

Lode Parish Council
Minutes of the meeting held at 7.30pm on Monday 13 April 2015

These minutes comprise 4 pages, plus the 3 appended documents

Present Cllrs P Dean (Chairman), P Lane, E Mitchell, F Platten, A Tomlinson and S Woolley.
D/Cllr R Stevens, Mr Mark Bradshaw (NT), Mr A Lamb (Fassage Hall),
Mr I Middleton (Website Administration), and 3 members of the public (2 of whom will be
returned unopposed as Councillors in the forthcoming election).

Apologies Cllr C Rickard.

25/15 Minutes The minutes of the meeting held on Monday 9 March 2015 were accepted as a true record and signed by the Chairman.

Declaration of Interest

(a) Prejudicial There were none.
(b) Other There were none.

26/15 Matters

Arising

Security Light The Clerk reported that Sanctuary Homes had agreed to affix a suitable security light within the garage space on Fairhaven Close.

Fete The Clerk reported that the fete was, once again, covered by the insurance policy.

27/15 C/Council Report In the absence of C/Cllr Shuter there was nothing to report.

28/15 D/Council Report D/Cllr Stephens reported that as he was not applying for re-election this would be his last attendance as a District Councillor at a Parish Meeting.
Cllr Dean thanked him for the tireless way in which he had represented the village on various ECDC committees.

29/15 Parish Council Reports

Finance

Invoices The Council agreed that the following payments could be made electronically.
Last month's payments were checked and approved..

Clerk	Salary	295.61	Local Govt Act 1972 s112
Clerk	PAYE	73.90	Local Govt Act 1972 s112
Mr R Dean	Cemetery Maintenance	169.02	Local Govt Act 1972 s112
Ian Middleton	Village WebSite	34.49	Local Govt Act 1972 s112
CPALC	Membership	274.46	Local Govt Act 1972 s112
Tony Cassidy	Internal Audit	100.00	Local Govt Act 1972 s112
Green Energy	Fassage Hall Electricity	332.45	Open Spaces Act 1906 ss 9 and 10
Truelink	Grass Cutting	60.00	Open Spaces Act 1906 ss 9 and 10
Alan Lamb	Defibrillator	1288.01	Open Spaces Act 1906 ss 9 and 10
e-on	Abbey Lane electricity	24.51	Open Spaces Act 1906 ss 9 and 10

Planning The results of following applications were received:-

Mr&Mrs D Stackhouse 39 Mill Road	15/00014/FUL Single storey rear extension	ECDC Approved
Mr C Stretton Social Club	14/01006/FUL Alterations and Extensions	ECDC Approved

In discussion of the Social Club the following items were noted:-

- The Planning Committee had visited the site before making their decision.
- The applicant had withdrawn the application calling for a change of use and would continue to run it as a Social Club.
- In the light of the fact that the Social Club, through ever increasing costs, had found it necessary to sell the building, the motives of the applicant were questioned.
- Concerns expressed by the Highways Department had been removed by the decision not to change the use of the building from that of a Social Club. This had allowed it to support the application.
- The Planners had inserted a request that any further change of use will require a fresh application.

Other items were covered in an email sent to Councillors. As this covers some 17 pages it will be available on request.

Allotments Cllr Tomlinson reported that following the distribution of the rent invoices payment had been received from 17 rentees.

Cemetery Cllr Tomlinson reported that that the grass was badly over grown. Cllr Dean identified that the machine was being repaired and that the caretaker was finding it difficult to carry out the cutting.

Passage Hall Mr Lamb reported that:-

- The defibrillator had been purchased and installed in position and the electrician had the wiring of the box in his work programme.
- A sign identifying the correct procedure for its use was being prepared.
- Maintenance work was being carried out over a rolling programme.
- Work chasing up grants to purchase the marquee were on-going

Footpaths Cllr Woolley reported that the farmer working the land by the side of Harveys' Drove had complained that dog walkers had destroyed the fence he had erected to stop them walking across his field instead of along the drove. In discussion of this item it was noted that the surface of the drove especially in wet weather is impassable and requires remedial work. It was believed that the NT owned the land and Mr Bradshaw offered to look into the problem.

It was also noted that the trees bordering the Abbey site are encroaching onto the road. The Clerk was instructed to report the matter to the Highways' Department.

Street Lighting Cllr Dean opened discussion of the petition signed by a number of Fairhaven residents by referring to the decisions made at the March meeting ie

1. When the project is complete the allocation of lighting within the village will be reviewed and if a meaningful case for any alteration can be made an approach will be made to the County Council.
2. Unless it can be demonstrated that the loss of 13 lamps in Lode is excessive, the reinstatement of a lamp in one location would necessarily involve the loss of a lamp elsewhere in the village.

After a discussion it was agreed:-

- No meaningful case had been presented.
- It would be impossible to identify a light without inconveniencing other residents.
- Following the news that Sanctuary Housing would install security lighting in the garage area, the re-installation of a light outside number 32 would not be necessary. Cllr Dean revisited the decision made at the March meeting ie 'When the project is complete the allocation of lighting within the village will be reviewed and if a meaningful case for any alteration can be made an approach will be made to the County Council'.

Before the next meeting Cllrs Mitchell and Lane will walk around the village after dark to gain information which will assist the review..

30/15 Parish Reports

Anglesey Abbey

Ms Bradshaw reported that:-

- The Abbey had experienced a successful Easter with the next event being the Mills' event.
- Interest had been shown by a local school in renting part of the NT allotment area.
- It had been necessary to use the Abbey's defibrillator successfully over the weekend.

Cllr Platten reported that:-

- Abbey staff had cleared a large amount of rubbish from the verge between the Abbey and Quy.
- She had advised Clerks of neighbouring villages of the availability of NT allotment plots for rent in Lode.

N'hood Watch

D/Cllr Stephens reported that he and Mr Lord had held a speed watch operation on Lode Road and had recorded several cars travelling at over 35 mph. These were being reported to the authorities. Following the success of this other sites were being considered.

Sports' Club

Mr Lamb reported that:-

- The first cut of the field had been carried out but regular cuts would be required before the cricket season commences to bring it up to standard.
- The weeds will be sprayed on 20 April.

Cycle Way

Cllr Platten reported that:-

- Mr Bradshaw had suggested that a track through the small wood opposite the Abbey gates could form part of the cycle way. This led to a lengthy discussion of the need to have a secure passage across the B1102 which will be considered in the planning stage.
- It will be necessary to have greater involvement from the Quy PC during the building phase.
- Following sight and acceptance of the Rohan Wilson email it was agreed that Cllr Dean should give the go ahead to use Sustrans as the land negotiators.

Further information on the cycle way is printed below.

31/15 Corres'dence

High Street Bench

Mrs Sale asked for advice on the best way to get the bench repaired. The Clerk was instructed to contact Mr Jaggard for advice.

BT Kiosk

BT has made an offer to sell the High Street kiosk to the village for £1.00. As this is a listed building in a conservation area and the point from which the 999 service will be contacted in the case of the need to use the defibrillator it was agreed that the offer be rejected.

Other Items noted.

Communicorp	Clerks and Councils Direct
CPRE	Countryside Voice
BVC	BVC News

32/15 There being no further business the Chairman formally closed this part of the meeting at 9.00pm by thanking Cllrs Tomlinson and Woolley for their efforts whilst representing the village.

Cllr Mitchell then introduced Mr Middleton. She reported that he had developed both an easy and manageable village web site.

Mr Middleton then took over to show Councillors how the website is operated. Whilst moving between pages he reported that:-

- The site has a number of pages which display full information for those wishing to learn more about Lode. This includes PC minutes and the Lode Star publication.
- The site is being developed and he will be approaching a number of people for further information.
- Items for inclusion will be fed to him at an appropriate time. He will then convert the text into a PDF format..
- The site will be live and will record the last date when it was changed.

Cllr Mitchell thanked Mr Middleton for producing a most professional presentation

Date of Annual Parish Council Meeting – Monday 11 May 2015

Date of the Open Parish Meeting – 18 May 2015

..... **Signed by the Chairman Cllr C Rickard**

These Minutes consist of 4 Pages together with 3 attachments

Fen Farm
Lode Fen
Lode
Cambridge CB25 9HF

10 April 2015

Rohan Wilson
Sustrans

Dear Rohan,

Lode to Quy Cycle Path – Landowner Negotiations

Thank you for your offer to carry out the above work to a successful conclusion. We are pleased to accept the terms set out in your email of 8 April 2015. In fact we have £3600 in the Sustrans account (see attached paying in spreadsheet) but would hope that the negotiation can be successfully completed within a budget of £3000, leaving £600 in reserve.

The Garrow estates should be your main target as we have had positive responses from all other landowners and we do not foresee any problems with them. There is no reason why the Garrow Estates should be difficult, and we hope that they will be favourably disposed to this important local scheme. However, Garrows are represented by Savills and they are likely to seek to drive a hard bargain. We, on the other hand, wish to secure the land at a fair price and without incurring excessive legal fees and costs.

I would like to attend the first meeting with Savills' representative in Cambridge in order to present the views of the Parish Council and other local supporters of the scheme. I have previously avoided a meeting as there were undefined costs involved. I think we need to bottom out Savills' charges before we meet and to include them within the money available to Sustrans.

I need hardly say that, in subsequent negotiations with Savills, the aim is to get a safe and attractive cycle path without having to spend much of the tight budget on land purchase and associated costs. We would prefer the option that involves the loss of trees and hedging so that the amount of land required is less and future maintenance costs are kept low. Of course, the landowner may require replacement hedges or a fence, but these are unlikely to be expensive items.

The page of contact details is below, so suggest we get the ball rolling by fixing up a meeting with Savills in Cambridge.

With regards to the route at the entrance to Quy and the crossing point at Anglesey Abbey, I think that we should hold back on any further discussions with landowners until the safety of each of the options has been assessed by CCC.

Yours sincerely

Fran Platten
L2QCP Team Leader

Lode to Quy Cycle Path (L2QCP) - Notes of site meeting on 7th April 2015

Present:

Fran Platten – L2QCP Team Leader/Lode Parish Council
 Charlie Platten – L2QCP Cycling Champion
 Charlie Rickard – Lode Parish Council
 Patrick Joyce and William Rayner – Cambs County Council
 Rohan Wilson – Sustrans

Purpose:

To inspect the route to identify possible alignments and to consider the location of the crossing point, with a view to advancing negotiations with landowners and progressing the design

Actions:

No	Item	Action	By
1	Planning application. May not be required bearing in mind that, after land purchase, all the route will be on land owned by CCC.	Find out if a planning application is required from either or both of the District Councils	FP
2	Land ownership. It is not clear how much of the land is in the Highway and how much is owned by adjacent landowners.	Inspect the highway plans and land registry to get a better idea of the width of the verge owned by the Highway Authority. Pass on findings to RW.	PJ/ WR
3	Drainage authority.	Check which drainage authority area(s) we are in and check if any approvals are necessary.	WR
4	Need to purchase/lease land from landowners. Options include removal of hedges and trees to reduce land acquisition and reduce maintenance requirements. Replace with fence or suitable new hedge.	Negotiate with landowners, in particular the Garrow Estate (via Savills). Emphasise that this is a community project with the safety of cyclists being paramount; and it is supported by Parish, District and County Councils as well as the National Trust.	RW +FP
5	Safety. There will inevitably be some compromises.	Prepare designs to such a level as is required to get approval from the CCC safety officer.	PJ WR
6	Design & specification. Within the limitations of the available funds we want a safe, high quality path which will last.	Prepare in sufficient details for the Term Contractor (Skanska) to work from.	PJ WR
7	Land purchase or lease.	Once the requirements have been finalised and the sale/transfer is agreed, effect the purchase and pay any legal fees.	PJ
8	Speed limit	Can this be 30mph on B1102 in Quy & Lode?	PJ?
9	Construction	As soon as possible!	Sk

Dear Fran, Charlie, Patrick

Thank you for a most practical and positive meeting on site yesterday. We have agreed the outline details of the privately owned land needed for County Highways to construct the path, subject to Highways' design constraints associated with access and road crossing movements at its two ends.

Sustrans would be pleased to be appointed by County Highways and the Lode Community Group to negotiate terms for the purchase of land for the path from the three landowners involved, and the details of any hedge or fence the owners may require.

We have estimated that this could involve 10 days of my time at £360 per day, to be funded by the Community Group's funds held at present by Sustrans. We hold £2,900 at present on behalf of Lode Community Group at present. If that funding is used and Sustrans is appointed Sustrans is willing to bear the shortfall. The alternative would be for us to be appointed directly by the County.

Sustrans' output will be a listing of dimensions of land to be released and the lengths of barriers to be installed, indicated on a plan of the land, and a recital of heads of terms for the instruction of the County Council's solicitors – this for each of the three landowners.

or the Garrow land Charlie has kindly sent me details of his correspondence with Mr Beazley, copied to Patrick. Once appointed and given the local Savill's contact I should be able to proceed immediately with this.

For the Quay land I feel before making contact with agents I need confirmation from Highways that the path's southern end can continue along a short length of existing footway immediately north of Quay Court's northern entrance, and that where the path meets the footway a flush kerb can allow cycle access directly to the carriageway.

For National Trust land the input from Highways is important, in that our "Plan A" envisages a new cycle and pedestrian crossing of the B1102 between the Lodge and the visitor access, within the 40mph speed limit area. I will discuss Plan A with NT immediately, but can only confirm its details with confirmation from Highways.

I hope Lode Community Group and County Highways will be able to confirm Sustrans' role as land negotiator, and look forward to hearing further from you.

Very best wishes

Rohan Wilson

Sustrans East of England