

COMBERTON PARISH COUNCIL
The minutes of the Meeting held on Wednesday 14 November 2007
in the Village Hall at 7.30pm

Members present:	Mr D Ellis	Mr D Charge
Councillors:	Dr J McCabe	Mr J Walsh
	Mr R Rowlands	Mrs D Morison
	Mr A Hollick	Miss C Westgarth (Chairman)
	Mrs J Horne	Dr R Rintoul
	Dr R Roscoe	Dr C Chambers
		Mrs S Hyde

In attendance: 39 members of the public, Mr Martin Williams, SCDC Housing Advisor, Cllr S Harangozo, and Mrs G Stoehr (Clerk),

Comments & observations from members of the public

The majority of residents attended to express their concerns and objections to the Northern Affordable Housing. The residents were unanimous that the proposed development of affordable houses should not be permitted. Residents were urged to write individually to SCDC to make their representations.

Mr Banyard expanded on his letter and expressed concern about the absence of fully functional hearing loop as the present one is not satisfactory for those impaired of hearing. He also outlined the obligations of Local Authorities.

1. To approve apologies for absence and declarations of interest

1.0.1 All members present.

1.0.2 Mrs Morison declared a personal and prejudicial interest in 6.2.1 as her daughter has an interest in affordable housing.

Mr Charge declared a personal and prejudicial interest as he lives in St Thomas Close.

On a proposition by the Chairman the order of business was varied to take items 6.2.1 and 6.3 next

6.2.1 Northern Affordable Homes land adj to the Valley 24 affordable dwellings

Mr Charge and Mrs Morison having declared an interest left the room.

On a proposition by Mr Ellis and seconded by Dr Chambers it was agreed the application should be refused with the following comments:

This application was considered by the Parish Council when it met on 14 November 2007.

The Parish Council meeting was well attended with residents attending to make known their concerns and objections to this application. The residents were unanimous that the proposed development of affordable houses should not be permitted. Residents were urged to write individually to SCDC to make their representations.

Cambridgeshire Acre's Rural Housing Enabler earlier this year carried out housing needs survey for Comberton. The results of this survey have already been made known to South Cambridgeshire District Council during discussions with Planning Officers. A copy of a Parish Council report summarising the 'need', 'housing mix' and 'alternative sites' is available if required.

Taking into account the views of the parishioners, the housing needs survey for Comberton and LDF policy 'HG5 Exception Sites for Affordable Housing', Comberton Parish Council strongly recommend that the application is **refused**.

The policy HG/5 states that **all** its clauses must be met therefore missing just one is a reason for refusing Planning Permission. Comberton Parish Council highlight policies HG/5 1a, 1b and 2 which have not been met.

- Northern Affordable homes not being a Registered Social Landlord could not match the guarantees a RSL would be bound by.(1a)
- The number of dwellings exceeds the number identified in the needs survey undertaken in conjunction with the Parish Council. The Parish Council wishes to see a steady trickle of dwellings over a longer period.(1b)
- The tenure mix makes no provision for rented accommodation. The Parish Council wishes to see the majority of home provided to be rented at social housing affordable prices.(1b)
- The Parish Council does not believe this to be the best available site. Discussions with the Planning Officer have revealed alternatives which do not require access through the most densely inhabited part of the village. (2)

The Parish Council also has serious concerns about infrastructure, sewerage, flooding and access for a development of this size in this location off The Valley and also the building of this size of development on a green field site.

Mr Charge and Mrs Morison rejoined the meeting.

6.3 Report on Scrutiny & Overview Committee's consideration of the questions put to it by the Parish Council

The draft minutes of the Committee meeting¹ which detailed the Committee's response to the Parish Council's questions were noted.

2. **To approve the minutes of the meeting 10 October 2007**

On a proposition by Mr Walsh, seconded by Mr Ellis the minutes of 12 September 2007 were approved as a true record and signed by the Chairman after the following amendments:

Item 6.5 - include 'Mr Ellis to write an article in Contact about verges'.

Under apologies for absence 'babysitting' is to be changed to childcare and Mrs Horne (out of country).

The Clerk advised on the statutory excuses for apologies and the need for the Council to formally approve apologies otherwise they were just noted until a later time when the need may arise for the Council to considered if a member would be disqualified or not.

3. **Matters arising or carried forward from the meeting or a previous meeting for discussion or decision including**

3.1 (3.1) Pond Wall Project

Further to the last meeting the quotations from Acer² and Herald Contract Services³ were considered. Mrs Horne proposed and Dr Rintoul seconded that the Parish Council do nothing for now but to review the project again two years time. The vote was recorded 10 for, 2 against and 1 abstention.

3.2 (6.4) Connections Bus reply⁴

Noted

3.3 (7.1) Minor Highway Improvement Schemes – 2008/09 Bids

Further to the last meeting it was agreed on a proposition by Dr Roscoe seconded by Mr Charge that no bid would be submitted this year 6 for, 2 against and 5 abstentions.

4. **County Councillor and District Councillor reports & questions**

Cllr Harangozo's report on youth provision and the proposed finger post at the cross road was noted.

5. **Finance, procedure & risk assessment⁵**

5.1 To receive the financial report and approve the payment of bills

The financial report was received and considered and checked by a member against the invoices and statements before the cheques were signed. On a proposition by Mr

Ellis seconded by Mr Charge it was agreed that the payments as listed in the financial report should be paid plus Powergen £155.28 & £33.95 (electricity)

SCDC (rates)	£124.00
BT (telephone bill)	£57.00
MD Landscapes (grasscutting)	£1133.88
R Abraham (handyman)	£108.50
ESPO (bin liner)	£52.88
A Marsh (pavilion cleaning)	£121.55
LG Stoehr (salary)	£136.82
LGS Services (admin support)	£783.29

On proposition of Mrs Morison seconded by Mr Ellis it was agreed to withhold £260 from MD Landscapes payment above until the hedge on the northern side of the recreation ground had been cut properly.

5.2 Aprove the grass cutting specification for the tender invite 2008-2010⁶

On a proposition the draft specification was approved after the following amendments:

- Additional up to 5 extra grass cuts
- Recreation hedge every other year
- Memorial site grass
- Village hall piece outside gate

5.3 Report on land registration of the Council's lands

The Clerk reported on the land registration of the notice board site and encouraged statutory declarations for the pond registration.

5.4 Correspondence from Mr Banyard and also from Mr Cook, Chairman of Comberton Village Institute were considered. It was reiterated by the Parish Council that the upstairs room was unsuitable for its meetings for reasons already given to the Village Institute. It was also agreed that the present hearing loop is not satisfactory for those with impaired hearing and that this is not acceptable and must be addressed. It was agreed to reply to Mr Cook raising these points and offering to work in partnership with the Village Hall Committee to investigate solutions without delay.

This was proposed by Miss Westgarth, seconded by Mrs Morison and the vote was recorded as 12 in favour and one against.

6. To receive reports and members items and consider recommendations contained therein

6.1 Affordable Housing – The Planning Group and Working Party Report

It was noted that letters are being sent to various Housing Associations encouraging them to contact the Council if they are willing to provide a scheme which meets the needs of the village on a suitable site.

6.2 Planning Report⁷

Noted.

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

7.1 Contracted Bus Services⁸

The letter from Cambridge County Council was considered. The Parish Council was not in a position to reply as some important background information was outstanding.

7.2 Reply from Cambridge County Council regarding street works and notification⁹

The letter from Gary Wesley at Cambridge County Council dated 9 October outlined the procedure for Parish council street works.

The following are to be reported:

- traffic cones left on a mini roundabout – the police are to be asked to move.

- Florescent yellow cone in Barton Road opposite 64 Barton Road – CCC to be informed

7.3 SCDC Naming of Streets within the district¹⁰

Catriona Dunnett's letter dated 25 October was considered. It was agreed to reply that historically Parish Council's used their powers to name new roads in the parish. Examples of this are the Janes Estate development c1960 and more recently the Leach Homes development off Barton Road. Comberton Parish Council would not like its powers to be reduced in any way. Your new resolution makes no reference to the role of Parish Council's in road naming and therefore Comberton Parish Council seek assurance that this will continue.

The Parish Council also seek clarification on the section which says under Section 93 of the Local Government Act 2003 the District Council could charge for anything done for the provision of such a service.

7.4 SCDC Dog & litter bins results of consultation¹¹

The letter from Mr Harwood-Clarke o dated 18 October giving results of the consultation indicating that the Parish Council will be taking full responsibility of emptying and situation bins excluding ones on private land.

8. Closure of meeting

There was no further business and the meeting closed at 10.30pm.

SignedChairmandate

These papers do not form part of the minutes and are listed for ease of reference only as background papers to matters considered by the Council

¹ Scrutiny & Overview Committee draft minutes

² Acer Conservation quotation

³ Herald Contract Services quotation

⁴ (6.4) Connections Bus reply

⁵ Finance, procedure & risk assessment

⁶ grass cutting specification for the tender invite 2008-2010

⁷ Planning Report including

⁸ Contracted Bus Services

⁹ Reply from Cambridge County Council regarding street works and notification

¹⁰ SCDC Naming of Streets within the district

¹¹ SCDC Dog & litter bins results of consultation