

GREAT ABINGTON PARISH COUNCIL

Clerk: Mrs. PM Harper
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EXTRA PARISH COUNCIL MEETING WAS HELD ON MONDAY 3rd AUGUST 2020 USING ZOOM

Parishioners were invited to attend the meeting via zoom using the website (zoom.us) with the access details available from the Clerk.

Present: Bernie Talbot, Jill Carter, Stephen McDonnell, Tony Orgee, Louise Patten, Emma Pery, the Clerk (arrived after the start of the meeting) and no members of the public. Also present were Philip Simpson (Shelford Properties Builder), Nick Rust (Shelford Properties), Matt Hall (Shelford Properties site manager) Paul Lawrence (Laragh Homes Construction Manager), James Snell (Laragh Homes' architect), John Lorimer (Laragh Homes) and Orestis Tzortzoglou (Biomed Realty)

Meeting started at 7.15pm

36. Consider planning application:

Ref: 20/03244/OUT - Land on The East Side Of 40 South Road - Outline planning for the erection of 1 No. dwelling with all matters reserved.

Bernie Talbot proposed that the Council support the application, which was seconded by Tony Orgee, with the support of all Councillors

37. Authorisation of E-bike expenditure from Council funds:

- a) Bike Lock - £22
- b) Contingency of £50
- c) Cycle helmet - £16.65
- d) Extra battery - £207
- e) Extra charger - £49
- f) Insurance excess (in event of insurance claim)- £250.Pre-authorise two claims just in case?
- g) Price increase on e-bike since quotation in October 2018 was £46.80.

Tony Orgee proposed that the Council authorise the E-bike expenditure (listed above as items a-e and item g) and the payment of two access payments in the event of an insurance claim, which was seconded by Bernie Talbot, with the support of all Councillors

38. Authorise Bernie Talbot to sign the land transfer agreements between Hill and the Parish Council for Moorefield and Larkfield sites.

Moorfield location transfer of play areas land and two parking bays

Larkfield development transfer of the play area, orchard and an area of trees at the front of the site.

Tony Orgee proposed that Bernie Talbot sign these agreements on behalf of the Council , which was seconded by Stephen McDonnell , with the support of all Councillors

39. Briefing from Nick Rust, developer and Matt Hare (Shelford Properties) of Strawberry Farm site.

The developers, Shelford Properties, highlighted that they had outline planning permission only at present, and had yet to get approval for the layout and style of houses. To date two detailed plans had been submitted to the District Council and been refused. The developer's perception was that the Parish Council felt the houses should be more like the former Land Settlement Association (LSA) houses in design and height with half hip details on upper windows, cropped gable form, one and a half storeys height, using boarding and render and with low eaves. The layout was shown with an unchanged site access and eight dwellings on the plan, with plots one, two and eight, the affordable dwellings, unchanged. The height of the house on plot 3 was about 7.5 metres. The lane between plot 2 & 3, to the east of the site, was an access agreed by the previous landowner (to a field) and we were told was a legally binding agreement. There was no front view of plot 1 & 8 on the plan, the developers agreed to send this plan to the Council.

Bernie Talbot explained the concern was that the development contained tall dwellings on raised land opposite bungalows where the land fell away, so Strawberry Farm houses would dominate the area. The developers explained that it was too costly to excavate such a wide site and that the land levels on the site did vary.

One Councillor commented that the new plans were a good attempt to reduce the impact of the properties and to blend in with the design of the existing LSA houses.

40. Brief update from Developers. Laragh Homes, working at Linton Road (North) site

Paul Lawrence, the construction manager, explained that the hoardings had been erected to protect the site and that they were waiting for the road to be built. Paul Lawrence would be the point of contact for the site. The site entrance was about to be installed, with site contact details displayed and signs had been erected directing construction traffic via Linton Road, and highlighting there was no access via the High Street. A Councillor reported that during early site work, a large digger came through the village. Building work on site would be clockwise, starting at plot 1. To install power to the site a small section of the path would be dug up. Councillors suggested notices be given to neighbours about the disruption and asked the developers to be mindful of school opening and closing times, as children would be passing the site. It was suggested that the developers put an item in the 'Abingtons and Hildersham New' with the site hours, their contact details and date/time of the power installation to the site. Councillors were concerned that construction vehicles had been parking on the paths and verges, but were assured that once the roads were built all vehicles would park on site. The site working hours were believed to be 7.30-5pm, if this was incorrect permission would be sought for an earlier start at 7.30am.

The reason for recent amended planning application, replacing two 2 bedroomed homes with four 1 bedroomed flats, was to increase the affordable homes from five to seven on this site, in line with the Mayors plan to create £100,000 affordable homes to enable local people to buy their first homes in their community. Householders would own the £100,000 homes completely. Additional amendments to the planning application would be submitted to raise the ridge

height of the roof space above the double detached garages on plots 3 & 8 to create home office space.

Bernie Talbot said that the Council was concerned about whether there was a demand for the 1 bedroomed houses and that there was insufficient parking for these homes. Later during the meeting, Jill Carter said that if the District Council housing figures indicated that there was a demand for 1 bedroomed dwellings, she felt the Parish Council would support the application.

41. Building refurbishment at Granta Park

Update from Senior Development Director, Orestis Tzortzoglou of BioMed Realty, the owners of Granta Park.

The Portway building at the front of the site was not energy efficient and was unsuitable for multiple occupancy. The planning application to be submitted would divide the building up for multiple tenancies (40-70 person occupancy), create a second reception area, install a secondary access/service road, plant more trees, with seating areas and a wild flower meadow. There would be very little change to the outside of the building, with the footprint remained unchanged.

Orestis believed the building occupancy was likely to be less in the modified building, but agreed to check and to forward the Council (Bernie) his presentation which could be circulated to Councillors. The planning application would be submitted soon with a view to work starting in October and completing in late summer 2021

Meeting closed at 8.53pm