

**COMBERTON PARISH COUNCIL**  
**The minutes of the Parish Council meeting held on**  
**Wednesday 14 February 2018 in the Village Hall at 7.30pm**

Members present:	Mr H Griffiths (Chairman) <sup>(HG)</sup>	Mrs L Tatnell <sup>(LT)</sup>
Councillors:	Ms J Feldman <sup>(JF)</sup>	Mr N Taylor <sup>(NT)</sup>
	Mr A Hollick <sup>(AH)</sup>	Mr M Tebbit <sup>(MT)</sup>
	Dr J McCabe <sup>(JM)</sup>	Ms C Urquhart <sup>(CU)</sup>
	Mr S Moffat <sup>(SM)</sup>	Miss C Westgarth <sup>(CW)</sup>
	Mr T Scott <sup>(TS)</sup>	

In attendance: 3 residents and Mrs Gail Stoehr (Clerk).

**1. Apologies for absence and declarations of interest**

1.1 To receive written apologies for absence and reasons

Cllr Black was not present.

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

Cllr Griffiths declared an interest in item 7.2 as he had given his personal support.

Cllr Westgarth declared an interest in item 7.2 as Churchwarden.

Cllr Tebbit declared an interest in the Bennell Farm application as a neighbour.

Cllr Scott declared an interest in item 6.1 as a resident of Green End.

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**

A resident spoke to his correspondence on the Greenways project and sought the Parish Council's support in principle to improving the cycling infrastructure, if not specific routes.

Another resident referred to the Green End turning and footpath at the junction of Green End and Branch Road, which was an unique and beautiful path and a peaceful walk, and not wide enough for a cycle path. This was shown on the proposal as Route C. The resident did not agree with the statement regarding the width as only 1.5 cycleways need to be 3 metres wide according to the Department for Transport. The proposed removal of the hedgerow was opposed. The proposal had not considered the field culverts, drainage, visibility, and land ownership and the rural nature of the countryside would be lost.

A third resident expressed concern at cyclists exiting on to a blind bend and cyclists down Green End and to the crossroads. The view was expressed that it was a waste of time and effort.

A resident indicated that they did not support that route as cyclists and pedestrians should be kept separate, and gave verbal examples of problems between Comberton and Cambridge for cyclists.

A resident expressed concern at the parking from the Surgery and the condition of the verges. Potholes had not been repaired as cars had been parked when the repairs were undertaken. The surgery was oversubscribed and was unneighbourly as residents' drains were blocked and trade bins were left out.

A resident outlined the problems arising from the Surgery and patient parking.

A resident asked for the outcome of the breast clinic correspondence as it had not been noted in the minutes. The Chairman asked the resident to write to the Clerk.

On a proposition by the Chairman, it was agreed to vary the order of business to take item 7.4, followed by item 3.1.

**2. To approve the minutes of the last meeting**

RESOLVED that the minutes of the meeting on 10 January 2018 be approved and signed by the Chairman, after an amendment under item 4.4 to replace “unanimous” with “carried with one abstention.” (Prop CW, 2nd JM, unanimous)

**7.4 Resident – request that the Parish Council supports the Comberton Greenways Project at least in principle to improving he cycling infrastructure, if not for specific routes**

RESOLVED, having considered the proposed routes shown on the consultation and the views of residents who attended the meeting to oppose all of the three routes shown, with the following comments:

The creation of any new cycle routes should be alongside highways and not through remote countryside on the grounds of health and safety.

The route which goes through the Starve Goose Plantation is important both as a historic path and plantation and should not be harmed.

The Parish Council is very opposed to hedgerows being removed on this route as this would be detrimental to the countryside nature of this footpath.

The end of this footpath exits on to the corner of Green End and Branch Road which is a dangerous blind corner and would be very unsafe for cyclists.

The number of cars parking along Green End when using the Doctors Surgery restrict the width of the road and would cause a hazard for cyclists.

Any new cycle route has to be wide enough for both cyclists and pedestrians to use safely. The widths shown in your consultation document do not meet the Department of Transport requirements.

If the aim is to encourage children from Hardwick to cycle to CVC there should be a cycle route along Hardwick Road to join up with the existing cycle route between Toft and Comberton.

Any available funds should be used to improve the standard of the cycle route between Comberton and Barton.

In the past Comberton Parish Council has lobbied for a cycle route between Barton and Coton which is shown on the plan as stopping just before MOD land. The MOD opposed this at the time. Comberton Parish Council would like to see this pursued.  
(Prop SM, 2nd CW, carried with one abstention)

**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 (6.1) Doctors’ surgery parking in Green End – to consider a report and recommendation from the TWG**

Cllrs Feldman and Taylor reported that they had spoken with the surgery manager. Patient numbers had not increased by that much but patients were attending the surgery more often. There were 20 staff, some of whom parked in Cllr Scott’s farmyard. Cllr Scott declared an interest. There was currently space for 9 cars and he offered to free up more space for more parking. The Parish Council had in the past offered the use of the Recreation Ground car park. Options such as removing the verge for parking and making Green End one-way and alternative parking at the Baptist Church and in the pavilion car park had been considered.

The Chairman asked the residents to write to the Parish Council with any suggested solutions.

On a proposition by the Chairman, the meeting was briefly suspended at 8.14 pm while a resident commented.

The meeting resumed at 8.17 pm.

RESOLVED that Cllrs Feldman and Taylor should liaise with the Surgery and investigate making the Pavilion or an alternative venue available at times of high demand to alleviate the parking problems in Green End. (Prop HG, 2nd SM, unanimous)

Cllr Scott, as District Councillor, reported on:

- an issue with the parish boundary between Over and Willingham.
- Planning and applications in Thriplow and Great Eversden and a challenge by Richard Buxton
- Flooding associated with the moat in Green End
- Fly-tipping
- The Greater Cambridge Partnership

The report of the County Councillor which had been circulated between meetings was taken as read.

3.2 (4.7) Old Village Hall Lease from 2019 – to appoint a solicitor

RESOLVED to send the requested papers to Taylor Vintners and seek a fixed price quote from them so that their quotation can be considered with any others received at the next meeting.

**4. Planning application received**

4.1 S/4552/17/RM – Bennell Farm, West Street, Toft – Application for reserved matters details of appearance, layout, landscaping and scale for 90 dwellings with associated roads, footpaths, landscaping and open space following outline planning permission S/1812/17/OL

RESOLVED to respond as follows:

“Comberton Parish Council strongly objects to the reserved matters application on the following grounds:-

The height, design and location of the proposed 2.5 storey affordable homes. They will be detrimental to the street scene if built at the front of the development. By virtue of the proposed height and style they are not in keeping with the rest of the properties down West Street and are detrimental to the green belt.

The 2.5 storey homes will overlook adjacent properties.

Comberton Parish Council objects to the size and mass of the application.

The two ransom strips and the plantation on the East and also the tree belt shown along the site on the West on the application are not on the applicant's land and falsely gives the impression of the site being greener than it actually is.

The entrance/exit to the site is flawed given the amount of traffic on West Street and does not include any mitigating action to protect vulnerable road users.

The pumping station should be located near the access road rather than in its current proposed position to enable easy access for visiting tankers.

The red brick materials are not in keeping.

Considering the number of bedrooms in the affordable houses against the market housing, the percentage included drops from 40% to 28% and so more affordable houses should be included.

A condition should be included to ensure that it clear who is responsible for any boundaries and/or fencing.

Proper procedure has not been followed by the District Council in notifying adjacent residents of the application.

Comberton Parish Council requests that the application is referred to the District Council Planning Committee. (Prop NT, 2nd JF, carried with 1 abstention)

## **5. Finance, procedure & risk assessment**

### **5.1 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 that the payments as listed in the financial report should be paid, plus CCC (Grit bin fill) £114.00, Alarm Maintenance (Intruder alarm service) £94.80 and Alarm Maintenance (Fire alarm service) £254.40. (Prop AH, 2nd CW, unanimous)

Ridgeons (Building supplies)	£676.72
Cambridge Water (Pavilion water)	£40.32
Peter Oakes (Tree removal – Hillfield Road)	£200.00
Parish Online (Mapping)	£106.80
Town and Country Tree Surgery (Tree works)	£2664.00
R Mister (Expenses – keys)	£12.00
Salary	£131.15
Salary	£346.73
LCPAS (Affiliation fee)	£75.00
NEST (Pension) (DD)	£168.70
EON (Pavilion electricity) (DD)	£191.00

Credits, including investment interest and a VAT reclaim, were noted.

RESOLVED that the payment in favour of Peter Oakes should be on hold pending removal of the stump which they had not done at the time given the weather conditions and potential damage to the surrounding land.

Cllr Taylor is to speak to Buchans about the outstanding removal of brambles at the end of Barton Road and Harbour Avenue.

The outstanding bollards in Hillfield Road are to be chased.

### **5.2 Clerk's report on any use of delegated powers and action taken due to risk**

The Clerk had used her delegated powers to contract Universal Fencing to do the supply some posts in Hillfield Road at a cost of £390.00.

### **5.3 Recreation Ground Co-ordinator and Handyman's items**

#### **5.3.1 Report on any use of delegated powers and action taken due to risk**

The report was taken as read.

RESOLVED having considered the Handyman's current budget and spending report to delegate a further £1000.00 to Rick Mister.

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

### **6.1 Recreation Ground Working Group**

#### **6.1.1 Review of pitch hire fees**

RESOLVED to increase the fees by 50%. (Prop SM, 2nd TS, carried with 1 abstention)

The revised fees will be:

Comberton United Football Club - £30.00 including VAT.

Comberton Crusaders £18.00 including VAT

Cricket Club £30.00

Village Groups £45.00

Non-village affiliated groups £55.00.

RESOLVED that the RFO should inform the Clubs of the increased fees.

#### **6.1.2 Employee review (Confidential)**

At 9.17 pm, on a proposition by the Chairman, carried unopposed, in accordance with S1 (2) of the Public Bodies (Admissions to Meetings) Act 1960, in view of the confidential nature of the business to be transacted, that is, an employee review, the public were temporarily excluded from the meeting and were instructed to withdraw. The Clerk was invited to remain.

The meeting re-opened at 9.20 pm.

RESOLVED that the Recreation Ground Co-ordinator's contact details are to be put in the next Comberton Contact.

6.2 Proposal for four additional grit bins – to agree the location

RESOLVED that new grit bins should be installed:

- In South Street, on the south side of the bend by The Causeway.
- In St Thomas Close near the open space near Number 11.
- In Nursery Way

RESOLVED that Cllr Taylor should mark up a map with the locations for the Clerk.  
(Prop NT, 2nd CW, unanimous)

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

7.1 Resident – South Street footpath

RESOLVED to place an article in Contact asking all residents to check any hedges or vegetation adjacent to the pavement or highway and ensure that they are not causing any obstruction to pedestrians or vehicles.

RESOLVED to encourage the resident to contact CCC himself.

7.2 St Mary's Church – request for support for building project

RESOLVED that the Chairman is to write in support. (Prop AH, 2nd LT, carried with 9 in favour and 2 abstentions)

7.3 SCDC – Consultation on District Councillor engagement with Parish Councils

RESOLVED to respond that the District Councillor should attend Parish Council meetings to report on Comberton matters.

7.4 Resident – request that the Parish Council supports the Comberton Greenways Project at least in principle to improving the cycling infrastructure, if not for specific routes

Taken earlier.

8. **Closure of meeting**

There was no further business and the meeting was declared closed at 9.36 pm.

Signed ..... Chairman .....date