

COMBERTON PARISH COUNCIL
The minutes of the Parish Council meeting held on
Wednesday 14 June 2017 in the Village Hall at 7.30pm

Members present:	Mr H Griffiths (Chairman) ^(HG)	Mr N Taylor ^(NT)
Councillors:	Mr A Hollick ^(AH)	Mr M Tebbit ^(MT)
	Mr S Moffat ^(SM)	Miss C Westgarth ^(CW)

In attendance: 8 members of the public, including Andy Marsh (Comberton United), Greg Shaw of Pegasus (Planning Consultant for Bennell Farm) and Mrs Gail Stoehr (Clerk).

1. Apologies for absence and declarations of interest

1.1 To receive written apologies for absence and reasons

Apologies for absence were received from Cllrs Tatnell (Work commitments), Scott and McCabe (Out of parish), Urquhart (work) and Feldman (representing the Parish Council).

1.2 To receive declarations of interests from councillors on items on the agenda and details of any dispensations held

Cllr Westgarth declared an interest in item 6.4 as Churchwarden, and also the existence of her dispensation.

Cllr Tebbit declared an interest in item 6.1 as a neighbour to Bennell Farm.

1.3 To receive written requests for dispensations for interests and to grant any requests for dispensation as appropriate (if any)

None.

Comments & observations from members of the public and County and District Councillor reports

The previously circulated written reports from the County and District Councillors were taken as read.

Andy Marsh of Comberton United spoke regarding the Club's request that the Clerk's office at the Pavilion be cleared out and used by visiting match officials, in order to comply with FA conditions following their promotion in the League.

Greg Shaw of Pegasus, Planning Consultant for Bennell Farm, explained that his client had submitted a new application broadly the same as the previous one, except that it no longer included a pavilion, pitches and a car park. The S106 agreement will be approximately £327,000 in lieu of these facilities. The land owner will retain the land where these facilities would have been sited as agricultural land. They were now looking at the draft layout for the detailed application, and time was of the essence.

The Chairman queried the costed items under item 4.5 of the Planning Statement on pages 14 and 15, including £67,000 for an extension to Comberton Village College. Mr Shaw replied that this may have been an error by the Planning Officer.

Mary Jenkins spoke to her letter of 27 May concerning support for the grass cutting in the Churchyard, and argued that the Churchyard was regarded as public space which anyone could enjoy. The Church had granted access to the public for the Jubilee Walk. Mrs Jenkins expressed the hope that the Parish Council would be able to pay the grass cutters directly. It was observed that the Council was funding the Baptist Church.

The Chairman offered to vary the order of business to take items 6.5 next followed by item 6.4.

A resident spoke to her letter regarding access by the Mobile Breast Screening Unit to the Comberton Village College car park. It was observed that CVC's planning application required 50 car parking spaces but there had been an increase in teachers and pupils parking, impinging

on use of the car park by Comberton residents. Some residents might not be able to travel to the nearest alternative screening venue at Trumpington Park and Ride.

A question was asked regarding the planning application for the Baptist Church. Cllr Taylor clarified that the Planning Committee had objected and the matter was now with SCDC.

A resident commented on Bennell Farm and the changes to the plan. It was observed that the green park area adjacent to his land on the first application had now been replaced by dwellings, and a pumping station had now been sited at the bottom of his land.

Greg Shaw explained that the plan was an indicative master plan and further information would be provided in the next detailed application. The developers had been required to provide foul drainage. It was pointed out that the plan could be subject to change as it only needed to show that 90 houses would fit on the site.

2. To approve the minutes of the last meeting and the confidential minutes

RESOLVED that the minutes of the meeting on 10 May be approved and signed by the Chairman. ^(Prop NT, 2nd AH, unanimous) There were no confidential minutes.

On a proposition by the Chairman, the order of business was varied.

6.5 Comberton United – request full use of pavilion office to temporarily accommodate match officials

RESOLVED that the Parish Council had no objection in principle that the office be used for the match officials.

RESOLVED that the Football Club could place cardboard on the window and door of the office to allow the match officials to have privacy.

RESOLVED the Council's assets in the office (eg desk, filing cabinet etc) are to be written off and offered to residents via Contact free of charge, otherwise offered via Freecycle or disposed of.

6.4 St Mary's Church, Comberton – request for financial support

Cllr Westgarth, having previously declared an interest in this item, left the meeting and re-joined at 8.15 pm.

RESOLVED that regrettably the Parish Council could not fund anything which would provide direct benefit to the Church or its land in accordance with S8 of the 1894 Act.

6.3 Resident – mobile breast screening unit and Comberton Village College

RESOLVED to write to Comberton Village College asking them to reconsider, as it was a valuable service to the community that the facility could visit. It was noted that the Village Help Scheme could provide transport to the screening unit at Trumpington.

RESOLVED to write to the Screening Unit to ask what facilities they require. ^(Prop NT, 2nd HG, unanimous)

3. Matters arising or carried forward from the meeting or a previous meeting for discussion or decision and to note the Clerk's report

The Clerk's report, which included background to items on the agenda and matters arising, was noted.

3.1 To consider any applications to fill the one casual vacancy available at present

One enquiry had been received but no applications as of yet.

3.2 (3) Working Group appointments for Traffic Working Group and Recreation Ground Working Group

RESOLVED that Jill Feldman be appointed to the Traffic Working Group and also the Recreation Ground Working Group. ^(Prop HG, 2nd NT, unanimous)

3.3 (8.1) Dangerous parking in West Street and Barton Road, especially by Barrons Way – to consider report and recommendation

RESOLVED to defer this item to the next meeting.

- 3.4 (9.2) Parking when the Recreation Ground is in use
RESOLVED to defer this item to the next meeting.
- 3.5 (10.4) To consider the adoption of a standard Project Form and approve draft project documents
RESOLVED to adopt the Project Forum and Project documents for use by members and working groups. (Prop SM, 2nd NT, unanimous)
- 3.6 (11.3) Broken lids on rustic bins – to consider quotation if received
RESOLVED to accept the quotation from Foxcotte Fencing to repair 3 bin lids at £25.00 per hour.
RESOLVED to accept the quotation from Foxcotte Fencing to repair fencing at the Recreation Ground for the sum of £150.00 including VAT.
- 3.7 (12.4) Herringland Charity request that the bench at the corner of Harbour Avenue is tidied up as it appear it was varnished rather than oiled last time
RESOLVED that Cllr Taylor should ask Foxcotte Fencing for a quote to remove the varnish and oil the bench and to consider this further at the next meeting. (Prop HG, 2nd CW, unanimous)
- 3.8 (12.5) Resident – request that the cycle path between Barton and Comberton is cleaned
RESOLVED to report this on the CCC website and ask the District and County Councillors to support the request.
Cllrs Taylor and Moffat left the meeting at 8.32 pm and returned at 8.35 pm.
On a proposition by the Chairman, at 8.35 pm the meeting was briefly adjourned to enable residents to speak on item 6.1.
A resident stated that there was no information on the detailed plan, and expressed concerns about traffic regulation, and screening on the boundary with deciduous trees. The dwellings were densely packed with 3 storey buildings included in the first application, and the resident expressed the view that 60 houses would be preferable to a number up to 90 houses. The resident commented that the traffic survey was flawed.
Greg Shaw explained the position regarding the detailed application and that all these issues would be covered under reserved matters. The design guide now showed only small pockets of 2.5 storey dwellings around the site. In the first application details of access were approved and permission for 90 dwellings granted.
The meeting resumed at 8.48 pm.
- 6.1 S/1812/17/OL – Bennell Farm – outline planning application for up to 90 dwellings and associated infrastructure works
RESOLVED to defer this item until the July meeting until SCDC Planning Officer David Thompson can be present. Greg Shaw and the residents were invited to attend the meeting which is to be held in the main hall and publicised in Contact.
- 3.10 (9.1) Recreation Ground Working Group – report on plans for the Pavilion and pitches
On a proposition by the Chairman, the meeting was adjourned to allow Andy Marsh to speak. He explained the outstanding criteria required and that the Club had until March 2018 to comply or find somewhere else to play. The meeting resumed at 8.49 pm.
It was noted that when the Recreation Working Group (RWG) met they were not aware of the requirements.
The meeting was adjourned at 8.53 pm so that Andy Marsh could speak. He referred to the report from Tim Wall and what was specified in the report.
RESOLVED having considered a draft plan for a pavilion extension was circulated which would cost in approximately £160,000 to £170,000 that the RWG should firm up

the plans and costings by the next meeting and that Andy Marsh and Comberton United can have input into the design and costings.

RESOLVED, as no plans or costings had been obtained for the sports pitch improvement that the Recreation Ground Working Group could speak free of charge to Tim Lodge of Agrostis.

3.9 (Annual Parish Meeting) To consider the bus service

RESOLVED to write to Heidi Allen MP expressing the great concern of the Annual Parish Meeting that the service would be stopping at 7 pm on weekdays and that there were no buses on Sundays, which also impinged on public holidays, and asking her to exert pressure as appropriate to secure a better service for the village.

3.11 (12.6) Parking on new pedestrian crossing

RESOLVED, having considered Cllr Taylor's report that he had left a message for Bookers and was waiting for their response. Other issues included vehicles straddling the verge and parking on the crocodile markings, vehicles not stopping at the zebra crossing when pedestrians were on the crossing, and new signs obscured by vegetation, to ask the PCSO for advice on what can be done.

RESOLVED to ask CCC to attend to the overgrown vegetation and to ask them why there is a pole with nothing on the top.

3.12 Permissive path – to consider response from MOD

RESOLVED that a route plan/map is to be sent to Cllr Westgarth and that she should draft a letter to the MOD, to be sent by the Clerk, explaining that the bridge installed by the Parish Council was not in the firing range or within the arc on the Ordnance Survey map.

3.13 (Open) Parking issues in Green End – to consider report and recommendation

RESOLVED to defer this item to the next meeting.

The meeting was briefly adjourned to enable the resident opposite to offer data and refer to parking in Green End and comment on the Baptist Church planning application, that there were insufficient parking spaces for the size of the chapel. The meeting re-opened at 9.20 pm.

4. Finance, procedure & risk assessment

4.1 To receive the financial report and to approve the payment of bills

RESOLVED to receive the financial report and that this be checked against the invoices and statements before the cheques are signed at the end of the meeting.

RESOLVED ^(Prop NT, 2nd AH, unanimous) that the payments as listed in the financial report should be paid, plus Playsafety (RoSPA inspection) £180.60 and Toft PCC. (advert) £12.00.

Buchans (Grass cutting)	£993.58
Salary	£131.15
LGS Services (Admin support)	£1566.77
HMRC (PAYE)	£4.20
NEST (Pension) (DD)	£168.70
Southern Monitoring (Alarm monitoring)	£388.68
Buchans (Grass cutting)	£1991.14

RESOLVED that the two May cheques to Buchans remain on hold pending clarification on the weed treatment, and that Cllr Taylor should follow this up with Buchans.

Credits, including a VAT reclaim, were noted.

4.2 Clerk's report on any use of delegated powers

The Clerk reported on the use of her delegated powers to contract Alarm Maintenance to attend to both the intruder alarm and the fire alarm at the Pavilion.

RESOLVED to contract Alarm Maintenance to maintain the BT Redcare equipment.

4.0.1 Risk

RESOLVED, following safety concerns expressed by a resident regarding the old railway carriage at Watts Wood, that Cllr Taylor should board this up or if this is not possible, ask Foxcotte Fencing to repair it.

RESOLVED that the Parish Council should look into the ownership of the carriage and to defer this to the next meeting.

4.3 To consider the play inspection RoSPA report

RESOLVED to take down the RoSPA page on graffiti from the website.

RESOLVED to delegate to the Clerk to get anything highlighted as medium or high priority repaired.

5. **To receive reports and recommendations from committees, working groups and members**

None.

6. **To consider matters arising out of correspondence/communications received**

6.1 S/1812/17/OL – Bennell Farm – outline planning application for up to 90 dwellings and associated infrastructure works

Taken earlier.

6.2 Resident – cycle path from Barton Road, Comberton to Barton

Noted.

6.3 Resident – mobile breast screening unit and Comberton Village College

Taken earlier.

6.4 St Mary's Church, Comberton – request for financial support

Taken earlier.

6.5 Comberton United – request full use of pavilion office to temporarily accommodate match officials

Taken earlier.

7. **Closure of meeting**

There was no further business and the meeting was declared closed at 9.39 pm.

Signed Chairmandate
