

Lode Parish Council
Minutes of the meeting held at 7.30pm on Monday 10 October 2016

These minutes comprise 5 pages and one attachment.

Present: Cllrs R Stevens (Chairman), P Lane, F Platten and R Small.
D/Cllr A Sharp, Mr T Cassidy (Internal Audit), Mr C Platten (Tree Warden/Village Trust) and Ms K Thornburrow (Director of Granta Architects).
The Clerk left the meeting at 8.35pm with the remainder of the meeting being recorded on a CD.

Public Question Time

There were no questions from the public.

Apologies for Absence: Cllrs Dean, Mitchell and Walsh and Mrs A Forecast (NT)

Declaration of Interest

(a) Prejudicial – there were none

(b) Other – there were none

82/16 Broughton Hall – Architect’s Presentation.

Ms Thornburrow reported that:-

- Following excellent work on the Fairhaven Kirtling Estate her company had been asked to take over the planning of the development of all the site.
- The original proposal for 8 houses had proven to be unsustainable and as a result the building of 7 houses was proposed. These would consist of 2 x 2, 4 x 3 and 1 x 4 bed roomed houses.
- A central area, on which children could play, was proposed. Guest parking would be available elsewhere on the site but if necessary the central area could be used for overflow parking.
- It is proposed that with the exception of the 1 x 4 bed house, which would have a double garage, the remaining 6 would have a single car garage.
- SW facing gardens will be provided.
- Traditional materials will be used.
- With the exception of one tree, a lime, the remainder, including a copper beech on which there is a TPO, will be preserved.
- To control the cost of the houses the CIL charge will be paid by the Fairhaven Estate.
- As the entrance road is designated as private, access will only be for those living on the site, their guests and service vehicles. Residents will be expected to put wheelie bins on the kerbside on collection day.
- It is anticipated that plans will be submitted within 2 weeks of the meeting. Due to the late appointment to this proposal it had not been possible to submit this application, for consideration, together with the application for 2 x 5 bedroom houses on the north side of the property.

83/16 Minutes of Previous Meeting

The minutes of the meeting held on Monday 12 September 2016, having been circulated to Cllrs in advance of the meeting, were accepted as a true record and signed by the Chairman.

84/16 Matters Arising from the Minutes

The Clerk reported that an article prepared by Cllr Mitchell, requesting donations towards the purchase of a new seat for the cemetery had been published.

Cllr Stevens reported that the work party for clearing the Shrubbs corner drain outflow was in hand.

85/16 C/Council Report

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

86/16 District Council Report

D/Cllr Sharp reported that:-

- A further consultation on the question of devolution had been set in train by the County Council. The timetable is extremely tight as the conclusions must be submitted to Westminster by the end of November.
- Further discussion is to take place on the Local Plan before being sent to the parishes for their comment. It is expected that information will be available on the ECDC website on 7 or 8 November.
- Following the appointment of a new official the policy on home boarding of pets for financial gain was being revisited.

87/16 Parish Reports

Anglesey Abbey

In her absence Mrs Forecast reported by email that:-

- Serious discussions had taken place with the Abbey over the question of the traveller invasion. (Her email is printed below). It was noted that a member of Abbey Lane is to be invited to join the NT Liaison Committee.
- She had been asked, by a disabled dog walker, if it would be possible to make the journey along the old railway track easier by the removal of a metal bar from the gate which blocked the track. Her answer also is printed below.

Cycle Way

Cllr Platten reported that the meeting to discuss the cycleway planning application had been postponed until 3 November. She thought the delay was because of the objection from the British Horse Society, and the large number of documented replies requesting that the objection should be ignored.

Lode Longmeadow Village Trust

Mr Platten reported that:-

- The funds, in the region of £110 000.00 received from the sale of the Social Club building is to be transferred into the charity established for this purpose.
- No decision has been made about the provision of grants, however, small amounts will be available for approved projects. How the funds will be administered will be discussed at an AGM which will be held early next year.
- The progress of the Shed, pub/restaurant, will be carefully monitored.

Tree Warden

Mr Platten reported that:-

- his tree application to Sainsburys had been successful. 420 trees will be delivered in March and Mr Todd (NT) has offered to provide several more. Planting will take place in the White Fen Wood and to extend the new hedge along the B1102.
- The District Tree Officer, having visited Fairhaven Close, has agreed that one cherry tree is rotten and should be removed. The remaining have a limited life span. She would have no objection to the removal of these as long as they were replaced by more suitable specimens. It was agreed that the Clerk should write to Sanctuary Housing to make them aware of this and if the work progressed quickly the Sainsbury/NT trees could replace the cherry trees. The item will be placed on the November agenda with an invitation being extended to Fairhaven Close residents and the Tree Officer.

He also agreed to inspect the village orchard trees.

87/16 Parish Council Reports

Finance

Invoices

The Council agreed that the following payments could be made.

Clerk	Salary	296.48	Local Govt Act 1972 s112
Clerk	PAYE	74.12	Local Govt Act 1972 s112
Green Energy	Fassage Hall Electricity	45.78	Open Spaces Act 1906 ss 9 and 10
W Jaggard	Cemetery	144.00	Open Spaces Act 1906 ss 9 and 10
W Jaggard	Fuel	9.25	Open Spaces Act 1906 ss 9 and 10
Truelink	Grass Cutting – Field	TBA	Open Spaces Act 1906 ss 9 and 10
Truelink	Grass Cutting – Play Area	TBA	Open Spaces Act 1906 ss 9 and 10
Truelink	Grass Cutting – Verges	TBA	Open Spaces Act 1906 ss 9 and 10
PKF Littlejohn	External Audit	240.00	Local Govt Act 1972 s112

Receipts

ECDC Precept £7000.00, ECDC Allowance £81.00, Lode Village Fete £250.00, Lode Runners £500.00 and Jumble Sale £500.00

Last month's payments were checked and signed off.

It is pleasing to report that the external audit process has been completed, much sooner than anticipated. Concern had been expressed that due to the late change in the rules and the extra work/time which this entailed, it was feared that completion would be delayed but this was not the case. The auditor must have been satisfied with the report as no adverse comment was made.

It was noted that an extra £1250.00 had been received this month. After discussion it was agreed that this should be ring fenced, along with the funds collected for the outdoor equipment, in a special projects account. The Clerk was instructed to thank those providing the funding.

Planning The following applications were discussed

Mr and Mrs Mitchell	16/01017/Ful Construction of 5 dwellings. Amendment involves plans in respect of Access Improvements and Redesign of some buildings	Comment No plans attached. Reply by 18 October 2016.
Fairhaven Estate	16/01226/FUL 2 x 2 storey 5 bed dwellings	

16/1017/FUL In discussion of this item it was noted that:-

- An amendment, which answered 2 reported problems had been received from ECDC. The solution to these had been to widen the access and to rotate one of the houses to remove overlooking problem.
- As the concerns of the PC had not been addressed it was agreed that the fact should be brought to the attention of the ECDC Planning Officer.

16/01226/FUL It was noted that there was an error in the architect's report in that the land surrounding the Hall was not, in recent times, a garden, having been used as an educational establishment and more recently for village activities.

In discussion of this item the following points were noted:-

- The original concept had been discussed at the February meeting at which time no serious comments, other than the shortage of affordable housing, had been identified. The proposal for 7 affordable houses, reported above will reduce the impact of this.
- Movement of cars onto and around the site would require careful consideration.
- It had not been possible to submit the 2 proposals together due to fact that Granta Architects had been put in control of this project at a late stage.
- The design of the 2 houses was most suitable for the site.

Allotments

Cllr Small reported that:-

- The infestation of weeds especially couch grass was creating a problem. Certain rentees show by their efforts that it is possible to maintain a well worked plot. These tend to be retired people who can spend more time on the work.
- The NT is to write to their rentees to ask if the plots are still required and then prepare a possible solution.
- If the land is cleared careful consideration of its future use would be required.
- On the village allotments ways in which the weeds can be cleared will cost money but could be a worthwhile exercise.
- Consideration should also be given to the PC providing a communal shed/sheds for rentees, especially those from Bottisham, to have a place to store tools. Rules on these could be provided by Cllr Small.

Cemetery

The Clerk reported that the metal gnomon had been removed from the top of the sundial. It was agreed that the theft should be reported in the Lode Star report.

In discussion of this item the following points were noted:-

- The matter has been reported to the police, but no insurance claim had been made as the value of the complete sundial was less than the excess.
- Consideration of whether or not it should be replaced to be an agenda item at the November meeting.
- Possibly the pedestal could be used for some other purpose.

Passage Hall

Cllr Stevens reported that:-

- A large number of outstanding jobs had been cleared with only certain redecoration tasks remaining.
- The relationship between the PC and the Management Committee (FHMC) requires resolution.

- The FHMC is responsible for the day to day running of the building but where a high cost task or difficulty is encountered the PC should be brought into the picture.
- The FHMC is responsible for just the building. The PC is responsible for the playing fields. It is necessary, therefore, that the Clerk takes on responsibility for the Charity Commission annual return. The return will include FHMC accounts and certain elements of the PC accounts.
- As it is a charity there will be access to sources of funding. Tax paid on any personal donations into the charity can be recovered.
- The Trust document is held by Mr Lamb who will hand it over for safe keeping.
- Cllr Platten proposed a vote of thanks to Cllr Stevens for all his hard work in resolving many of the outstanding issues.

Cllr Lane agreed to be more proactive in his liaison role.

Footpaths

An email received from a disabled dog walker drew attention to the problem she experienced when using her electrical wheel chair along the old railway line and asked what action the PC could take. It was agreed that the matter should be aired at the NT Liaison Committee meeting.

Cllr Stevens drew attention to the weed infestation along the edge of the footpath bordering the playing field. The Clerk was instructed to investigate a solution to the problem.

Mr Platten suggested that it would be a good idea to purchase a quantity of planings to be spread along Harvey's Drove. It was agreed that this should be discussed at the November meeting when all Councillors would be present.

Village Reports

Cllr Platten reported that the preparation of the ground for the table tennis equipment had been programmed. It will be necessary to purchase 2 tonnes of ready mix from Mead Construction.

It was noted that:-

- The PC Abbey Lane light had failed. The Clerk was instructed to investigate the best way to have a repair carried out.
- Yet again the 'No Through Way sign at the end of Mill Road had been knocked over. It was agreed that a Highways' officer be invited to visit the site to discuss a possible solution to this problem.

A letter sent in by Mr and Mrs Ellis, Station Road, drew attention to the number of cars parking at Swan Corner. It was their belief that parking was not allowed there. After discussion it was agreed that as long as the cars are parked on the highway no action is possible. In the past cars which parked at the end of Harvey's drove had been ticketed but this had been successfully challenged.

88/16 There being no further business the meeting was formally closed by the Chairman at 9.15pm.

Date of Next Council Meeting – Monday 14 November 2016.

..... **Signed by the Chairman Cllr R Stevens**

These minutes comprise 5 pages and one attachment.

Amanda Forecast to Lesley Trigg

Firstly, apologies that I can't make tonight's meeting. I hadn't realised that this was on the agenda and due to my parents being away and Paul being late home, I haven't got any option for picking Kitty up from nursery. I know having this in writing is far from ideal, but family comes first I'm afraid and there's nothing I could actually add face-to-face that isn't in here.

So, a bit of background. We've never dealt with a situation like this before at Anglesey Abbey, but felt we managed it as best as we could under the circumstances. We followed Trust policy and also our own desire to treat them with respect, so we didn't call the enforcement officers in immediately. The travellers arrived on Monday around 4.30pm with an assurance they would leave 24 hours later. I'm not sure if we truly believed that, but we wanted to give them the opportunity.

As soon as it became apparent that this wasn't going to happen, we took action and called the Sheriffs office in. Unfortunately the delay was their end, hence the removal didn't take place until the Thursday evening. We dealt with a number of minor incidents on site during this time and closed on Thursday to protect staff, volunteers and visitors from any anti-social behaviour. The travellers left quietly as you know, but unfortunately moved to Bottisham Village College.

Since then we have explored a number of options to prevent this happening again. The only one really open to us is a height restriction barrier, but this isn't a simple solution. We discussed it with a number of NT building and planning experts, but have concluded the planning issues, cost and logistical challenges of needing to allow other large vehicles on and off site make this option unfeasible.

I also discussed this with my colleagues around the region, some of who had similar issues this year, and we all felt the only option we have is to adopt a zero tolerance policy should this arise again. We now have a process in place that means if travellers come onto our sites, the Sheriffs office is notified immediately. This should mean an enforcement notice and eviction can be carried out within 24 hours. We will be looking at what we can do next year to provide additional security without the huge costs that we incurred this year, but we are all very aware that if they want to come in, they will as we simply can't secure the site against them in daylight hours.

I recognise some of you may feel this isn't a desirable solution, but this is the right one for Anglesey Abbey. It's been made by myself in consultation with our regional management team, including the Regional Director, and is one that will now apply to all NT sites in the region. I'd be really happy to meet to talk through the finer points of how it will operate, but this is now adopted as our working practise.

With regard to the footpath issue, I will talk to Diana Pargeter separately but I need to take some advice as I don't know why the 'barriers' have been put along the footpaths. They are historic and I would imagine they can be removed, but I want to talk to my Estate Manager. I will update you when I've done this.

