

Lode Parish Council – Meeting Information for 14 February 2022

Matters arising not on main agenda

Council Bank Accounts

Bank balances as at 9 February: £18,807.09

Receipts since 5 January: £600 - Cemetery

Allotment rents outstanding £ 67

Correspondence

- Police & Crime Commissioner – Consultation on Precept increase
- CCC - Cambridgeshire Flood Risk Management Strategy Consultation
- Road Victims Trust – Annual Report 2020-21
- Stephanie Jones, ECDC – Request for all Cllrs addresses for direct mailing
- Age UK – Visiting Support Service information
- ECDC –Sunnica Energy Farm Update - Registration to become an interested party has opened
- ECDC – Eyes & Ears Training
- Natural Cambridgeshire Community Grant - update request
- Greater Cambridge Partnership – notice of Assembly Meeting on 17 Feb
- Update from Cllr Anna Bailey, ECDC
- NE Cambridge Area Action Plan Update
- Gtr Cambridge Partnership – Launch of Mill Road Consultation
- ECDC – Community Safety Newsletter
- Playsafety – Notification of Annual Inspection in April

Jonathan Giles, Clerk.

9 February 2022

LODE PARISH COUNCIL

14 FEBRUARY 2022

REQUEST FROM RESIDENT OF 24A FAIRHAVEN CLOSE FOR PURCHASE OF ALLOTMENT LAND TO FACILITATE SAFER ACCESS TO THE PROPERTY

Purpose of Report

This report identifies key issues and questions that the Council would need to consider in making a response to this request.

Background

The following request has been received, as reported to the Council in December 2021:

- Access to 24A Fairhaven close is via the long thin cemetery car park access road which poses a significant safety risk for entry and exit into the property and driveway
- Usage patterns, particularly in summer months, for vehicle access has seen a substantial increase in recent years which has compounded this problem
- Safety concerns exist for the residents and visitors of 24A Fairhaven close but also for other pedestrians (and children) gaining access to the access road via the unsighted access points at the end of Fairhaven close and the other locations
- 24A proposes to change access to its front door to be from the side onto its current driveway instead of directly out onto the access road
- If it were possible 24A would like to eventually create a drop kerb for vehicle access into its driveway to be from the end of Fairhaven close rather than the long thin access road
- Along with that change the resident of 24A would also like to suggest that the pedestrian access to the access road and allotment area for residents should undergo some general improvements with pedestrian safety in mind

Switching the position of the front door and improving the vehicle access (driveway) for 24A Fairhaven close would address the resident's main safety concerns and allow a more pleasant frontage to be created for the property which should also improve the general look and feel of the area. The resident of 24A Fairhaven close is willing to make these changes at their personal cost and would be entirely committed to ensuring that any wishes of the parish council in terms of layout and style would be strictly followed."



This request follows concerns that arose over late night use of the Fassage Car Park and risk to pedestrians by vehicles driving fast along the access road. Following discussion between the resident and the Council a moveable bollard was placed in the road at night indicating that the road was closed to traffic. The Council has subsequently agreed to install a sign clarifying the restrictions on the use of the Car Park.

Issues

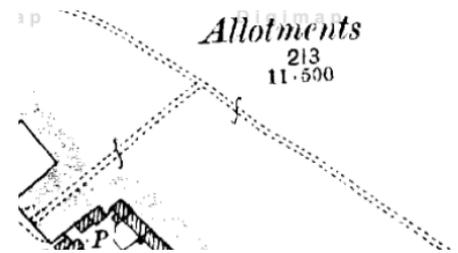
In making a response to the request the following issues need to be considered:

Allotment Context & Legal Position

Lode Parish Council owns 0.55ha of allotment land. This bounded by the High Street to the southwest, by Fassage Close to the southeast, by the Fassage Green and cemetery to the northeast and by Fairhaven close to the north west. There is an access road leading from the High Street, owned by the Parish Council. The tarmacked section of the road ends at the cemetery where it turns to gravel and extends to the village recreation ground. According to Ordnance Survey records the land has been continually managed as allotments since the early 1900s with the current positioning of the access road also being in place since that time.



Map 1: Lode PC Allotments (2022)



Map 2: Lode PC Allotment site (1900)



decline of land available
n currently having no

allotment provision.

The level of demand for allotments is such that there has been a low level of vacancy for the past two years. The previous holders of Plot 1 vacated the plot at the end of September 2021. There was consideration by the PC of allocating the land to communal fruit trees whilst the plots remained vacant for a short while. However, in the intervening period an application has been made by a resident of the village who wishes to lease the plot with immediate effect.

Through section 23(1) of the 1908 Allotments Act there is a statutory duty of Local Authorities to provide sufficient allotment land in their area.

The Allotment Act 1925, s 8, amended by the Agricultural Land (Utilisation) Act 1931 states that allotment land must not be sold without the consent of the Secretary of State. This implies a strong presumption against disposal of such land.

We have indicated to the resident that the plot is already in the process of being relet.

Risk Assessment

In this circumstance it is appropriate to conduct an assessment of the risks affecting the residents of 24A Fairhaven Close and any users of the access road from the High Street to the Passage Hall.

Hazard	Possible effects/harm	Risk rating H, M, L	Detail of controls	Revised risk rating
Speeding vehicles on access road	Risk of collision with pedestrians/cyclists (including residents of 24A Fairhaven Close)	M	5 mph speed limit sign (current) – Parish Council	L
			Paint the speed limit sign on the road surface at the entry from the High Street (potential) – Parish Council	L
			Paint ‘stop line’ where access road joins Station Road (potential) – Parish Council	L
			Speed humps (potential) – Parish Council	L
	Risk to residents of 24A Fairhaven Close as they leave the premises as the front door opens directly onto the access road	M	Formalise the foot path on east side of plot 1 enabling access directly to the footpath from 24A Fairhaven Close (potential) – Parish Council	L
			Maintain awareness of potential hazard to residents and visitors (current) – Resident	L
			Exercise caution on leaving premises (current) – Resident	L
			Relocate main entrance to side elevation so that it does not open directly onto the road (potential) – Resident	L
			Fence boundary between 24A Fairhaven Close and access road (potential) - Resident	L
				L

In considering this request, the Council would need to consider the balance between its responsibility to the whole village community (present and future) alongside this request from one resident.

Consultation: This report has been shared with the resident making the request

Recommendations:

The Parish Council is recommended to:

1. Review the draft risk assessment and advise any changes required
2. Confirm the mitigations in the risk assessment are an appropriate response to the resident
3. In the light of this confirm its response to the request from the resident of 24A Fairhaven Close