

**Lode Parish Council**  
**Minutes of the meeting held at 7.30pm on Monday 9 January 2017**

**These minutes comprise 5 pages.**

**Present:** Cllrs R Stevens (Chairman), R Small, F Platten and M Walsh together with D/Cllr A Sharp and T Cassidy (Internal Audit) and 18 members of the public.

**Public Question Time**

The only questions asked related to the planning applications and are minuted below.

**Apologies for Absence:** Cllrs Lane and Mitchell

**Declaration of Interest**

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

**01/17 Minutes of Previous Meeting**

The minutes of the meeting held on Monday 5 December 2016 were accepted as a true record and signed by the Chairman.

**02/17 Matters Arising from the Minutes**

The Clerk reported that:-

- He had written to both the NT and Mr Graves asking that they prune back the hedges along the Station Road end of Harveys' Drove. Mr Graves had advised that directly a window of opportunity presented itself he would carry out the work. The NT has not advised if or when they will be able to carry out the work.
- The Abbey Lane residents were pleased to see that the street light has been repaired.

Cllr Stevens reported that the Church clock mechanism had been taken away for repair.

**03/17 C/Council Report**

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

**04/17 District Council Report**

D/Cllr Sharp reported that:-

- The Devolution process is progressing with arrangements being put into place for the election of a mayor which is programmed for the May election period.
- Consultation of the Local Plan has commenced. Once comments have been consolidated they will be considered by the full District Council with implementation of the Plan expected early in 2018. Within the Plan there is a proposal by a developer to build 20 houses in the Sunny Ridge farmyard. During the discussion of this item the following comments were made:-
- ECDC has not made any recommendations at this time. Any statements have been submitted by a developer or a landowner.
- In the previous Plan ECDC proposed the building of 11 000/12 000 houses within the district. As it would not be possible within the timeframe to achieve this it was

necessary to develop Local Plan 2 which calls for the building of 5 000 houses in a 5 year period. If this target is not met central government will take over.

- Exception sites can be identified by Housing Associations for the building of affordable housing for either renting or shared ownership.
- The farm falls within the development envelope but before it can be used for residential building a change of use will be necessary.
- The proposal is to construct up to 20 dwellings. The demolition of any of the farm buildings has not been addressed at present.
- Access to and egress from the site gives cause for grave concern. Exit onto both Mill Road and Station Road would be problematic. It would be necessary for the Highways' Department to become involved.
- Water supply and disposal of sewage could cause problems.
- It is not necessary for landowners to await the publication of the Plan as planning applications can be submitted at any time.

Cllr Stevens drew the discussion to a close by identifying that the consultation process has just commenced so the matter can be revisited at the February meeting.

## 05/17 Parish Reports

### Cycle Way

Cllr Platten reported that:-

- It is planned to provide solar lighting where the path goes along the verge of the B1102 to prevent cyclists being confused by the headlights of cars using the road. It has also been suggested that lights be installed at regular intervals along the track. It had been recommended, however, that this be delayed until the end of the project as it could result in a delay to the programme.
- The question of it becoming a permitted footpath will need to be addressed.
- Commencement of the project is timetabled for April with completion expected by September.

### Football Club

Cllr Stevens reported that the two metal shelters used as technical areas by the coaches are in a poor state of repair. He advised that he would speak to Bottisham FC to identify their possible fate.

## 06/17 Parish Council Reports

### Finance

#### Invoices

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
Clerk	PC Accessories	17.98	Local Govt Act 1972 s112
Green Energy	Fassage Hall Electricity	197.93	Open Spaces Act 1906 ss 9 and 10
W Jaggard	Cemetery	144.00	Open Spaces Act 1906 ss 9 and 10
Truelink	Tree Cutting	240.00	Open Spaces Act 1906 ss 9 and 10
Truelink	Field Aeration	300.00	Open Spaces Act 1906 ss 9 and 10
Truelink	Cemetery Hedge	370.14	Open Spaces Act 1906 ss 9 and 10

It was noted that the hire of the digger from Mead Construction had cost £175.20.

Cllr Stevens commented upon an email he had sent to Councillors in which he had proposed that the budget be separated into 2 subheads – the first to cover ongoing costs, covered by 90% of the precept and the remaining 10% being used to build up a reserve (ie £1,428), for capital expenditure. This latter amount would be used to cover the cost of any project identified by Councillors. He had highlighted a number of such projects but discussion by Councillors would be required before a definitive list is produced. It was recommended that this list should be prioritised with the first on the list being costed so that when funds are available the development could be processed. He further reported that any CIL grant generated by house building has to be used within 5 years or it reverts back to the District Council. CIL grants should be used to restore any problem resulting from the development or for a project which benefits the village. It was agreed that this recommendation should be discussed at a future meeting.

**Planning** The following applications were discussed

P Durrant 50 Station Road	16/01742/FUL Refurbishment of the station master's house and conversion into a 4 bedroom house. Demolition of one section and change of use.	
Lady Fairhaven Broughton Hall	16/01681/FUL Construction of 2x 2 bedroom houses, 4x 3 bedroom houses and 1x 4 bedroom house. 2 Storey detached dwellings with associated works.	
Mr C Purbrook Gallys' Farm Lug Fen Drove	16/01415/FUL Temporary modular wooden building for residential use in conjunction with established equine and agricultural business	
Lady Fairhaven Broughton Hall	16/01226/FUL 2 x 5 bed dwellings	Withdrawn See below

The result of the following application was noted.

Mr A Lamb 29 High Street	16/00748/FUL New build 2 bed bungalow	ECDC Rejected
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**16/01742/FUL** This application followed on from the presentation about the development given at the December meeting by Mrs Emma Durrant. As Councillors had expressed their pleasure that an important part of the village is being brought back to life there was no further comment.

**16/01226/FUL and 16/01681/FUL** Councillors thought it would be more sensible to consider the Broughton Hall developments as one project. Ms Katie Thornborough representing Granta Architects attended the meeting and was present for the discussion on both applications, the one submitted and the other proposed. She reported that:-

- The proposal to construct 2x5 bed roomed houses has been withdrawn with a new application for 4x4 bed roomed houses being proposed.
- She is working closely with the Conservation and Planning Departments.

In discussion of this item the following points were made by the residents:-

- Several of those attending expressed concern about the trees and hedges on the site even though the removal of only one lime tree is proposed. It was considered that the heavy plant required on site could lead to damage. It was noted that there are TPOs on 3 chestnut trees with the remainder being protected by being in the Conservation Area. This should, therefore, protect all from damage.
- One concern was that the Broughton Hall hedge along the boundary between the Hall and a neighbouring plot which had been maintained by the householder may be removed.

In discussion by the Councillors the following points were made:-

- The site is within the conservation area but outside the development envelope. It can, however, be viewed as an exception site.
- The development of the Broughton Hall site is not included in the ECDC Local Plan.
- As flooding at Shrub Corner is an ongoing problem it will be necessary for the ground water to be soaked away on site.
- It would be helpful if a number of affordable houses could be included in the plans.
- On site parking spaces appear to be fewer than one would expect for such a development and this could lead to vehicles being parked outside on the narrow Lode Road.
- The PC should recommend that the application be considered by the ECDC Planning Committee and not delegated to a planning officer as this would allow Lode residents to attend and make representations if considered necessary.

It was agreed that Cllr Stevens should draft a response for consideration by the Councillors who were present before submission to ECDC.

**16/01415/FUL** Mr Purbrook reported that:-

- The proposed new dwelling is still sited close to the NT Wild Camp Site. The elevated site had been chosen as it gives a good view of his land.
- Access to the site will be along an earth track.
- The dwelling is on flood zone 2 and is raised from the ground, therefore, on stilts.

In discussion of the application Councillors made the following comments:-

- The earlier application for a more substantial dwelling had been rejected due to a poor business case. For this application to succeed the case must be more substantial. The introduction of sheep may help.
- Few of the objections raised at the time of the early application by the PC have been addressed.

### **Passage Hall**

Cllr Stevens reported, in the light of the financial surplus held by the FHMC, he should hold discussions to ask the committee to pay for this year's electricity in full rather than making a contribution towards the costs and also make a contribution towards field maintenance. As the question of electricity payments is not included in the proposed agreement it will be necessary to revisit it.

Cllr Platten reported that as a meeting is to be held in the Hall it would be necessary to pay the rental. As the cost of renting has gone up she will investigate the cost.

### **07/17 Other Business**

Cllr Stevens reported that, following the resignation of Cllr Dean there was no longer a vice chairman. It was agreed that as it is possible in his absence it is possible to appoint a substitute chairman no action need to be taken until the May meeting.

The Clerk reported that the steps to find a replacement for Cllr Dean were in train and if it was not necessary to call an election by having a number of volunteers coming forward ECDC would authorise the PC to co-opt a replacement.

Cllr Small revisited the question of developing a Neighbourhood Plan for the Parish. He volunteered to carry the matter forward.

**08/17**

At 9.30pm, as confidential matters were to be discussed, those members of the village who were still present were instructed to leave the meeting.

**09/17** At 9.55pm the meeting was reopened and as there was no further business it was formally closed by the Chairman at 9.56pm.

**Date of Next Council Meeting – Monday 13 February 2017.**

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