

BURWELL PARISH COUNCIL

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Minutes of the Meeting of Burwell Parish Council held at 7.30p.m. on Tuesday 26th April 2022 at Mandeville Hall, Tan House Lane, Burwell, CB25 0AR.

Present: Liz Swift (Chair) Lea Dodds, Joan Lonsdale, Gill Miller, Jenny Moss, Jim Perry, Paul Webb, and Hazel Williams.

Also present: Two members of the public.

FC/26042022/01 Apologies

Apologies for absence had been received from Helen McMenamin-Smith, Michael Swift, Geraldine Tate and Brenda Wilson.

FC/26042022/02 Declarations of any interests known to Councillors

The following declaration was received:

Lea Dodds – Planning Application 21/00418/FUL Land to the west of 75-91 The Causeway.

FC/26042022/03 Approval of Minutes of the meeting of 12th April 2022

The minutes of the meeting held on 12th April 2022 were approved and signed as a true and correct record. Proposed by Lea Dodds and seconded by Joan Lonsdale.

FC/26042022/04.1 Public Forum

David Watson spoke to Council regarding the Newmarket Road Development and the intention of the Developers to install gas boilers in the properties when the Government is due to ban their installation in the not-too-distant future. Climate Change, the pandemic, war in Ukraine and Brexit have all had a major impact on energy supply over the past few years and therefore it is more important that we move from fossil to green fuel. He continued to explain that he had spoken with an energy consultant involved with the new heat supply in Swaffham Prior and whilst it had probably been left too late to install ground source heat pumps, the installation of air source heat pumps is still an option. It would cost more than installing gas boilers but is easier to install during construction than after. He continued to express that if the village was made aware that installing gas boilers was the developers' intention, many residents would be devastated. He felt that residents should be made aware of what is intended and asked the Council if this is something that they could do. He suggested that a letter should be sent to the developers suggesting that they change from installing gas boilers to a more sustainable system and if they did not agree to do this, to take further action and protest.

Liz Swift explained that the Council had been informed that the phase to be developed by This Land Is due to be powered by renewable energy. She continued by saying that the Council had challenged Vistry Homes, the developers for the first phrases, twice, when they had attended meetings, but on both occasions, they had insisted that they would be installing gas boilers whilst they were still legally able to do so.

Jenny Moss, Chair of the Climate Change Forum said that she was prepared to send a letter from the Climate Change Forum to Vistry Homes to make them aware that they were unhappy for the installation of gas boilers and put pressure on the company to install a more sustainable system. She also said that she would make the residents aware through the Climate Change Forum report in the next edition of Clunch.

Hazel Williams commented that this would put up the sale price for the properties and that the only developer who she is aware of who has been keen to include sustainable aspects in their properties, is Hastoe Housing, who develop affordable housing sites.

Mr Watson left the meeting.

FC/26042022/05 Planning Applications

The following planning applications will be considered: -

21/00418/FUL Land to the west of 75-91 The Causeway

Residential development of 6 dwellings and garages with landscape works

Amendment – Amendments to the layout of scheme and design of dwellings and updated ecological and arboricultural information.

Council does not consider that these amendments resolve any of the issues raised previously regarding highway safety, crossing over the footpath, access obstruction, flooding. A definite

divide is required between the Leys public footpath and the road. This proposed development will have a major impact on around 30 properties in the area. District Councillors to be requested to call in this application for determination by the planning committee.

Jim Perry left the room at 7.55 pm and returned at 8.02 pm

22/00432/FUL 1 Field View

Construction of detached workshop with home office below.

No objections

22/00420/RMM Phase 1 Millstone Park Land Adjacent to Melton Farm, Newmarket Road

Reserved matters comprising layout, scale, appearance, and landscaping for 150 dwellings, internal roads, parking, open space, landscaping, associated drainage, and ancillary infrastructure for Phase 1 (Housing) pursuant to outline planning permission 15/01175/OUM (as varied by 15/01175/NMAA and 15/01175/NMAB)

Council considers that the properties within this development should be powered by renewable green energy.

Planning Appeal:

21/00053/REFAPP 16 Parsonage Lane

Detached 2-bedroom cottage, new vehicular access, and associated work

Appeal noted

FC/26042022/06 Planning decisions from District Council

The following decisions were noted:

22/00047/FUL 1 New Road - Refusal

First floor side extension to house

21/01545/FUL 11 Meadowlands - Approval

Construction of two storey side and rear extension, single storey extension to rear and covered way conversion at the front.

22/00238/LBC Briarwood 105 North Street – Withdrawn

Replacement Windows

22/00173/OUT 4 Hawthorn Way – Withdrawn

Proposal for one dwelling and access (Part M Category 3 Wheelchair user dwelling)

FC/26042022/07 Notifications from ECDC of approved work to trees - None

FC/26042022/08 Urgent Matters for Consideration

1. Approval of Payments to the following:

The following payments were approved, proposed by Paul Webb, and seconded by Jenny Moss.

Payee	Description	Amount inc Vat
Sharp	Photocopier Contract	£194.40
Burwell Cleaning	Various Properties	£1,062.80
Huws Gray	Maintenance Materials	£60.79
Landmark Toilets	Toilet Margaret Field	£100.00
C Heslop	Return of Deposit MH	£50.00
Lloyds Bank	Various	£248.99
Eon Next	Gas Mandeville Hall	£79.95
Wave	Mandeville Hall	£94.08

British Gas	Public Toilet	£13.75
N Power	Street Lighting	£68.68
Salaries etc	All Staff	£7,657.22
	Total	£9,630.66

2. Climate Change Action Plan

Jenny Moss reported that the quotation for calculating the carbon footprint for Mandeville Hall had been received and that she felt that the cost, which was in the region of £500 was too expensive. Others felt that at some point the calculation would need to be made in terms of making the property more sustainable. However, funding would need to be available to conduct work to reduce the carbon footprint if required. She continued to report that she had attended a recent meeting with the East Cambs Climate Change Group and was also due to do a presentation at the East Cambs Parish Forum next week. Setting up a Repair Café for the village is also being investigated.

FC/26042022/09 Gardiner Memorial Hall – General Update and Reports, consideration of payments etc. including additional payment to Saunders Boston and project balance sheet to 19.4.2022.

Liz Swift informed Council that although some of the roof window components had arrived the actual windows had not and that if they had not been delivered by the 25th of April, a further completion date delay could be expected. The contractors are also waiting for a date from Anglian Water for the new supply pipe work to be connected to the mains. This should be within 28 to 35 days as Anglian Water has to apply for a Temporary Traffic Order. Paul Webb reported that BT had turned up without the necessary equipment to install the necessary internet cabling, so could not carry out the work. They are now due to be there on 27th April 2022.

The remaining member of public left the meeting.

The Clerk then explain that there could be a potential overspend for the project of around 3.5%. She continued to report that the Architect had requested a further fee for additional work conducted. The further fee being £10,000. Members of the Gardiner Memorial Hall Group had felt that this was not acceptable but acknowledged that changes in the way the project is being delivered, has meant the need for additional work. Varsity Consultants offered to pay for part of the work as a charitable donation (£3,333.33). Saunders Boston to be responsible for £3333,33 and the Parish Council £3333,33 pounds. The £3333.33 payment by the Council was proposed by Paul Webb and seconded by Hazel Williams. All Councillors were in favour of the payment being made.

The meeting closed at 8.17 pm

Signed

Dated