

**Lode Parish Council**  
**Minutes of the meeting held at 7.30pm on Monday 8 February 2016**

**These minutes comprise 4 pages**

**Present:** Parish Cllrs C Rickard (Chairman), P Dean, E Mitchell, F Platten, R Small and R Stevens. District Cllrs D Chaplin and A Sharp, Mr T Cassidy (Internal Audit), Mr C Platten (Social Club/Tree Officer) and Mr Simon Butler-Finbow (Pigeon Development)

**Apologies:** Cllr P Lane, Mr M Lord (NHW) and Mrs A Forecast (NT)

**09/16** The minutes of the meeting held on Monday 11 January 2016 were accepted as a true record and signed by the Chairman.

**Declaration of Interest**

(a) Prejudicial – there were none (b) Other – there were none

**10/16 Matters Arising**

The Clerk reported that he had spoken to ECDC about the Church Walk sign and had been advised that fabrication was complete and a works order for its installation placed.

Cllr Rickard explained to the District Councillors the background behind the project.

**11/16 C/Council Report**

In the absence of C/Cllr Shuter there was nothing to report.

**12/16 D/Council Report**

D/Cllr Alan Sharp, who has been elected to replace Mr V Campbell as District Councillor for the Bottisham Ward, was welcomed to the meeting by Cllr Rickard.

D/Cllr Chaplin reported that:-

- Following the failure to implement the Local Plan ECDC is in the process of redrafting the plan. This is likely to be a lengthy process but it must be completed by 2017.
- The proposed rearrangement of ECDC wards by the Boundaries Commission is now complete and is likely to be implemented.
- He has been appointed as a member of both the Planning and Asset Development Committees. In the former role he has requested that the Gally's Farm planning application be considered by the full ECDC Planning Committee. The Asset Development Committee considers possible uses for parcels of land owned by the District Council..

**13/16 Parish Council Reports**

**Finance**

The Council agreed that the following payments could be made.

Last month's payments were checked and signed off.

**Accounts for Payment**

Clerk	Salary	295.61	Local Govt Act 1972 s112
Clerk	PAYE	73.90	Local Govt Act 1972 s112
Green Energy	Fassage Hall Electricity	267.12	Open Spaces Act 1906 ss 9 and 10
W Jaggard	Cemetery	144.00	Open Spaces Act 1906 ss 9 and 10
CCC	CCAN	10.00	Local Govt Act 1972 s112
Julie Sale	Solar Lighting Batteries	100.75	Open Spaces Act 1906 ss 9 and 10
CPRE	Subscription	36.00	Local Govt Act 1972 s112
Gardenworks	Tree Work	522.00	Open Spaces Act 1906 ss 9 and 10

### Receipts

C Rickard	Walks' Booklet Sales	43.00	Open Spaces Act 1906 ss 9 and 10
F Platten	Cycle Way	17.00	Open Spaces Act 1906 ss 9 and 10
HMRC	VAT Refund	4153.20	Local Govt Act 1972 s112

### Planning

The results of the following applications were noted:-

Mr Craig Stretton Lode Social Club	15/01099/FUL Alterations and extensions to building, changes to parking layout and proposed bin store	ECDC Approved
NT The Paddock High Street	15/01302/VAR Variation of Condition 6 (parking)	ECDC Approved
Gally's Farm Lug Fen Drove	15/01559/OUT Erection of rural worker dwelling with ancillary outbuildings	PC with the support of D/Cllr Chaplin requested that this application be considered by the full planning committee

With reference to the Gally's Farm planning application, Cllr Chaplin reported that he will be putting the PC's concerns about the potential for over-development of the Fen to the planning committee.

Cllr Stevens noted that:-

- the application contains an error as the site falls not in Flood Zone 1 but in Flood Zone 2 for which the risk of flooding is greater.
- The NT vision is to develop an area of wet grassland in the Fen. Developments based on horses and sheep would not be compatible with this aim.

Mr Butler-Finbow attended the meeting to explain his company's proposal for the development of the Broughton Hall site:

- The multi disciplinary company had been employed by Lady Fairhaven to put forward ideas for the development of the Broughton Hall site. At this stage the proposal was for four five-bedroom houses, two on each side of the Broughton Hall, but other options could be considered.
- He wanted to hear the PC's reaction to the outline proposals at this early stage.

The following summarises the points raised in the discussion:

- The overall size of the area available for development is about one hectare.
- It was pointed out that there is a shortage of affordable housing in the village and the present proposal would not address this.
- Since the Broughton Hall has been converted to a dwelling of a high standard it would perhaps be appropriate for any adjacent development to be built to similar standards.
- The site is outside both the village envelope and the green belt.
- The relatively large size of the site would allow the construction of significantly more than four dwellings. These would have to be more modest houses and could perhaps incorporate affordable housing, but the economics of such an option would be different from that for four prestige houses.
- There is also the question of context as the Broughton Hall is very different from the houses on the other side of Lode Road, in terms of style, value and density.

Mr Butler-Finbow thanked the PC for its comments and asked for the opportunity to have further meetings with the PC as the plans are developed further. This was agreed

### Allotments

The Clerk reported that five Bottisham residents had expressed an interest in renting allotment plots. He believed that he would be able to meet this demand.

## **Cemetery**

Cllr Mitchell reported that the seat to the right hand side of the entrance was in a dilapidated state. After discussion it was agreed that she should prepare an article for the Lode Star magazine exploring the possibility for donations to improve the facilities for visitors to the cemetery.

Cllr Platten reported that a Fairhaven Close resident had expressed concern that the roots of the cherry trees planted in the cemetery could affect the drains of the houses along the boundary. It was suggested that she should point out that these are low growing ornamental specimens. If the resident still has concerns these should be addressed to Cllr Rickard.

## **Fassage Hall**

It was noted that:

- Alan Lamb, the driving force behind the building of Fassage Hall and its ongoing administration, is to leave the village. As a result the management committee is examining the options for running the facility in the future. The view of the PC was that it is time to move away from reliance on volunteers and employ local people for specific tasks such as managing the bookings.
- Concern was expressed again about ongoing issues with high electricity use and the ageing hot water boiler. The temperature of the hot water in the kitchen and toilets had been measured by Cllr Stevens as up to 70 degrees centigrade, which is excessive. It agreed that a new boiler is required as a matter of urgency before anyone is scalded.
- The solar lights installed along the track running from the car park to the Hall now have new batteries but the condition of the lights suggest that replacement will be needed in the medium terms.

## **Footpaths/Roads**

Cllr Stevens reported that:-

- he had brought the problems of the non-working speed sign at the crossroads and several blocked gulleys in the village to the attention of the Highways' Department with a request that the gulleys be cleared.
- It may be a sensible idea for individual Councillors to be responsible for a section of the village reporting on litter, blocked drains, pot holes etc. It was agreed that this would be an acceptable approach.
- The speed limit through Quy had been reduced from 40mph to 30mph. The hope was expressed that this would lead to the removal of the traffic calming measures.

A resident had expressed concern about the amount of dog faeces along the drove which runs by the side of Sunny Ridge Farm. Cllr Platten agreed to investigate the availability of signs advising dog walkers to "bag it and bin it".

## **Litter Pick (7<sup>th</sup> February)**

Cllr Platten reported that:-

- The operation had gone very well with at least 40 residents taking part either on the day or in the week before. Neighbouring villages had also responded.
- Well over 90 wine bottles had been collected from the Bottisham section of Lode Road. These would appear to be the product of a resident's drinking problem!
- She has contacted South Cambs about litter on the verges bordering the A14 and A1303.

Cllr Mitchell pointed out that a recently developed cell phone app enables the user to photograph any litter-strewn area and send it directly to the Keep Britain Tidy web site. The information will then be passed on to the responsible authority.

## **Trees**

Mr Platten reported that Sainsburys will make available up to 400 trees for planting within the parish. After discussion it was agreed that he should pursue the offer with probable planting sites being along the B1102 and in the White Fen woodland. Both sites would require landowner permission.

It was noted that the NT trees to the rear of properties on Mill Road had been trimmed back following complaints that they were creating excessive shade in residents' gardens.

## **14/16 Parish Reports**

### **Anglesey Abbey**

The draft NT leases for the village orchard and bus shelter were approved and the Clerk instructed to contact Mrs Forward with a request that they be officially processed and sent to the PC for Cllr Rickard's signature.

It was noted the NT had echoed the PC's comments about the impact that the proposed Gally's Farm Development would have on the NT wild camping site.

### **Social Club**

Mr Platten reported that:-

- At the recent AGM members had approved the proposal to request charitable status for the club and this had been forwarded to the Charities' Commission.
- Concern had been expressed that there was no mechanism in place for the appointment of Trustees. After discussion it was agreed that the PC could not play an active role in the appointments, however, it could provide assistance in the process. It was further agreed that the matter should be considered at a future meeting and to carry this forward Cllr Mitchell agreed to meet with the Trustees.

### **Cycle Way**

Cllr Platten reported that she and Cllr Rickard had recently visited Marshalls to update them on progress with the cycle path. Marshalls have supported the project and provided funding for the feasibility study and the topographic survey. Richard Oakley has taken over from Emma Fletcher who has left Marshalls. Mr Oakley gave a brief summary of progress on the Wing Development off Newmarket Road.

### **Correspondence**

#### **CAPALC Transparency Code**

CAPALC has reported that Central Government has issued a new Transparency Code to meet its desire to place more power into citizens' hands to increase democratic accountability. One impact of this is that the Clerk can no longer use his personal computer equipment for PC business. A grant, not exceeding £399 (excluding VAT) may be made available to enable the PC to purchase both a computer and scanner. The PC instructed the Clerk to process an application for a grant and to identify and purchase the most suitable machines for his use.

### **Parish Conference on the Local Plan**

It was noted that ECDC is producing a new Local Plan. Cllr Mitchell agreed to attend the workshop.

### **Neighbourhood Area**

It was noted that Bottisham PC has applied to be designated as a Neighbourhood Area, with the aim of being more involved in decisions about future development within the parish. It was agreed that the possible development of a Lode Neighbourhood Area should be discussed at a future meeting.

**15/16** There being no further business the meeting was formally closed by the Chairman at 9.15pm.

**Date of Next Council Meeting – Monday 14 March 2016.**

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