

BURWELL PARISH COUNCIL

The Jubilee Reading Room 99, The Causeway, Burwell Cambridge. CB25 0DU Telephone 01638 743142
E Mail burwellpc@burwellparishcouncil.gov.uk

Minutes of the Meeting of the Burwell Parish Council held at 7.30p.m. on Tuesday 22nd February 2022 at Mandeville Hall, Tan House Lane, Burwell, CB25 0AR.

Present: Liz Swift (Chair), Lea Dodds, Joan Lonsdale, Gill Miller, Jenny Moss, Jim Perry, Derek Reader, Michael Swift, Geraldine Tate, Paul Webb, Hazel Williams, and Brenda Wilson.

Also Present: Martin O'Leary, one other member of the public and two representatives from Vistry East Midlands.

The Chair reminded Councillors that electronic device should only be used during the meeting for the purpose of viewing agendas and meeting information.

FC/22022022/01 Apologies

Apologies for absence had been previously authorised for Helen McMenamin-Smith.

FC/22022022/02 Declarations of any interests known to Councillors

No declarations were made at this stage of the meeting.

FC/22022022/03 Approval of Minutes of the meeting of 8th February 2022

The minutes of the meeting held on 8th February 2022 were approved and signed as a true and correct record. Proposed by Brenda Wilson and seconded by Jenny Moss.

FC/22022022/04.1 Public Forum

Martin O'Leary reported that he and Malcolm Busby, both members of the Spring Close Management Group had visited Spring Close following the recent gales to check on the trees on the site. They cleared two small trees and noted that one further tree should be looked at by the ECDC Tree Officer. He continued by raising concern over the need for the Parish Council to have a plan in place for dealing with issues such as fallen trees and flooding, which due to climate change is more likely to happen in future. Mr O'Leary suggested that the Council's Safety Group and Climate Change Forum should facilitate this plan. Mr O'Leary's comments were noted.

Mr O'Leary left the meeting.

FC/22022022/04.2 Presentation from Vistry East Midlands

Georgina McKay and Rebecca Smith, Planners from Vistry East Midlands came to talk to the Council about the Newmarket Road Development, to be known as Millstone Park, Phases 1 and 2a. Vistry which trades under the Bovis Homes and Linden Homes brands build around four hundred houses per year and have been chosen to build the first three hundred homes on the site. Linden Homes will build Phase 1, which is adjacent to Newmarket Road and the Phase 2a of the development will be built by Bovis Homes. Their current developments are at Sutton, Witchford and Ely.

They are working with East Cambs District Council, working to outline parameters stipulated in the Outline planning consent and infrastructure provided by This Land. The housing will be a mix of 17 housing types with 60% being 1 to 3 bed properties and 40% 4 to 5 bed properties. 45 affordable houses will be in small clusters situated throughout Phase 1 of the development. It is likely that those houses built facing Newmarket Road will be built to a lower density, as will those properties adjacent to open spaces. Some of the houses will be built in a way to reflect the styles of older properties in the village. Both Planners have some concerns with the contemporary influence that a consultant appointed by ECDC to work with the developers on the design of the properties may have on the style of buildings to be constructed. Vistry prefer a more traditional style and feel that this is more suited to the existing village. It is hoped that construction of the properties will start towards the end of 2022, with show homes being available in the Summer 2023. Construction is likely to continue to 2026.

All self-build housing is included in future phases to be developed by This Land. The Planners noted Council's concerns about the inclusion of air source heat pumps, solar panels, and EV points for their properties. They explained that houses will be built to building standards approved by Government at the time of construction. They continued to explain that the company has a design team working with the Future Homes Taskforce on more environmentally friendly options, but issues such as having the correct infrastructure in place to allow these options to be utilised must be considered.

Feedback from Councillors and residents is encouraged and should be passed on to Vistry. Whilst some decisions have been made on the designs of houses to be included, facades to the properties can be altered. This Land has been asked by Vistry to pass on comments made at the recent public consultation on the design of types of houses members of the public would like This Land to build in their phase.

Hazel Williams asked that shiny grey tiles are not used in kitchens and bathrooms as they can cause

Slip hazard. This comment was noted. Concern was raised about the junction on to Newmarket Road detailed in the planning consent in preference to a roundabout. The Planners explained that this formed part of the infrastructure, which is being conducted by This Land and that Vistry are unable to change. The Sports Hub comes under one of the phases being developed by This Land. It is not known what the trigger point is for the hub in the Section 106 Agreement. The Planners were thanked for attending the meeting. Both the Planners and the remaining member of public left the meeting.

FC/22022022/05 Planning Applications

The following planning applications were considered: -

22/00075/FUL 6 Garden Court

Proposed lowered kerb at front of property -**No objections**

22/00047/FUL 1 New Road

First floor side extension to house – **No objections**

22/00061/FUL 12a Copperfield Way

Conversion of double garage – Retrospective – **No objections**

21/00561/FUL 18 Spring Close

Proposed garage conversion and alterations to provide one bedroom annexe

Amendment involving the removal of the first-floor level of accommodation from the proposals in response to Officer concerns – Amendment Noted

FC/22022022/06 Planning decisions from District Council

The following decisions were noted:

21/01769/FUL Windsor House 15 Hall Lane – Approval

Single storey rear extension

21/01755/FUL 26 Orchard Way – Approval

Single storey front and two storey side extension

21/01808/FUL 27a The Causeway

Single storey side extension incorporating utility and external storage room

Under the provisions of Section 70c of the Town and Country Planning Act 1990 ECDC are declining to determine the proposal which the Parish Council had previously consulted been on. No decision will be issued for this application

21/01844/FUL 25B The Causeway – Approval

Removal of existing garage door and replace with window

Elizabeth Swift and Michael Swift declared an interest in this application/

21/00561/FUL 18 Spring Close – Approval

Proposed garage conversion and alterations to provide one bedroom annexe

FC/22022022/07 Notifications from ECDC of approved work to trees

The following approved tree works were noted:

22/00055/TRE 6 Mandeville

T2 Bay Tree – Remove as has outgrown space available

T7 Apple – Reduce to suitable growth points to maintain size and encourage fruiting

22/00045/TRE The Tan House, Tan House Lane

T1 Sycamore – Cut back overhanging branches to previous points

T3 Beech – Raise crown to 5m over driveway and reduce branches overhanging drive by up to 2m

T4 Thuja – Raise crown to 5m over driveway and prune to clear overhead wires by up to 2m

T5 Yew – Raise crown to 5m over driveway and road

T6 Elder – Cut back to the vertical boundary

FC/22022022/08 Urgent Matters for Consideration

1. Approval of Payments to the following:

The Clerk asked for the following additional payments to be considered for approval

Buzz Supplies Limited £1522.73 GMH Dishwasher

AO.Com £1387.00 GMH Cooker, Fridge, Freezer

Connor Bedford and Co. £50.00 Electrical Work at the Jubilee Reading Room

The additional three payments were proposed by Michael Swift, seconded by Gill Miller, and agreed.

All payments were then approved. Proposed by Paul Webb and seconded by Hazel Williams.

Payee	Description		Amount inc Vat
M Wright	Mileage		£40.95
George Rowland	Mileage etc		£165.80
ESPO	Traffic Cones, First Aid equip. and Stationery		£187.32
Mr Groundsman	Grass Cutting Rec		£1,920.00
AFP Health and Safety Consultants Ltd	Principal Designer GMH		£444.00
Andrew Firebrace	GMH Consultancy Work		£510.00
GMS	Lawnmower Service		£157.14
Huws Gray Ridgeons	Maintenance Supplies		£126.43
Burwell Office Cleaning	Various Properties		£1,062.80
A Sheasby	Return of deposit		£50.00
R Negus	Return of deposit		£25.00
Sharp	Photocopier Contract		£30.82
Lloyds Bank	Various		£76.97
British Gas	Public Toilet		£8.38
Eon Next	MH Gas		£164.39
Corona	JRR Gas		£116.79
Corona	Allotments		£12.48
Corona	GMH		£104.39
Corona	Pavilion		£111.58
Corona	JRR Electric		£38.44
Corona	Cemetery		£10.40
Corona	MH		£18.87
	Total		£5,382.95

2. Climate Change Action Plan

The next Climate Change Forum Meeting is on 1st March 2022, and it was agreed that the meeting should be held at Mandeville Hall. Jenny Moss informed Council that a lady has spoken to her as she is interested in clearing and planting further trees at Judy's Hole. The lady has also shown an interest in joining the Climate Change Forum.

The Climate Change Forum has registered an interest in the Sunnica Planning Application.

It was noted that the Council must adopt a balanced approach towards solar farms even if certain groups within the community felt otherwise.

3. Consideration of changing the date of the Annual Parish Meeting to allow the meeting to be held at Gardiner Memorial Hall

The option of changing the date of the Annual Parish Meeting to allow the meeting to be held at the Gardiner Memorial Hall was discussed. However, as it is likely that the work to the hall may

not be completed until the end of May, it was agreed that the original date of 3rd May 2022 should not be changed, with the meeting being held at Mandeville Hall.

4. Notification from Cambridgeshire County Council – Proposed Traffic Order, Newmarket Road, Ness Road and Swaffham Road
Notification noted by Council.

FC/22022022/09 Gardiner Memorial Hall – General Update and Reports, consideration of payments etc.

Liz Swift reported that there is a delay in the supply of the windows. The white goods have been ordered. There is an update meeting with the contractors and Varsity on 23rd February 2022.

The meeting ended at 8.25 pm.

Signed

Dated