GREAT ABINGTON Council

Clerk: Mrs. PM Harper

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**A meeting of Great Abington Parish Council was held in the main hall at Abington Institute on Monday 15th November 2021**

**Meeting started at 7.15pm**

**Present: Tony Orgee, Jane Bowen, Jill Carter, Stephen McDonnell, District Councillor John Batchelor, the Clerk and one member of public.**

**105. OPEN FORUM –** a resident of land near 16 Chalky Road attended the meeting to raise concerns about 16A Chalky Road, called Tranquillity Farm, including the fact that he had highlighted to the Planning Dept. that the building was larger than the plan and that the land had been used as an unauthorised camping site, until an enforcement order had been made. Jane Bowen explained that since October 2020 the council had sent the planning enforcement team a list of all the locations where building activity did not conform to planning requirements or permissions granted, which had been chased up on a regular basis, including emailing the Chief Executive of SCDC and discussing them with Nigel Blazeby in the Planning Dept, but there had been no feedback to the council. Jane had reported the unauthorised camp site to Environmental Health department to get some action taken,

The resident had informed building control about the size of the barn and other issues with it and stated that the delegation report for this application was dismissive of the Parish Council’s concerns about the barn at 16A Chalky Road. **Action: District Councillor John Batchelor** agreed to take up the issue of the over-sized barn at 16A Chalky Road. Tony Orgee highlighted that the recent design access statement for 34 South Road was not on the website 2-3 weeks after the architect had asked the Planning Dept. to make it accessible and it was still not on the website.

**106. APOLOGIES** – Emma Pery, Louise Patten and District Councillor Henry Batchelor had sent apologises.

**107. DECLARATION OF INTEREST IN ITEMS TO BE DISCUSSED.** Tony Orgee declared an interest in the hedge cutting items 113a and 117cand Jill Carter declared an interest in the item involving Tees Law in item 116a &b.

**108. APPROVAL OF THE MINUTES FOR THE LAST MEETINGS** **–**20th September and 6th October were approved and 10th November 2021 meeting was not quorate so did not take place. Minutes of the meeting on 25th October to be considered longer and approved at next meeting.

**109. REPORT FROM COUNCILLOR HENRY BATCHELOR –****circulated**

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A new Chief Executive had been appointed at the County Council called Stephen Moil. The affordable Homes at Lodge Close would be handed over to the District Council in December. Local covid infections were classified as enhanced high impact as 500-600 per 100,000 were infected in some areas, and infection rates in Sawston were 1,000 per 100,000. The rough sleeper survey would take place on 18th November. A meeting about the Greenway with representatives from both local councils attending would take place later this week. Jill Carter highlighted that at a zoom meeting with the local MP the fact that the District Council held unspent section 106 funds from Granta Park was raised and a query was raised about whether these funds had been passed to the Greater Cambridge Partnership.

A planned meeting with the Cambridge Mayor was to take place on 19th November and Henry Batchelor would be asked to forward the zoom link to Tony Orgee.

**111. HIGHWAY ISSUES**

a) Hedge/verge cutting had been done at junctions on Newmarket Road with North and South Road, plus along Pampisford Road with Cutting Road. Chased up getting the hedge trimmed by the path from the village to Chalky Road. Stephen McDonnell showed the council images of his hedge to illustrate that it did not overhang the footpath.

b) Update from Planning Enforcement on highlighted irregularities. Consider reporting the planning team to the local government ombudsman, as queries response deadlines are passed without replying to the Council and new deadlines are set on a repeated basis.

**Action: District Councillor John Batchelor** to have 4 weeks to obtain a reply to the queries sent by Jane Bowen to Planning Enforcement officer and if there is no news after this time **action Clerk** to write to the Ombudsman about the lack of response**.** Jane Bowenhighlighted several instances when the Planning Officers had repeatedly ignored the terms of the Neighbourhood Plan, concerning the building line and the ridge height of new dwellings.

**Jane Bowen proposed that a site visit was requested with Planning enforcement officer and Nigel Blaseby, which was seconded by Jill Carter, with the support of all councillors, threatening them with a letter to the Ombudsman if no response was received by set date.**

c) Meadow Walk no through road signs for 5,7,9 Meadow Walk –  **Action: District Councillor John Batchelor** said that the District Council may be able to obtain the Meadow Walk sign for the house 5,7 & 9.

**112. PLANNING**

a) Update on the Linton Road (North) development, Lodge Close. One resident was living on the development and most would be in by early December.

b) Update on Granta Park – Tony Orgee attended an exhibition on the forth-coming planning application for Granta Park with Jill Carter. Five buildings were planned (18-20 m high) with parking for 1,000 cars but there was no indication of how they would look from the village. Granta Park’s owners had purchased land from TWI. **Action Clerk** to write the chief executive of Granta Park to ask what the development plans were for Granta Park and the timescales for the planned work.

**Jill Carter and Jane Bowen declared an interest in the planning application as Miss Cornwall is their hairdresser.**

**c) Application to be considered:**

21/04530/FUL - 14 Magna Close - Change of use from existing dwelling of hairdressing salon. **Councillors supported the application unanimously.**

d) Planning application considered since last meeting on separate sheet

**Tony Orgee declared an interest in the payments to Glenn Broad as he does work for Tony.**

**113. FINANCE**

a) Authorisation of the payments in the table below. **Jane Bowen proposed the payments be authorised which was seconded by Jill carter with the support of Stephen McDonnell**.

**Payment to be authorised by Councillors:**

|  |  |  |  |
| --- | --- | --- | --- |
| Bank transfer | Glenn Broad | Sept churchyard grass cut | £59.00 |
| Bank transfer | Paula Harper | Pay for October plus 17 hr o/time and November (plus £15.08) underpaid last yr | £611.62 |
| Bank transfer | HMRC | Tax for October and November | £152.80 |
| Bank transfer | Brookfield | Grass cut in October and November | £400.00 |
| Bank transfer | Mike Gutteridge | Interim Audit | £143.00 |
| Bank transfer | Abington Institute | Hall rental | £193.00 |
| Bank transfer | Abington Recreation Ground Committee | Second Half of Precept 2021/22 | £2,067.50 |
| Bank transfer | Fenland Leisure | Section 106 funds -Deposit for play area equipment and new flooring for under slide & other equipment | £4,500.00 |

b) Transfer of memory stick to Chairman was not done at the meeting.

c) Income : ½ Precept £6,250, Cambridge Electric Transport £900 and interest 0.55p to Business A/C

d) Section 106 funds (included final £ 3815.76 from 104 High Street) used for £4,500.00 deposit for play equipment and flooring for area.

e) Request from the Institute for £3,000 Section 106 funds to install a larger extractor in the changing room, improve room ventilation, make good the walls and redecorate the changing rooms. The Council had not yet received the funds from the District Council and was awaiting the amendment to the section 106 agreement allowing the funds to be spent on new projects.

f) Clerk worked 17 extra hours during October. **The Clerk’s payment for overtime was approved by a proposal form Jane Bowen, which was seconded by Tony Orgee with the support of all Councillors.**

g) Bank Reconciliation- not circulated before the meeting but available at the meeting.

h) Outcome/recommendations from the last Finance Working Group meeting. The statements were checked against the invoices. Changes to the spreadsheet were recommended and adding the payment transfer date to the invoices was agreed. It was suggested that monthly standing orders could be set up to pay the Clerk and grass contractor (when next year’s contract starts).

i) Bank balances:

**Barclays Bank balances unchanged except \*at:**

Community Account - £475.38

Business Interest - £22,203.06\*, where 0.55p interest added

Active Saver Account (s106 funds) – £64,248.61

Unity current account:

Balance - £82,673.19 on 31/10/2021

**114. INTERIM AUDITOR’S COMMENTS/RECOMMENDATIONS**

a) Report circulated to Councillors.

b) The interim audit report recommendations would be considered at a meeting of the Finance Working Group. The meeting would follow a planning meeting on 29th November and would be attended by Tony Orgee, Jill Carter, Stephen McDonnell and the Clerk.

**The member of the public left the meeting.**

**115. MEETINGS**

a) Suggestion that planning meetings could take place without the Clerk attending. **It was agreed unanimously that planning meeting would be held without the Clerk attending and that the Clerk would make a provisional meeting booking at the Institute for the months the Council does not meet as a time to consider new planning applications, starting in February 2022.**

b) The Clerk suggested that extraordinary council meetings would be called only when urgently required.

**116.** **ACTIONS FROM THE LAST MEETING**

a) Update on the transfer of the Moorefield play area and open space land from Hill Residential to the Parish Council. Boundary agreement letter and plan had been signed by Tony Orgee.

b) Update on Tees Law’s work to transfer the orchard/play area and open space in Larkfield to the Parish Council. An electronic version of the plan of the area Hill Residential wanted to transfer to the Council at Larkfield to be requested, to be circulated to Councillors (action Clerk). Although the boundary of mature trees along the Linton Road boundary was not highlighted as part of the land transfer, James Dowden and Mark Carter, our Tees Law lawyers had received written confirmation from the County Council that it was not responsible for this land. Both our lawyers had confirmed that plan boundaries were not indisputable and consequently the boundary of mature trees was likely to regarded as the responsibility of the owner of the neighbouring grassed area**. Councillors unanimously agreed that they only wanted to take ownership of the play area and the orchard, and not the mature boundary of trees, the two parking bays, the additional the additional grassed areas around the orchard, play area and along the front of Larkfield and the strip of land with younger trees at the back of the development.** The Council understanding was that it would only have responsibility for the play and orchard.

c) A request to amend the section 106 agreement for Laragh has been sent to the Planning Officer/Section 106 Officer to make the option to send the funds more flexible. This had not been completed yet.

d) Update on improving broadband in local villages. **Action: Clerk** to remove this item from future agendas.

e) Replacement of the dead trees at Larkfield, request for the agreed fruit trees to be planted and for more information about the water pipe that remains on site. There had been no further news.

f) Update about contacting landowners in Mortlock Gardens about the wall and field maple. Peel’s representative had visited the location and the Clerk had contacted Peel Development to find out when the work to the tree and wall would be done and was awaiting a reply.

g) Update on getting tree made safe on land in Lewis Crescent. The Clerk had obtained a price to get the tree and over-hanging branch removed.

h) Getting permission from landowners to install memorial benches on Linton Road opposite the junction of Meadow Walk and Linton Road, on the recreation ground and on the green in Magna Close. **Action: Clerk** to contact the Highway Officer and the family of Audrey Bugg to obtain permission to install a bench along Linton Road.

i) Flooding in Great Abington High Street. **Action: Clerk** to write a letter of thanks to MP Andrew Brown for getting the drains by the High Street bus shelter replaced to resolve the flooding in this area.

j) Discussion on Funding Allocation percentages. Based upon the number of band D houses in each village, using the current precept, **Tony Orgee has recommended that the allocation of funds for joint projects be updated to 64% Great Abington PC and 36% Little Abington PC; this was proposed by Stephen McDonnell and seconded by Jill Carter with the support of all councillors.**

k) The Council’s LHI bid made by Tony Orgee had been submitted before the deadline and receipt acknowledged; the Council should be contacted before the end of the year.

l)) Update on sale of Council’s e-bike and equipment. The Council had sold the e-bike to Cambridge Electric Transport with the associated equipment for £900, after offering it to local residents and receiving not interest.

m) Naming the Linton Road development by Strawberry Farm. The developers had queried why ‘The Old Nursery’ was not acceptable, when there are no nurseries on Pampisford Road. The Council was concerned about ambiguity as there are nurseries on the former Land Settlement Estate, one house on South Road is called ‘The Old Nursery’ and the site was never actually a nursery. **Jill Carter proposed that the new development be named ‘Bramble Rise’, which was seconded by Tony Orgee and Jane Bowen; Stephen McDonnell abstained**.

n)Request tocut hedge along Linton Road sent to landowner. **Action: Jill Carter** to advise the Clerk if the hedge has been cut.

**117. ITEMS RAISED BY COUNCILLORS**

a) Update on PC website. The new Great Abington Parish Council website is now operating but needs a domain which Stephen McDonnell will arrange. The website name will be great abingtonparishcouncil.org.uk. **Action: Clerk** to send Stephen the council policies.

b) Suggestion that a disabled parking bay be created on the High Street outside the Institute, as the car park is frequently locked. It was also highlighted that there should be better disabled access to the Institute. Councillors were unanimously in favour of one disabled parking bay outside the Institute. **Action: Jane Bowen** to contact Bernie Talbot about the access and suggestion about a disabled parking bay in front of the building.

c) Hedge cutting at the churchyard. **Action: Clerk** to contact the churchwardens to find out if they were content with the extent of the hedge cutting previous undertaken.

d) Request for support for outside project. Tony Orgee advised the council that its support would be requested for a community project involving the school and the allotments which was likely to cost £53,000. **Action: Clerk** to request further information from Guy Underwood about the project for the January meeting.

e) The Recreation Ground deeds are now with the Clerk. Authorisation to have Tees Law’s Saffron Walden office hold these deeds for the Council? **Councillors unanimously agreed that the Clerk had been authorised to send the deeds to Tees Law.**

**118. BUDGET & PRECEPT FOR 2022-23**

a) Review, amend and adopt Budget for 2022-23. The Recreation Ground precept for next year would increase by £600 to cover on-going projects. Councillors wanted the additional £1000 for covid removed from the budget. **Tony Orgee proposed the Council donate £2,000 to support the Parish Nurse scheme and that the budget be accepted with the new precept increase and the above change, which Jane Bowen seconded , which was supported by all councillors.** Bernie Talbot had obtained additional financial support for producing the villages newsletter for the coming year.

b) Agreed Precept amount for 2022-23. **Tony Orgee proposed the precept increase to £14,000 which Jane Bowen seconded , with the support of all councillors.**

**119. TO CONSIDER ACTIONS REQUIRED DUE TO THE PANDEMIC.**

a) It was felt that no further action was required to assist people or volunteer groups?

b) Request for funds for a Pro Zoom annual licence costing £119.90 for the Partridges and Abington History Group to use for remote meetings over the next 12 months. **Action Clerk** to find out the cost of a licence the council could share with all bona fide village groups and report to councillors.

120. REPORT FROM THE RECREATION GROUND COMMITTEE

a) Update- The committee agreed to purchase a spring rocker using it funds. The deposit for the new play surface and additional play equipment had been paid using section 106 funds that needed to be spent before itsr November deadline. All work would be carried out before the Spring. The foot scraper would be supplied by the Bearded Builders. Louise Patten, Tony Orgee, Alan Cook and Peter Brunning attended a meeting with two representatives from Conservefor who discussed starting the project in mid-February. There was the outstanding issue of access via Church Lane and the triangle of land in front of the church. Conservefor wanted a secure compound on the triangle of land and a tree recovered but it had been planted by a family member of the Wyld/Hood family. The condition of the land survey needed to be agreed by the Wyld family first, which Alan Cook was dealing with. The previous licence with the Hood family for access across the land was in 2013.

**121. CORRESPONDENCE**

a)Parish Nurse Scheme request for funding for the next 2 years of the scheme (£20,000 required). Discussed earlier in meeting under item 118a.

b) Meeting with new Mayor on Friday at 10am to discuss A1307 improvements arranged by Henry Batchelor.

**122. NEXT MEETING’S AGENDA** on 17th January 2021. Send precept request and agenda the grass contract and booking hall for non-meeting months. Pampisford Road signs and Chalky Road falling over.

Holiday dates?

**Meeting closed at 9.54pm**

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**Planning applications/appeals considered by the Parish Council and decisions made by the District Council**

**Parish Council decisions**

21/04192/FUL - Land Adjacent 34 South Road - Erection of 1.5 storey dwelling with double garage

Parish Council requested more information after meeting 25/10/2021

No recommendation made as concern about planning information available and meeting no quorate on 10/11/21.

21/04345/HFUL – 7 Chalky Road – Demolish 2 storey extension and erect new 2 storey extension and new vehicular access.

Parish Council made no recommended 25/10/2021

21/03822/FUL – Site 1 , Granta Park – erection of R & D building and associated carpark and landscaping).

Parish Council recommended refusal on 08/10/2021

21/035721HFUL - 15 Chalky Road - single storey extension

Parish recommended approval if the area of the dwelling was no larger than 350m2 on 01/09/2021.

**District Council decisions**

21/03535/FUL & -21/03536/LBC Abington Hall Pampisford Road, Internal alterations and refurbishment of the existing office accommodation to the basement, first and second floors

Parish Council recommended approval on 16/08/2021.

District Council approved 27/09/2021

21/03163/FUL - Land Adjacent To 54 North Road, Demolition of existing stables and the construction of a new dwelling with garage on the site of the former piggery building and the construction of a replacement stable block.

Parish Council recommended approval on 16/08/2021.

District Council approved 24/09/2021

21/02970/HFUL - 61 North Road, Construction of two bay cartlodge

Parish Council recommended approval with comments on 16/08/2021.

District Council approved on 01/09//2021

21/01468/REM - Land East Of 40 South Road , Reserved matters application for access, appearance, landscaping, layout and scale following outline planning permission 20/03244/OUT (Erection of 1 No. dwelling

Parish Council recommended approval on 16/08/2021.

District Council approved 08/09/2021

21/03247/S73 - 22 South Road, S73 Variation of Condition 3 (Reinstatement of site) of planning permission 21/01813/FUL (Demolition of piggery building and mobile home and the construction of 1 No. detached dwelling house and garage together with new access) to extend the date to 18 months.

Parish Council recommended approval on 16/08/2021 but suggested the time for demolition be reduced to 9 months.

District Council approved 03/09/2021