

Lode Parish Council

Minutes of extraordinary meeting held at 7.30pm on Monday 13 August 2018

These minutes comprise 3 pages

Present: Cllrs R Stevens (Chairman), F Platten, I Faulkner, R Small, P Lane, T Fitzgerald; D/Cllr A Sharp

79/18 Public Question Time: There were no questions from the public

80/18 Apologies for absence: none

81/18 Declarations of interest (prejudicial/other): none

82/18 Minutes of July meeting: to be considered at the September meeting

83/18 Matters arising from July meeting: to be considered at the September meeting

84/18 Parish Reports:

- **Lode with Longmeadow Village Trust:** Cllr Stevens invited Charlie Platten to address the meeting on progress with the proposal for the LLVT and the Parish Council jointly to purchase the Sunray site from the National Trust. Charlie Platten reported that he and Coral Hatley had had a preliminary meeting with a solicitor from Ashtons to act for LLVT in the purchase. A preliminary Planning group has been set up comprising Cllrs Stevens, Small and Platten from the Parish Council and Ms Holmes, Ms Hatley and Mr Platten from LLVT. From the meeting with the Solicitor, Charlie Platten reported that the proposal for accounting for the respective 80%/20% shares of LLVT and Parish Council is through a Declaration of Trust. The Clerk queried whether the Solicitor might act for both purchasing parties so that the Parish Council would not need separate legal advice. This was agreed by the Parish Council and by those representing LLVT.

There was discussion about how the land would be protected from development for future generations and Charlie Platten explained that Emily Tydeman, the National Trust's surveyor, is proposing that the NT would require a "personal covenant" from the purchasers as the simplest and cheapest way to achieve this. There is provision under the National Trust Act 1937 for the NT to require a purchaser to enter into a Section 8 Covenant but this would be more onerous and more costly to draft legally; Ms Tydeman indicated that the NT did not wish to follow this route. Cllr Small indicated a wish for more information about why the NT do not wish to adopt the section 8 route given that it could provide better protection for the land.

It was explained that, although the NT's Wicken Vision encompasses the Sunray site, it will not be formally referred to within the contract for purchase. The NT will take responsibility for marking out the land; it will also have to resolve the position regarding the bees which are currently on the site before the purchase.

In response to a question regarding maintenance of the site from Cllr Lane, Charlie Platten explained that this would be covered in the Management Agreement between the LLVT and the Parish Council. Essentially as the LLVT has capital but little income, the maintenance cost would be borne by the Parish Council. Cllr Small suggested that the worst case cost of this might be an annual mow, which if it had to be done by contractors rather than volunteers, might cost £600. He also suggested that there might need to be an application to the LLVT for a grant to support the initial clearing of the site.

Cllr Small said that a village consultation event is planned for 27 October in St James Church. This would be open through the day enabling residents to drop-in, look at draft plans and make comments

- **Footpaths:** Cllr Stevens referred to a recent enquiry from the District Council about the adequacy of Dog Bins. He pointed out that, even though the one at Lode Mill was the larger size, once weekly emptying was not sufficient. He suggested that the National Trust might

install another one nearby on their land. This comment has been passed to the District Council

85/18 Parish Council Reports:

• **Planning**

<p>Mr Clive Purbrook 11 The Severals, Bury Rd, Newmarket CB8 7YN</p>	<p>18/00882/FUL Land at East 552203 North 265512, Lug Fen Droveaway, Lode Permanent Consent for structure for which temporary consent was granted under ref 16/01415/FUL</p>	<ul style="list-style-type: none"> - The Parish Council noted that this new application was being lodged just over a year after the grant of temporary permission with a condition that the “long-term” sustainability of the business needed to be established before permanent permission be granted - It was noted that the temporary building had not been built and queried whether the regulations and requirements attaching to a permanent structure would be met by the planned temporary building - The Council reiterated previous concerns to the effect that this dwelling is located at 500 metres from the Fen Droveaway and unnecessarily close to the National Trust’s Wild Camping Site
<p>Ms Lucy Rice, 3 Mill Rd, Lode Cb25 9EN</p>	<p>18/00976/FUL Gable extension to rear with new sash, new sash to east facade 1st flr and new window to south facade 1st flr. Rendered brickwork to 1st flr existing flat roof extension. Re-roof and insulate flat roof 1st flr with heavy duty roofing felt like for like</p>	<ul style="list-style-type: none"> - The Parish Council questioned whether it was appropriate that the exterior of the existing extension be rendered as this alters the character of the original brick building. It proposes that the issue be referred to the Conservation Officer for advice
<p>Ms Ann Mahaffey, Bulls Fm, Lode Fen, CB25 9HE</p>	<p>18/01036/FUM Change of use from agricultural arable field to 4 shallow wildlife ponds, creation of wildflower meadow and kingfisher bank for wildlife and maximise biodiversity</p>	<ul style="list-style-type: none"> - The Parish Council made no comments to ECDC on this application

- **Finance:** The following payments were approved by the Council:-

J E Giles	Salary & PAYE	£360.58	Local Govt Act 1972 s112
W Jaggard	Cemetery	£155.36	Open Spaces Act 1906 ss 9 & 10
W Jaggard	Fuel	£7.62	Open Spaces Act 1906 ss 9 & 10
Green Energy	Fassage Hall Electricity pd by DD	£73.61+VAT	Open Spaces Act 1906 ss 9 & 10
Truelink Ltd	Grasscutting	£297.25	Open Spaces Act 1906 ss 9 & 10
UK2	Fassage Hall website domain fee etc	£40.54+VAT	Local Govt Act 1972 s112
Carter Jonas	Valuation of Sunray site	£650+VAT	Local Govt Act 1972 s112
Per Rob Small	Fencing and stakes	Up to £200	Open Spaces Act 1906 ss 9 & 10
Wickes	Weedkiller	£15+VAT	Open Spaces Act 1906 ss 9 & 10
Wickes	Fairhaven Close Path Chippings	£25+VAT	Open Spaces Act 1906 ss 9 & 10
B&Q/Kedel	Play Area, Boat decking, post and wheel	£61.63+VAT	Open Spaces Act 1906 ss 9 & 10
B&Q/Homebase	Play Area Fence strengthening	£29.30+VAT	Open Spaces Act 1906 ss 9 & 10
B&Q	Bus shelter seat: oak slat	£13.63+VAT	Open Spaces Act 1906 ss 9 & 10
B&Q	Pergola corner trellis pieces	£43.75+VAT	Open Spaces Act 1906 ss 9 & 10
Crowd Control Solutions Ltd	10 barriers for patio	£367.50+VAT	Open Spaces Act 1906 ss 9 & 10

- **Fassage Hall & Recreation Ground:** Cllr Stevens reported that Cambridge City are planning to make more use of the Recreation Ground from next season. He had recommended to the Fassage Hall Committee that there should be a clear agreement covering their use of the field as well as of the changing facilities

86/18: Date of next meeting: Monday 10 September at 7.30 pm

The meeting closed at 9 pm