

COMBERTON PARISH COUNCIL
The minutes of the Parish Council meeting held on
Wednesday 10th April 2013 in the Village Hall at 7.30pm

Members present:	Miss A Bacon ^(AWB) (Chairman)	Mr H Griffiths ^(HG)
Councillors:	Mr B Pemberton ^(BP)	Mr A Hollick ^(AH)
	Mr R Elleray ^(RE)	Mr T Scott ^(TS)
	Mr P Crossley ^(PC)	Mr N Taylor ^(NT)
	Mr S Moffat ^(SM)	Miss C Westgarth ^(CW)
	Dr J McCabe ^(JM)	

In attendance: 3 members of the public, Mr Mark Deas, Cambridgeshire ACRE Rural Housing Enabler, County Cllr Fiona Whelan, and Mrs G Stoehr (Clerk)

1. Apologies for absence and declarations of interest

Apologies for absence were received from Cllr Preston (unwell), and District Councillor S Harangozo.

1.1 To receive declarations of interests from councillors on items on the agenda

Cllr Westgarth declared an interest as a member of the PCC in the request for a S137 donation from the Church, and declared the existence of her dispensation which allowed her to speak and vote on the matter.

Cllrs Griffiths, Pemberton and Bacon declared an interest in the request for a S137 donation from the Church as members of the Church electoral roll.

1.2 To receive written requests for dispensations for disclosable pecuniary interests (if any)

None.

1.3 To grant any requests for dispensation as appropriate

None.

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

The report of the District Councillor was circulated.

County Councillor Whelan's report covered:

- Staffing issues at CCC, who are currently at 75% of capacity.
- The topping out ceremony at Cambourne Village College on 15 April 2013, and the implications for Comberton Village College.
- There would be a bus transport meeting on 14 March, which would be her last as she was not standing for County Councillor at the May elections.

The Parish Council noted that Cllr Whelan was not standing for re-election and thanked her for all her hard work and efforts.

Mark Deas, Cambridgeshire ACRE Rural Housing Enabler, outlined his role working on behalf of five local housing associations. He reported on the housing needs survey recently undertaken, by Cambridge Housing Society, covering the context and methodology, local income levels and affordability, buying in shared ownership, renting, results of the survey, views on affordable housing development in Comberton, the suitability of current homes, identifying circumstances and requirements. A summary and recommendation was provided, as previously circulated, taking into account pre-existing evidence from the housing register, findings from the housing needs survey, residents' concerns regarding shared ownership, housing being for Comberton residents, and the suitability of the location. The recommendation was that 47 new affordable homes would need to be built in order to fulfil all current and immediate housing need in Comberton.

Details of choice based lettings and low cost home ownership were explained. The survey had only identified six new people over and above those already on the SCDC register. Exception sites would have a local connection and have priority over others. There would be no right to buy and all equity would be capped at 80%. There would be difficulty in locating a site.

The meeting was opened for public participation.

Questions were asked about the support for rental properties over shared equity and concern was expressed that shared equity homes were left vacant whereas rental was taken up quickly. A question was asked whether there was a preference for open market dwellings or a rural exception sites policy. It was explained that SCDC were considering this matter under the current local plan review.

Concerns were expressed about the ability of the drainage system to deal with more housing. It was observed that there would be housing available elsewhere, such as Northstowe.

Mr Deas replied that the aim was to build 15-20 new dwellings. Trading down housing would allow people in a home too big to move into a smaller house. Mr Deas indicated one of the housing partners does offer such a scheme but buys at a below market rate to enable them to offer this.

An indication had been received from Cambridge Housing Society that if the Parish Council was supportive they could begin to work with SCDC to bring forward a scheme in 2014, subject to land being identified. SCDC may allow a local identification policy on land other than the exception site but this would need to be negotiated, and something might be required in return, such as extending the site further.

It was reported that 300 new homes had been identified in the village, of which 90 would be affordable homes. These would be open to anyone not just Comberton residents.

On a proposition by the Chairman, it was agreed to vary the order of business to take Item 3.2 at this point.

3.2 (Open) Comberton Housing Needs Survey Results

The Parish Council reiterated its policy to actively to support affordable housing for a small development of 8 to 10 homes and the work of the Council via its working group which had worked with SCDC to try to identify a site.

The Affordable Housing Working Group via its convenor Cllr McCabe will liaise with Mr Deas and report to a future meeting.

2. To approve the minutes of the last meeting on 13 March 2013

The minutes of the last meeting on 13 March were unanimously approved ^(Prop AB, 2nd BP) and signed by the Chairman, after an amendment to Item 6.3 to delete “and the Long Road allotment site respectively.”

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 Legionella Testing – to consider quotation

It was noted that the Clerk had accepted a quote from Primec for a legionella risk assessment at a cost of £95, representing a saving over the price of £280 quoted by Beacon.

3.2 (Open) Comberton Housing Needs Survey Results

Taken earlier. Cllr McCabe reported that the farming tenant had been given notice on their site in Long Road and Cllr Harangozo had been asked about this and about funding for houses. Keith Miles had responded that no decision had as yet been made.

4. Finance, procedure & risk assessment

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

The financial report was received and considered. This was checked by a member against the invoices and statements before the cheques were signed at the end of the meeting. It was agreed ^(Prop RE, 2nd PC) that the payments as listed in the financial report should be paid, plus LGS Services (Admin support) £1517.80, EON (electricity) £207.29, Peter Oakes (tree works) £804.00, Connections Bus £585.00, Open Spaces Society (affiliation) £45.00, Alarm Maintenance (Service) £102.00, Suffolk ACRE (Insurance) £864.22.

SCDC (Rates)	£304.92
Peter Oakes (Dead tree removal)	£660.00
S & J Cleaning (Pavilion clean)	£84.00
Noel Hart (Window repair)	£160.00
Greenham (Refuse bags)	£59.30
CPRE (Affiliation fee)	£29.00
XXX (Salary)	£243.04
XXX (Salary)	£54.68

4.2 Risk assessment matters

None.

4.3 To consider S137 requests for financial support

Requests for donations from St Mary's Church and The Summer Reading Challenge were considered, and in accordance with its powers under Section 137 of the Local Government Act, 1972, it was agreed that the Council should donate £750.00 to St Mary's Church and £40.00 to The Summer Reading Challenge, which, in the opinion of the Council, were both in the interests of the area and its inhabitants. ^(Prop RE, 2nd SM)

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

5.1 Planning Committee

Taken as read.

5.2 Recreation Ground Working Group (RWG)

The report of the Working Group as circulated was noted.

5.2.1 Proposal to approve an awareness raising and fund raising event to be held by the Play Equipment Group and Comberton Bowls Club on the Recreation Ground

Approval was given for the event. ^(Prop HG, 2nd SM) The RWG will inform the parties.

5.2.2 Decision whether it is appropriate to extend the Recreation Ground car park by laying down hard core and gravel onto the grassed area to the east of the car park but on the car park side of the wooden barrier

The Parish Council agreed in principle ^(Prop HG, 2nd PC) to have the project costed before further consideration was given. The scheme would include a barrier to protect the safer routes to school path.

5.2.3 Recreation ground sports pitch development project update and Agrostis report on the tenders received

Consideration of five tenders received by Agrostis, along with their report, was carried forward pending the outcome of the grant applications.

5.3 Transport Working Group (TWG)

5.3.1 Coton-Comberton Cycle Path – to consider writing to the landowners to ask permission for a Permissive path over their land

Cllr Pemberton's report, as circulated, was discussed. The Parish Council supported the proposed route and agreed to write to the landowners and tenants to ask if they

would be willing to provide a 4 metre strip of land. The feasibility of using the alternative route suggested at the October 2012 meeting is also to be pursued. ^(Prop CW, 2nd AB)

David Cairns had been appointed by Coton Parish Council to work with Comberton Parish Council and Clare Rankin on this project. The involvement of District Councillor Francis Burkitt is also to be sought.

5.3.2 Cambridge Future Transport meeting report

CLr Pemberton reported on the Cambridge Future Transport meeting he attended and spoke to his report highlighting winter gritting, speed limits in villages and the community car scheme.

5.4 Tree Group – tree liability

The Tree Group's report and proposal for an arboricultural report were considered, together with the response from the insurers Came and Company indicating that the Council's current arrangements were satisfactory in the event of a claim. It was agreed to seek a quote for an arboricultural survey on the condition of the Parish Council's trees and carry this matter forward for further consideration. The Tree Group is to be advised of the insurers comments.

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

6.1 SCDC South Cambridgeshire Local Plan – Parish Council proposals

Noted.

6.2 SCDC Local Plan additional single item consultation – Football stadium at Sawston

Noted.

6.3 Village Institute Trust – village hall terms and conditions

The updated terms and conditions for the Village Institute were noted.

7. Closure of meeting

There was no further business and the meeting closed at 9.10 pm.

SignedChairmandate
