

Lode Parish Council
Minutes of the meeting held at 7.30pm on Monday 11 July 2016

These minutes comprise 5 pages.

Present: Cllrs R Stevens (Chairman), P Dean, R Small and F Platten
D/Cllr A Sharp, Mr M Lord (NHW), T Cassidy (Internal Audit),
Mr C Platten (Tree Warden/Village Trust) and 12 Electors.

66/16 Public Question Time

When Cllr Stevens invited the electors to raise their questions it was apparent that they had need to discuss only one topic – the planning application submitted by the owner of 29 High Street. Their comments are recorded in the planning section below.

Apologies for Absence: D/Cllr D Chaplin, Cllrs Lane and Mitchell and Mrs A Forecast

Declaration of Interest

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

67/16 Minutes of Previous Meeting

The minutes of the meeting held on Monday 13 June 2016 were accepted as a true record and signed by the Chairman.

68/16 Matters Arising from the Minutes

Cllr Dean reported that he had not been able to contact Mr Brand about the wheelchair but would continue to follow up the matter.

Cllr Stevens reported that he had spoken to two members of the cricket club and there should be an end to the parking alongside Fassage Hall.

It was noted that there had been no response to the search for a volunteer to fill the Cllr vacancy.

Cllr Stevens reported that it was disappointing to note that even three successive editions of the Lode Star have been distributed without the request for donations towards the cemetery being included.

69/16 C/Council Report

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

70/16 District Council Report

Mr Sharp reported that:-

- The question of devolution is out for discussion. He repeated his concern that devolution will only lead to a further costly tier of government.
- The provision of more affordable housing is high on the agenda.
- The plans for the extension of the Village College are available for viewing. One major concern is that an increase in the number of students will lead to an increase in the number of buses and this will further exacerbate the parking problem. A number of solutions are under active consideration. Flooding in the area around the shops will also be a factor.
- At present the district is in top spot in the matter of amount of waste being recycled. The target is 50% whereas East Cambs recycles 56%. As there is a

penalty of £82.60 on every tonne which goes to landfill this can only have a beneficial impact upon the level of Council Tax. The provision of black sacks, for material which cannot be recycled, rather than an extra bin has had a positive effect as neighbours can readily see what is being sent to landfill.

- Development of the Strategic Plan is ongoing. It has been suggested that 20 dwellings could be built on Sunny Ridge farmyard and 40 on the area around the old station.

71/16 Parish Reports

Cycle Way

Cllr Platten reported that the plans of the proposed cycle way can be viewed on the County website. She confirmed that further comment by the PC on the development is not required, however, Cllr Small suggested a positive comment should be submitted Cllr Platten agreed to do this. She wrote,

“Lode to Quy cycle path

Lode Parish Council wish to thank Cambridgeshire County Council for all their help in acquiring the funding for this project and working with us over the past 3 years to achieve this cycle path. There have been many difficulties but they have been discussed and worked on and slowly it is coming to a conclusion. It has been a joint venture and our thanks go also to East Cambridgeshire District Council for their help as well as Sustrans, Marshalls the National Trust and other Parish Councils in particular Stow cum Quy which has always supported us in this venture. It is a fine example of a community project and we are so proud to have been part of it. We look forward to more people getting on their bikes, wheelchairs, feet and prams to get out and about in a safe environment and go from one village to the next without getting in a car. Thank you, Lode Parish Council July 2016”.

Neighbourhood Watch

Mr Lord reported that:-

- He was concerned about those drivers who were speeding through the village and those using hands held cell phones to carry on conversations.
- He had received a number of emails drawing attention to the various scam projects being distributed. These he passes on to those on his list of interested parties.
- The group of travellers who had taken up residence on the NT carpark had already attempted unsuccessfully to access the Quy festival site.

Social Club

Mr Platten reminded Councillors that at the time of the sale of the Social Club building to Mr Peters members had requested that it be converted into a bar/restaurant.

Village Trust

Mr Platten reported that:-

- Plans were well advanced to operate a Pop Up Pub on 13 August. Once again music will be provided.
- A grant may be available to provide extra activity equipment. A zip wire and the laying of a cycle track around the perimeter of the sports' field have been suggested.

Cricket Club

It was noted that there is little publicity available about the team's matches. It was agreed that publicity should appear in the Lode Star.

72/16 Parish Council Reports

Finance

The Council agreed that the following payments could be made.

Last month's payments were checked and signed off.

Clerk	Salary	296.48	Local Govt Act 1972 s112
Clerk	PAYE	74.12	Local Govt Act 1972 s112
Green Energy	Fassage Hall Electricity	139.09	Open Spaces Act 1906 ss 9 and 10
W Jaggard	Cemetery	144.00	Open Spaces Act 1906 ss 9 and 10
W Jaggard	Fuel	19.30	Open Spaces Act 1906 ss 9 and 10
Truelink	Grass Cutting - Field	199.20	Open Spaces Act 1906 ss 9 and 10
Truelink	Grass Cutting Play Area	74.64	Open Spaces Act 1906 ss 9 and 10
Truelink	Hay Collection	121.44	Open Spaces Act 1906 ss 9 and 10
Truelink	Verges	186.72	Open Spaces Act 1906 ss 9 and 10

Note Electricity charges July 2013 £156.64, July 2014 £181.34 and July 2015 £205.16.

Funds Received

CAPALC	Computer Equipment	825.85	Local Govt Act 1972 s112
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The Clerk reported that he had received a grant of £825.85 from CAPALC to cover the cost of the computer equipment the Transparency Code demanded. This was more than the actual spend as thanks to Mr Middleton it had not been necessary to develop a website.

Planning

The following applications were discussed

Mr A Lamb 29 High Street	16/00748/FUL New build 3 bed chalet bungalow	Comment below
Mr and Mrs J Lince 33 Mill Road	16/00757/FUL Demolition of existing outbuildings and construction of new barn	Comment below
Dr C Wilson 7 Lode Road	16/00586/FUL Replacement outbuilding	ECDC approved. Complaint received from occupants of 10 High Street. ECDC is handling this
Mr Craig Stretton Social Club	16/00506/FUL Amendment to Application.	Comment below

16/00748/FUL

The electors made the following comments on this application:-

1. Certain interested residents had not been included on the ECDC mailing list which invited comments.
2. A considerable amount of valuable information is missing from the application.
3. Access to the site is problematic. There are two, the vehicular one from High Street, is narrow and will have a negative impact on the residents of Nos 33 and 35 and will create a hazard for children walking to catch the school bus. The applicant claims an historical right of way. The use of the pedestrian access from Mill Road would further exacerbate its parking problem.

4. It appears the services are to be laid under the public footpath leading from Mill Road. This causes 2 problems. The first that the footpath would have to be closed whilst work is carried out and the second is that digging in this narrow pathway could affect the foundations of 9. Mill Road and the garden wall of 7 Mill Road.
- 5 The building is right on the boundary of 2 houses namely 5 and 7 Mill Road, and would adversely affect both of these houses which would be overlooked.

The following comments were made by the Councillors:-

1. Electors are permitted to submit more than one letter of comment. It would be sensible not to submit one composite letter. It is the quality of the submissions not the quantity.
2. It will be necessary to identify who owns the land under the two access points as work to excavate for the installation of the services will require the owners' permission.
3. The question of access through a right of way is a grey area. It would need legal advice to identify whether or not the right can be transferred.
4. The District Council requires two parking spaces on a property and space enough for them to turn to come out forwards..
5. In regard to the design of the building (point 4) – it is felt either an outstanding contemporary design or a traditionally built house with the highest sustainability and environmental standards would be appropriate (and only if all other regulatory conditions could be met).
6. Any back development must be easily accessed and should not have a negative impact upon neighbouring houses.
7. The line delineating the site encroaches onto the verge which falls within the remit of the Highways' Department.
8. A number of key measurements are excluded from the plans.
9. Fire Safety Building Regulations state that there should be vehicle access for a pump appliance to within 45m of all points of a dwelling. From the submitted plans the proposed house is c.60m from either the High Street or Mill Road. Width of access for a pump appliance is given in building regulations as 3.7m between kerbs and 3.1m between gateways. Maximum width of access to the proposed building is 2.5m between houses on High Street. Therefore the proposed plan would appear not to meet Fire Safety Building Regulations.
10. In regard to the design of the building (point 4) – it is I felt that either an outstanding contemporary design or a traditionally built house with the highest sustainability and environmental standards would be appropriate (and only if all other regulatory conditions could be met).
11. Concern was expressed about the danger to which young children will be exposed by vehicles exiting the site if the proposal goes ahead.

D/Cllr Sharpe asked to be kept in the loop.

It was agreed that the Council could not support the application and the Clerk was instructed to produce a suitable response.

16/00748/FUL

It was noted that:-

- the application is to replace a derelict barn (never used for agricultural work) by a similar structure.
- The existing building is leaning over the boundary into the neighbour's plot.

- The replacement is being moved 1.5m from the existing site but will retain the same size footprint.
- The Conservation Officer has advised that the loss of the old building will have no impact on the conservation area.
- If possible the existing materials will be recycled and used in the construction.

In conclusion the PC agreed that they had no concerns about the application.

16/00506/FUL

It was agreed that the amendment offered nothing new and that this view should be communicated to the Planners.

Passage Hall

Cllr Stevens reported that he had carried out certain remedial work on the electrics. He had arranged for a consultant to visit the site to inspect, at no cost, the heat pump and following that to provide a quotation to carry out any remedial work. It was agreed that after the consultant's report had been vetted and approved by the Management Committee the PC should arrange for the work to be carried out at a cost of £495

Footpaths

Cllr Stevens reported that the dog fouling signs had been put around the village.

Play Area

Cllr Platten reported that:-

- the investigation into a suitable filler for the cracks between the safety tiles is ongoing. She had received two quotations to carry out the work one for £2050 and the other for £450.
- The quotation for provision of the outdoor exercise equipment had expired but that she had been advised that it would be renewed on application. Purchase is of course dependent upon a successful bid for the Tesco Groundwork Link grant.
- She had raised sufficient funds to provide an outdoor table tennis table and was seeking permission to have one installed before the start of the school holidays. This was forthcoming.

It was noted that the skateboard ramp is to be removed and the BMX track cut.

Village Reports

Cllr Stevens reported that there is need for a work party to clean out the outflow behind Wild Rose Cottage to solve the problem of flooding at Shrub Corner.

73/16 There being no further business the meeting was formally closed by the Chairman at 9.30pm.

Date of Next Council Meeting – Monday 12 September 2016.

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

These minutes comprise 5 pages.