

**COMBERTON PARISH COUNCIL**  
**The minutes of the Parish Council meeting held on**  
**Wednesday 13 February 2019 in the Village Hall at 7.30pm**

Members present:	Mr H Griffiths (Chairman) <sup>(HG)</sup>	Mr S Moffat <sup>(SM)</sup>
Councillors:	Ms J Feldman <sup>(JF)</sup>	Mr T Scott <sup>(TS)</sup>
	Mr A Hollick <sup>(AH)</sup>	Miss C Westgarth <sup>(CW)</sup>
	Dr J McCabe <sup>(JMcC)</sup>	

In attendance: 17 members of the public, Laura Gates (Greater Cambridge Partnership), Joe Baker (Mott McDonald), District Cllr I Sollom, and Mrs Gail Stoehr (Clerk).

**1. Apologies for absence and declarations of interest**

1.1 To receive written apologies for absence and reasons

Apologies were received from Cllrs Martin (working late) and Tatnell (out of parish).

1.2 To receive declarations of interests from councillors on items on the agenda and details of any dispensations held

Cllr Westgarth declared an interest as Church Warden in item 4.2, the planning application for Church Lane.

1.3 To receive written requests for dispensations for interests and to grant any requests for dispensation as appropriate (if any)

None.

**Comments & observations from members of the public and County and District Councillor reports**

Laura Gates and Joe Baker spoke about the Cambourne to Cambridge busway better public transport project, and outlined the background and position to date. Phase 2 of the consultation, for the area west of Madingley Mulch to Cambourne, had commenced and there may be a separate consultation when Bourn Airfield is developed. Consultation leaflets were available detailing the maps and options, including three route options and two park and ride site options. Each route was outlined in detail along with the costs and changes to infrastructure required. Changes had been made to the park and ride site near Coton so they were re-consulting on both sites. The dates and times of public consultations were provided. The closing date is 31 March.

An opportunity was provided for questions.

- The number of buses would be nine per hour in each direction at peak times to begin with but might increase depending on demand.
- It was stated that environmental implications and the impact on the Green Belt and the SSSI had been taken into account and any scheme would be subject to Environmental Impact Assessment.

Cllr Sollom's previously circulated written report was taken as read. It was reported that Planning Enforcement were looking at the removal of a hedge on Branch Road. A formal report was awaited on empty homes; Cllr Sollom had been verbally told that the owners had been contacted to encourage them to bring the homes back into use. The Council Tax premium may encourage people to do so.

A resident representing households at Church Lane spoke regarding the conversion of a barn into five dwellings. He highlighted unresolved ambiguities in the planning legislation and urged the Parish Council to consider whether it thought the application complied. A structural survey was not part of the application and the Local Authority should form its own opinion.

The access and inclusivity were inconsistent with the planning framework. There were access issues as Church Lane was only partially adopted, varying in width between 3.2 and 3.9 metres wide. It was anticipated that for five dwellings, there would be five to ten vehicles which would generate traffic. There was no plan as to how the roadway was going to be maintained. There were issues of visibility and speeding at the junction of Church Lane with Royston Lane.

Residents of Hillfield Road expressed objections to the bollards on the grass verges and the removal of parking spaces. The background was summarised; the issue had been raised in April and in December, a letter had been received stating that the works would be carried out. The residents argued that the minutes reported that the bollards would allow cars to park but they were not positioned to allow this. Emergency vehicles would be unable to gain access. The residents asked that the Parish Council look at this issue again, as it was chaotic parking in the morning.

A resident raised the destruction of the path outside Brook Cottage in South Street, at the end of Royston Lane. County Cllr Lina Nieto's contact details were passed on to the resident.

**2. To approve the minutes of the last meeting on 9 January 2019**

RESOLVED that the minutes of the meeting on 9 January 2019 be approved and signed by the Chairman. (Prop CW, 2nd JM, unanimous)

On a proposition by the Chairman, it was agreed to vary the order of business to take items 4.1, 4.2 and 7.4 next.

**4.1 S/0058/19/FL – Site adjacent to 69 Long Road – Construction of 4 no. residential dwellings**

RESOLVED to recommend refusal on the grounds that it is in the Green Belt, is detrimental to the Green Belt, and is outside the village framework. Furthermore the site was considered by SCDC under the Call for Sites and had been rejected. There might also be implications for the Mullard Observatory. (Prop JM, 2nd CW, unanimous)

**4.2 S/0122/19/PA – Barn at Church Lane – Prior approval of change of use from agricultural to 5 no. dwelling houses and associated operational development**

Cllr Westgarth, having previously declared an interest in this item, left the meeting at 8.16 pm.

RESOLVED that the Parish Council recommends refusal on the grounds that it is in the Green Belt and detrimental to it, being visible from a distance; it is not a derelict redundant building; there is no access to village facilities; there are access issues including an unsuitable access onto a narrow road which is not capable of being widened on the brow of a hill; the proximity to a listed building and its curtilage; and the implications for the Mullard Observatory. The Parish Council is asking the Planning Officer and Planning Committee to take the concerns of the residents who write in seriously and asks, should the Planning Officer be minded to approve the application, that it should be referred to the Planning Committee. (Prop TS, 2nd JM, unanimous)

**7.4 Complaint from the Hillfield Road Residents' Group**

**7.4.1 That their communications did not receive the attention that they deserve**

The Chairman sought clarification of the suggestion that the communications did not receive attention. The residents stated that their objections had been submitted in August and there had been no follow up between then and receipt of the letter notifying them of the installation of the bollards.

The Residents were advised that the Council could only look at their complaints this evening and could not revisit the decision unless 3 Council members signed an order requesting the Council do so.

RESOLVED that the complaint be rejected, as it was not the case that the communications did not receive due attention <sup>(Prop HG 2nd SM unanimous)</sup>.

7.4.2 That the Parish Council did not consult as required by S3 of the LGA 1999

RESOLVED that there was no requirement on the Parish Council to consult as this only applies to Best Value Parish Councils, which were defined in the Act and these were not parish councils.

3. **Matters arising or carried forward from the meeting or a previous meeting for discussion or decision and to note the Clerk's report**

The Clerk's report, which included background to items on the agenda and matters arising, was noted.

3.1 (Open) Cambourne to Cambridge busway proposals – to consider whether any action is required

District Cllr Ian Sollom was invited to participate in this item and to give an overview of all the current and possible future strategic projects.

RESOLVED to strongly object to the waterworks location for the park and ride site, in view of the build up of traffic at the junction with Madingley Road, the environmental impact on the SSSI, the impact on the landscape, and the visibility of the site from three counties.

RESOLVED to supports the Scotland Farm location for the park and ride site.

RESOLVED with regard to the route options, that the Parish Council objects to the route going through the countryside and believes it should run alongside the road. The Parish Council supports Option 3 with on-road bus priority lanes running in both directions along St Neots Road. <sup>(Prop SM, 2nd CW, unanimous)</sup>

On a proposition by the Chairman, it was agreed to vary the order of business to take item 6.1 next.

6.1 East West Rail Cambridge-Oxford rail link consultation

RESOLVED to reject all the routes included in the consultation for the reasons highlighted by CamBed Rail Road, namely that: the East-West Rail proposals would cause great damage to the environment by creating two transport corridors across the region, contrary to the recommendations of the National Infrastructure Commission; and they do not provide adequate connectivity between communities and centres of employment. The Parish Council supports the alternative proposals from CamBed RailRoad, which would be less detrimental to the environment and landscape, taking a northern route alongside the A428 to serve local settlements and could provide links to the Cambridge North Station and beyond.

3.2 (3.1) Pond water levels – to consider quotations for lining the pond

No quotations had been received. The information on pond liners passed on by County Cllr Nieto was noted. RESOLVED to defer this item to the next meeting.

3.3 (3.3) To consider the Handyman and Recreation Ground Co-ordinator vacancies

RESOLVED, having interviewed two candidates, to offer the two roles to Jeremy Graham and to thank the unsuccessful candidate on Mr Graham has signed his contract. RESOLVED to extend his job description to include monitoring and small works on the Council's lands which were not already covered in the annual grass cutting contract.

3.4 (3.3) To consider arrangements for the operation of Sports Club bookings and facilities

RESOLVED to defer this item to a future meeting to enable the new Recreation Ground Co-ordinator to contribute.

3.5 (5.4) Assets Walk – to consider quotations for the play equipment items if received

RESOLVED to defer this item to a future meeting pending a reply from Kompan as the items should be under warranty.

- 3.6 Unlawful planting at The Valley – to consider the next steps  
RESOLVED to write to the resident reiterating that the planting is on Parish Council land and whilst it should be removed, and the Parish Council will not maintain it as it was planted by the resident. The Council is willing, however, to allow the hedge to remain as long as it does not grow above three feet high.

- 3.7 (5.1) Damage to verges in Swaynes Lane – to note  
RESOLVED to note the response from Simeon Carroll, CCC Highways Officer that CCC will not repair the verges but that residents may do so themselves.

Cllr Moffat left the meeting at 9.30 pm and did not return.

#### **4. Planning applications received**

- 4.1 S/0058/19/FL – Site adjacent to 69 Long Road – Construction of 4 no. residential dwellings

Taken earlier.

- 4.2 S/0122/19/PA – Barn at Church Lane – Prior approval of change of use from agricultural to 5 no. dwelling houses and associated operational development

Taken earlier.

#### **5. Finance, procedure & risk assessment**

- 5.1 To receive the financial report and to approve the payment of bills

RESOLVED to receive the financial report and that this be checked against the invoices and statements before the cheques are signed on receipt of the new cheque book.

RESOLVED that the payments as listed in the financial report should be paid, plus GeoXphere Ltd (Online mapping) £108.00.

RESOLVED to renew the subscription to Cam Valley Forum. (Prop HG, 2nd JF, unanimous)

Salary	£107.12
Salary	£278.20
NEST (Pension) (DD)	£136.35
LGS Services (Admin support)	£1276.51
Cam Valley Forum (Affiliation fee)	£10.00
Jason Moore (Pavilion works)	£10512.00
Cambridge Water (Pavilion water)	£234.76
Comberton United (Pavilion painting)	£173.63
EON (Pavilion electricity) (DD)	£69.63

Credits, including pitch fees and investment interest, were noted.

- 5.2 Clerk's report on any use of delegated powers and action taken due to risk  
RESOLVED to note that the Acting Clerk had negotiated lower electricity prices for the pavilion.

#### **6. To receive reports and recommendations from committees, working groups and members**

- 6.1 East West Rail Cambridge-Oxford rail link consultation

Taken earlier.

- 6.2 RWG report and recommendations including

- 6.2.1 Resident complaint about golf and dog mess on the recreation ground extension

RESOLVED that new dog signs should be installed by the new Handyman.

RESOLVED to place an article in Contact stressing that golf on the recreation ground is not safe and damage is being done to the land. However the Council is opposed to further signage.

**7. To consider matters arising out of correspondence/communications received**

7.1 SCDC – Bennell Farm Public Open Space – request for Parish Council’s views

RESOLVED that the Parish Council does not wish to accept the Public Open Space at Bennell Farm, due to the implications relating to the underground water tank and because it is not in Comberton parish.

7.2 Resident – footpaths in Comberton

RESOLVED to apply for a Temporary Road Order to restrict vehicles from using The Drift between October and April, to protect the surface.

7.3 Cambridgeshire Search and Rescue – Grant application

RESOLVED not to contribute.

7.4 Complaint from the Hillfield Road Residents’ Group

7.4.1 That their communications did not receive the attention that they deserve

Taken earlier.

7.4.2 That the Parish Council did not consult as required by S3 of the LGA 1999

Taken earlier.

**8. Closure of meeting**

There was no further business and the meeting was declared closed at 9.43 pm.

Signed .....Chairman .....date

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