

**BURWELL PARISH COUNCIL**  
**The Jubilee Reading Room**  
**99, The Causeway, Burwell Cambridge. CB25 0DU**  
**Telephone 01638 743142**  
**E Mail [burwellpc@burwellparishcouncil.gov.uk](mailto:burwellpc@burwellparishcouncil.gov.uk)**

Minutes of the Meeting of the Burwell Parish Council held virtually using Zoom at 7.30p.m. on Tuesday 26<sup>th</sup> January 2021.

(The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) Regulations 2020,

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**Present:** Liz Swift (Chair), Robin Dyos, Michael Geary, Gus Jones, Joan Lonsdale, Helen McMenamin-Smith, Gill Miller, Jenny Moss, Jim Perry, Michael Swift, Geraldine Tate, Paul Webb, Hazel Williams.  
Also present: District Councillor David Brown, David Lewis, and David Aplin (This Land) and two members of the public.

**FC/26012021/01 Apologies**

Apologies for absence had been received from Derek Reader and Brenda Wilson.

**FC/26012021/02 Declarations of any interests known to Councillors**

There were no declarations of interests.

**FC/26012021/03 Approval of Minutes of the meeting of 12<sup>th</sup> January 2021**

Joan Lonsdale reported that the payment figure for George Rowland should read £64.00 and not £54.00 as stated. She also asked for the paragraph relating the transfer of land from Hopkins Homes to the Pauline's Swamp Trustees should be changed as it decrypts that the land will belong to the Trustees not the Parish Council. Liz Swift informed Council that the Councils' Solicitor has contacted the Clerk regarding the ownership of the land. It appears according to the existing Deed of Trust and the Land Registry Title Document that Pauline's Swamp has been registered in the names of the original trustees. This will be investigated further, prior to any legal documents being signed for the transfer of land from Hopkins Homes.

The Minutes were then approved with the above comments being noted.

Proposed by Jim Perry, seconded by Joan Lonsdale.

**FC/26012021/04 Public Forum followed by Presentation by David Lewis of This Land on the proposed Newmarket Road Development**

No matters were raised during the Public Forum.

David Lewis and David Aplin from This Land gave a presentation to support the current Reserved Matters planning application for the Newmarket Road Development.

David Aplin explained that the current application is for the provision of the infrastructure for the site. This Land is hoping to start on site later this year.

More engagement with the Parish Council will be required to discuss the proposed sports hub. If some commercial element can be incorporated in the hub, then it may be potentially viable for This Land to provide the sports hub.

The application covers the access, spine roads, landscaping, and drainage for the phase one part of the development. He shared with the Council 3D drawings and maps of concepts of how the development will be landscaped and could look once completed.

The current three overhead power lines will be diverted and will be buried along the line of the new cycle path. As the site is classed as an archaeological significant area, a further extensive archaeological dig will need to be carried out prior to any development work starting on site. Foul water drainage from the site will need to be split between the existing service in Newmarket Road and Ness Road. This is because the service for Newmarket Road only has the capacity for a further 80 houses. There will be two new electricity sub stations, along with new gas and water mains.

David Lewis and David Aplin then responded to questions raised by the members of the Council.

Michael Swift informed those present that he was pleased to hear about the archaeological work that was to be carried out but was concerned that the County Council Archaeologist had responded to the planning application raising an objection to the way the development is being phased. David Aplin explained that he was surprised by the comment made by the Archaeologist, as they were working

closely with the Archaeological Team. He reinsured the Council that no development work would be started until after all archaeological requirements had been met.

Gus Jones raised the option of a one-way access from the development on the Ness Road using the access currently shown as a footpath for pedestrians and cyclists. David Lewis explained that the principles for access have already been established in the outline planning consent and are unlikely to change. He also explained that there would be a removable bollard within the footpath to allow emergency vehicle access to the development.

Following questions from Paul Webb, David Lewis confirmed that streetlights along the spine road would be provided through a Section 278 Agreement and that the spine roads would meet highway adoption standards. Houses would be built to support local climate change policies. He reiterated again, the engagement with the Parish Council at a later date to discuss the provision of the proposed sports hub.

Jim Perry expressed the need for access to the development to be via a roundabout and not a junction. David Aplin explained that in the first instance when the County Council owned the land, a roundabout had been included in the design. However, when investigated by Highways, their criteria deemed that a roundabout was not necessary for the size of the development. The lack of evidence provided to support the change to a junction instead of a roundabout was noted and David Aplin offered to forward the information and evidence he had available to the Council. The Council also asked that This Land should reassess the need for the roundabout as several years have passed since the original survey was carried out.

Helen McMenamin-Smith explained that she would like to see more starter homes within the development. David Lewis explained that the housing mix has already been agreed as part of the outline planning consent and that unfortunately if the percentage of starter homes were to be increased the development would no longer be viable. Jim Perry suggested that traffic data from the MVAS signs when situated in Newmarket Road could be made available to This Land if they were interested.

David Lewis responded to a question raised by the Chair regarding the sale of some of the development to other developers. He explained that due to Covid and the current financial situation, it was necessary for This Land to alleviate some of the risk of the development and that they would be looking in the first instance to sell parcels of serviced land within the first phase to third party developers. This Land will then look to develop further phases themselves.

The Chair thanked David Lewis and David Aplin for attending the meeting and asked that they kept the Parish Council updated on the progress being made with the development.

### **FC/26012021/05 Planning Applications**

The following planning applications will be considered: -

#### **20/01755/RMM Land Adjacent to Melton Farm Newmarket Road**

Reserved matters for internal access, layout, scale, appearance, and landscaping for the provision of an internal spine road, landscaping and associated drainage and related infrastructure of previously approved 15/01175/OUM to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access, and infrastructure.

**Comment – The Parish Council supports the comments and objections made by the Senior Archaeologist, Historic Environment Team. The Council also asks that the option of a roundabout at the access point to Newmarket Road/Isaacson Road is revisited and if found as not deemed necessary, for up to date data to be provided to the Parish Council to support the decision.**

**It is noted that This Land intend to engage with the Parish Council over the provision of the proposed Sports Hub.**

#### **20/01433/FUL 20 Railway Close**

Proposed single storey rear extension and conversion of existing single garage to create office/study facility.

**Amendment involving a reduction in the size of the extension and link with garage  
No Objections**

#### **20/01519/OUT 58 Swaffham Road**

Outline planning application (all matters reserved except scale) for the erection of a two storey, four-bedroom dwelling

**Amendment details include an updated version of the planning statement  
No Objections**

**21/00002 16 Silver Street**

Removal of existing roof on an outbuilding and replacement with new roof structure and pantiles

**No Objections****21/00008/FUL Hope Cottage 37 Ness Road**

New garage and car port to rear of garden

**No Objections****21/00037/FUL 10 Hall Lane**

Single storey rear extension.

**No Objections****FC/26012021/06 Planning decisions from District Council - None****FC/26012021/07 Notifications from ECDC of approved work to trees - None****FC/26012021/08 Urgent Matters for Consideration****1.Approval of Payments to the following:**

The Clerk explained that the Corona energy charges are all estimates and that the payment to Burwell Computers is for replacement disc drives for the backup server, which had broken and was out of warranty.

All amounts were approved for payment. Proposed by Paul Webb and seconded by Helen McMenamin-Smith.

<b>Payee</b>	<b>Description</b>		<b>Amount inc Vat</b>
M Wright	Mileage		£28.35
Simpsons Nursery	Christmas Tree		£225.00
Huw Gray Ridgeons	Maintenance Supplies		£64.75
Sharp	Photocopier Contract		£29.40
Mead Construction	Topsoil for Cemetery		£60.00
Burwell Computers	Backup system repair		£561.98
Eon	Streetlight Energy		£43.71
Lloyds Bank	Miscellaneous		£51.65
Eon	Gas Mandeville Hall		£139.98
British Gas	Toilet Jrr Electric		£13.71
Corona Energy	JRR Gas		£110.47
Corona Energy	Allotments		£12.31
Corona Energy	GMH Electric		£96.34
Corona Energy	Recreation Ground		£108.46
Corona Energy	JRR Electricity		£42.34
Corona Energy	Cemetery		£10.40
Corona Energy	Mandeville Hall Elec		£18.87
	<b>Total Payments</b>		<b>£1,617.72</b>

**2.Covid-19 Updates**

There were no Covid-19 updates to report to Council.

**FC/26012021/09 Gardiner Memorial Hall – General Update and Reports, consideration of payments etc.**

Liz Swift reported that the planning application had been returned unvalidated as an Arborist Report is required and a couple of technical points were incorrect or omitted from the application. It is thought that the application has now been resubmitted. There will be a meeting with the design team on Thursday 28<sup>th</sup> January. We may need to revisit the timeline for the project. Further information has been forwarded to ECDC to support the CIL application. Other possible grant funders are being looked at. The outcome of the Salix Decarbonisation Grant is now unlikely to be known until the end of March.

Robin Dyos thanked Yvonne Rix for her work on the project so far and this was reiterated by other members of the Council.

The meeting closed at 8.42 pm

Signed

Dated: