relation to an employee of the planning consultant.

2. COUNTY AND DISTRICT COUNCILLOR REPORTS

2.1 County Council

Cllr Kindersley had circulated a report. He advised that most of the required works in Odsey had been completed. Cllr Courtney disagreed but would inspect the following day.

Cllr Kindersley questioned whether residents of Steeple Morden would be interested in a bus service from the village to Ashwell Station. He was asking the Parish Councils first before asking residents on social media. Councillors believed a service would be welcome.

A week of monitoring the A505 had just been completed. Only one vehicle was caught driving the wrong way along the dual carriageway. Hertfordshire County Council was still working on what it might do on the road in addition to the Litlington junction.

No decision had been made on the East West Rail route although there were rumours that the chosen route would be through Cambourne. The CamBed Railroad group continued to raise funds for a potential Judicial review should the route be proposed through the villages.

Cllr Kindersley then referred to health provision and difficulties being served by a Hertfordshire Doctor practice whilst living in Cambridgeshire. The Chairman asked for this to be an agenda item for discussion at the December meeting.

Cllr Kindersley concluded his report by advising of the resignation of the Police and Crime Commissioner where a complaint made against him was currently under investigation.

2.2 District Council

Cllr Williams reported that there had been over 40 applications for a zero carbon grant. These applications were now to be reviewed and the successful applicants would be advised in the new year.

A reminder was made to the meeting that postal votes in the upcoming General Election should be made sooner rather than later.

There had been a District Council Planning Committee where one appeal tested the five year land supply.

A new licensing policy had been voted for at a recent meeting. CCTV was now in taxis with a panic button if needed.

The Chairman thanked Cllr Williams and Cllr Kindersley for their reports.

3. COMMENTS AND OBSERVATIONS FROM PARISHIONERS AND MEMBERS OF THE PUBLIC

There were no issues raised.

4. TO APPROVE THE MINUTES OF

4.1 The Parish Council Meeting held on 14th October 2019

On a proposition by Cllr Drew, seconded by Cllr Badger, the minutes as circulated were taken as read and then approved as a true record and signed by the Chairman.

5. MATTERS ARISING AND CARRIED FORWARD

5.1 A505 Junction

Cllr Kindersley had updated Councillors in his report.

5.2 Station Car Park Update

There was no update available.

5.3 Update on Street Lighting Energy Investigations

Quotations for supply had been circulated to Councillors who agreed a three year fixed price with Haven Power.

5.4 Request for Dog Waste Bin (Bogs Gap Lane)

South Cambridgeshire District Council had acknowledged the request and confirmed that the position would be assessed.

5.5 Clerk Appraisal

Ongoing. Appraisal to be arranged.

6. FINANCES

6.1 To receive the financial statement and to approve the payment of bills

The invoices were available for checking.

E-ON

Reading Room electricity November DD	£ 35.00
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IN & OUT

Disabled toilet clean October 2019	£ 18.75
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CAMBRIDGE WATER BUSINESS

Allotment Water rate 1/5/19 -11/10/19	£50.52	
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Recreation Ground water	£60.24	£110.76
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TOTAL		£ 164.51
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AGREED PROPOSED Cllr Clayton SECONDED Cllr Traverse-Healy

7. PLANNING

The Chairman invited members of the public to take part in the discussion during the following item.

7.1 Exception Site The Orchard, Station Road –Planning comments and observations

The applicant of planning application S/1887/18/OL referred to his previous application, submitted in June 2018, stating that he had made changes suggested in that planning consultation which had resulted in the amended application. The application was now for a rural exception site which the District Council case officer and planning department were satisfied with. He explained the revised layout of properties which included 5 affordable dwellings. Cllr Williams added that there would also be a sum of £60,000 towards further affordable housing off site.

Concern was raised over the site area which had the biggest tree cover in the village by a long way. Reference was made to the current climate emergency and Councillors were reminded that the orchard was an important amenity to the village. As the planning consent was only for outline there were too many unknowns. It was stated that other parishioners, not in attendance, were also unhappy with the proposal. It was advised that a request could be made for protections as conditions to a planning consent. The applicant advised that the application set out the areas for development which showed that a large part of the site, around 2/3rd would be retained as a green space. He then explained that the major trees on the site were Bramley apple some over 100 years old most in a poor condition. There were also a large number of Ash trees which would be retained. A parishioner stated that if some of the land was developed a guarantee of long term protection of the remaining land should be sought.

Cllr Traverse-Healy asked if the Parish Council could be involved with the Section 106 Agreement. The Planning Consultant accompanying the applicant confirmed that work was about to start on the document and she would speak to the Planning Officer to see if this could be shared. The Chairman added that it would be very helpful for Councillors to be kept involved.

It was stated that other parishioners not in attendance were also unhappy with the proposal A resident referred to previous meetings and the feeling that this was a development in a wood.

A discussion then took place on need. Uzma Ali, the District Council Housing Manager, advised that a Housing Need Survey would determine the evidence for need. She would be asking for an up to date survey to be carried out as the last survey was in 2010 and they were only valid for five years. At that time the survey had identified a range of types of requirements and the expectation was that an up to date survey would show that the need had not changed. She added

that at the present time there were 18 families with a local connection on the South Cambridgeshire District Council housing list.

The meeting concluded with the Chairman thanking the applicant, and other attendees, for all their comments.

7.2 To agree responses to Planning Applications –

7.2.1 Planning Ref S/3585/19/FL

The Coach House, 47 Cheyney Street –Garage conversion and single storey extension

Recommendation –Object

-Overdevelopment of the site

7.2.2 Planning Ref S/3624/19/FL

2A North Brook End –Change of use of garage/garden room store to dwelling

Recommendation –Object

-Contrary to Policy

-Outside Village Envelope

-Not an agricultural building

7.2.3 Planning Ref S/1887/18/OL

Land between 12 and 14 Station Road –Outline planning permission for the construction of a rural exception scheme comprising of 8 dwellings (5 affordable and 3 market homes) with all matters reserved except for access

Following on from item 7.1 Councillors were asked for their view on the outline application. Cllr Courtney echoed the point about bio diversity stating that this should be respected. It was noted that in the previous application there was a request for a ransom strip. This would not now be needed if the area behind was protected in perpetuity.

Mrs Ali was asked the definition of affordable. She replied that some would be social rented, at 80% of market value, capped at LHA rates. Others shared ownership. They would be available for people with a local connection. Had she had previously reported there were 18 families with a local connection on the SCDC housing list.

After further discussion it was proposed by Cllr Traverse-Healy, seconded by Cllr Austin to recommend support for the proposal with conditions. All Councillors in agreement.

Recommendation –Support

The Parish Council supports this application for five affordable and three private houses as an exception site subject to the conditions outlined below being incorporated into the section 106 Agreement:

The section 106 agreement will be approved in draft by the Parish Council prior to submitting the Outline application to South Cambridgeshire District Council for determination.

The land not part of the application site but under the applicants control (the blue line) will be subject to an Environmental and Biodiversity Management Plan Agreement in perpetuity.

This management agreement will be informed by a Phase 3 Habitat Survey on both the application site itself and the land under the applicant's control (blue line).

The frontage existing features on Station Road will be retained and managed to a suitable depth and where necessary enhanced in perpetuity.

Sufficient landscape buffer will be provided to retain the character and setting of the listed building on the southern side of the site.

The Affordable housing will be subject to a strong local connection requirement and the cascade provisions will be subject to agreement with the Parish Council. Additionally the £66,000 affordable housing off site contribution will be retained for use within Steeple Morden Parish.

The tenure of the affordable housing will be the subject of a needs survey the outcome of which will be agreed with the Parish Council.

The contractor's hours of work should not include weekends.

At the Parish Council meeting 13 November 2019 both the applicant and his agent were present and agreed to support the Parish Councils requirement to be consulted on the conditions.

The Parish Council expects to be fully consulted on the agreement prior to any decision. If for whatever reason these conditions are not met then the Parish Council retains the right to remove its support for the application and would require that it is considered by South Cambridgeshire District Council's full planning committee.

8. BLUEGRASS FESTIVAL 2020 –FEEDBACK FROM COMMITTEE

A letter had been received from the organisers and this had been circulated to Councillors ahead of the meeting.

The Chairman of the committee was in attendance and the Chairman thanked him for the information adding that the points made in the letter were valid. The Clerk reminded Councillors that Standing Orders stated that a decision could not be revisited within six months. Councillors agreed that the issue would be an agenda item in February 2020 with a view to agreeing that no charge would be made for existing users for the use of the ground. The Clerk would send a letter to the major event organisers asking for photographs of litter bins and surrounds to be taken before and after. Should there be a lot of rubbish generated then the Parish Council would consider asking for a refundable deposit.

It was suggested that recycling facilities be provided which would have to be on a commercial basis. The organisers were advised that South Cambridgeshire District Council would provide recycling bags for a major event. Cllr Williams agreed to follow this up for discussion at the February 2020 meeting.

-HW

9. RECREATION GROUND/CONSERVATION AREA (ongoing items to be discussed at December 2019 meeting)**9.1 Date for Tree Survey**

Acacia Tree Surgeons would be carrying out the survey on the 18th November 2019.

10. MAINTENANCE (ongoing items to be discussed at December 2019 meeting)**10.1 Litter Pick**

There had been a litter pick the previous weekend and it was noted that the final pick of the year would be in Odsey. It was agreed that once this had taken place the Clerk write and thank the volunteers for their efforts over the year.

-Clerk

11. TRAFFIC (ongoing items to be discussed at December 2019 meeting)**11.1 Vehicle Weight Restriction in Village**

Cllr Traverse-Healy expressed his concern over the incidents of large articulated vehicles travelling through the village. There was also one parked close to the Church on occasions. He suggested that a restriction be placed on commercial vehicles with agricultural vehicles being given a dispensation. The question of enforcement was raised. It was recognised that enforcement would be a lot easier in towns. Cllr Badger stated that he had not noticed a large increase in vehicles travelling along Station Road. A discussion took place on how this could be enforced and it was agreed to monitor for the time being.

-Cllrs

11.2 CCC LHI Feasibility Report 2020/21

The Feasibility report had been received which, if the application for another MVAS was successful, would require the Parish Council to contribute £3606.68. Councillors had been asked to respond to the County Council by the 20th December 2019 so would discuss at the December Parish Council meeting.

12. TO CONSIDER CORRESPONDENCE RECEIVED INCLUDING:**12.1 SCDC Upgrade to Street Lighting**

The Parish Council had been advised of the intention to upgrade the footway lights to LEDs. A list of lights to be upgraded had been forwarded for information. The timescale was that footway lights across the district were committed to be upgraded by March 2021. Further information would be forwarded, with a detailed plan, once available.

Cllr Upchurch advised that she had reported some street lights which were not working on the County Council website but they had not been repaired. The Clerk asked for details to be forwarded to her and she would follow up with District Street Lighting Officer.

-CU &
-Clerk**12.2 SCDC Rough Sleepers**

South Cambridgeshire District Council had been asked by the Government to provide an estimate of the number sleeping rough in the district overnight between 21st/22nd November 2019. The Parish Council had been asked to notify the SCDC Head of Housing and Options Officer if there were any

13. COUNCILLORS' ITEMS FOR INFORMATION AND REQUIRING THE URGENT ATTENTION OF THE CLERK**13.1 Car Park Light**

It was reported that one of the floodlights was not working. The Clerk would speak to Cllr

-Clerk

Drew, Recreation Ground Working Group, to see if she was aware and if needed arrange the repair.

13.2 OMYA Meeting

Cllr Courtenay reported that a successful meeting had been held with the next meeting planned for April 2020.

13.3 Councillor Resignation

Cllr Courtney advised that he was moving out of the village in the near future and tendered his resignation from the Parish Council. The Chairman thanked him for his contribution during his time as a Councillor on Steeple Morden Parish Council. The Clerk would commence the co-option process.

-Clerk

14. DATE OF NEXT MEETING –Monday 9th December 2019

There was no further business and the Chairman declared the meeting closed at 9.20 pm

Chairman

Date