

BURWELL PARISH COUNCIL
The Jubilee Reading Room
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Chairman: Mrs E Swift

Clerk: Mrs Y Rix

Minutes of the meeting of Burwell Parish Council held in The Jubilee Room, 99 The Causeway, Burwell, Cambridge, CB25 0DU at 7.30p.m. on Tuesday 12th September 2017.

- Present:-** Robin Dyos (Chair), Richard Adams, Don Harrison, Gus Jones, Joan Lonsdale, Jenny Moss, Joe Parker, Jim Perry, Gordon Roach, Mike Smith, Paul Webb, Hazel Williams and Brenda Wilson.
Members of the Public and Press.
- 01.09.17 Apologies:-** Apologies for absence had been received from Jane Hall, Liz Swift and Michael Swift and District Councillor Michael Allen
- 02.09.17 Declarations of any interest known to Councillors:-** The following declarations were made:
Mike Smith – Planning 17/01514/FUL
- 03.09.17 Approval Of Minutes:-** The minutes of the meeting held on 25th July 2017 were approved and signed as a true and correct record.
Proposed – Joan Lonsdale, Seconded – Gordon Roach
- 04.09.17 Public Forum:-** A representative from the Tigers Football Club reported the Club's concerns regarding the amount of dog fouling on the Recreation Ground. The resident also asked if the Council could put any influence on the provision of a bus for students which travelled directly to the sixth form colleges. The resident was advised to email the Council regarding both matters.
John Clarke explained that he was attending and representing residents regarding the planning applications for installation of gas-powered generators and associated infrastructure on land west of Reach Road. Mr. Clarke asked the Council to reconsider its response to the application in view of the responsibilities that it has to the parish.
Mr. Clarke expressed that the proposal is outside of the village plan, provides no employment, will have a detrimental effect on the new development of Birches Tye, will deliver high levels of pollution, vibration and cause erosion to local properties. Mr. John Walters of Station Gate, having explained the roles he has with both Addenbrookes Hospital and Cambridge University, stated that he was shocked by the proposal being sited closely to a residential area. He explained the effect that the emissions would have on residents particularly children. He continued by saying that he had read the Atmospheric Modelling Report and that he could not agree with statements made within the report. As the generators age, emissions and pollution will increase.
Caroline Smith stated that the generators will be working at times when solar energy is not achievable and this will coincide when atmospheric conditions will retain pollution at a lower level.
The Parish Council was then asked why it had raised no objections to the proposal. Robin Dyos (Chair) explained that the Council had considered the application in the normal way and based on the understanding of the information provided made the following comments:
"Council considered both applications as one proposal and agreed that whilst they had no objection to the overall proposal the following concerns should be made in response to the consultation:

- The developer states that all trees and bushes etc. removed during the construction of the works will be replaced. There needs to be assurance that this will be carried out.
- That hydrologically the proposal has no adverse effect on water levels at Pauline's Swamp.
- The documentation states that the proposal will have no adverse effect on views for neighbouring properties. Council wishes to ensure that the proposal has no loss of views for properties in the new Reach Road development being built by Hopkins Homes.
- All associated buildings should be built in keeping with the local area and environment.
The mains gas pipe runs through the new Reach Road development being built by Hopkins Homes, will this proposal have any major effect on this gas pipe.”

Robin Dyos continued to comment that ECDC Planning Department consults with Scientific and Technical officers within the District Council and relevant outside organisations who are experts on matters concerning developments such as the planning application for the installation of gas-powered generators. The Parish Council therefore has to rely on ECDC environmental decisions when considering applications such as this. The District Council, as the planning authority determines the final outcome of the application.

Joan Lonsdale explained that the site had been put forward under the village masterplan and local development plan for commercial use and this had been agreed by ECDC.

Mr Clarke said that the application was very misleading.

Robin Dyos expressed that the Parish Council had not approved the application, had to be seen as being unbiased, but was on the side of the residents.

The Clerk reported that she had spoken to Richard Fitzjohn this afternoon following his meeting with the developer and outlined the conversation that she had with him. Richard Fitzjohn had asked the developer/applicant to submit more information on noise, impact and air pollution. The developer/applicant will also be making amendments to plans so that they link in with the supporting documents. There will also be further noise screening. These will come in as amendments. The application will then be sent out for further consultation (15 days) to the consultees including the Parish Council.

Richard Fitzjohn has also agreed with the developer that the application should now be considered at the November meeting not the October Planning Committee meeting.

The Clerk stated that she had asked Richard Fitzjohn if he would find out if the developer would be interested in attending a meeting, but when asked, the developer thought that the residents had already made up their minds and that it would be pointless attending a meeting. Richard Fitzjohn has asked the developer to produce a user-friendly summary of the proposal and when he receives this he will forward to the Parish Council and put on the ECDC website planning portal.

John Walters asked if the Council would object to the application. Robin Dyos responded that the Council will support the resident's concerns. Robin Dyos continued, that the residents need to appoint a representative to attend and speak at the planning committee meeting, at which the application will be determined. The Parish Council will also send a representative to support the objections raised.

Further comments were made by the residents that the Council had not made the public aware of the proposal and had not investigated further into the application and the effect that it would have on the village.

Paul Webb (BPC) expressed that although the Council had no objections to the overall proposal, questions had been asked about Council's concerns to ECDC.

Hazel Williams (BPC) commented that what has happened on this occasion happens throughout the country and is not done with any intention. Some people have very

strong interests and they are needed to bring their expertise to the Council in matters such as these.

A resident expressed that the Parish Council does a good job but was misled by this application.

Robin Dyos stated that the vibration that the proposed generators would cause must not be overlooked.

The Clerk explained that when the amendments to the plans are available that they will be sent out to the Parish Council for further consultation. The amendments will then be put on the next available agenda for discussion by the Council. She continued by advising the residents to look on the Parish Council website or noticeboards for meeting details and agendas so that they are aware of when the application is due to be discussed. Robin Dyos advised residents to also contact members of the District Council regarding their concerns over the proposal. Robin Dyos also agreed to attend the residents meeting being held on Wednesday 13th September 2017 on behalf of the Parish Council.

The land in question is currently owned by three individuals, none resident in the parish of Burwell.

Jim Perry informed those present that Sian Williams of the Wildlife Trust has also agreed to approach ECDC regarding the application.

Members of the public gave thanks to John Clarke.

All members of the public apart from one left the meeting.

05.09.17 Planning

The following planning applications were considered:
17/01309/PDR Mr. and Mrs Breen – 2 Ravenward Drive
Loft conversion with roof lights to front and rear
Amendment – Raising the cil height to 1.7m.

No objections

However Council did note that no further plans had been included with the letter from ECDC. Clerk to mention this to ECDC in the Council's response.

17/01514/FUL Mr. S. Warren – 21 Isaacson Road

Re-submission of previously approved Ref:17/00233/FUL with minor amendments to front and rear extension and no longer extending on the first floor.

No objections

17/01506/FUL Miss F O'Neill – Land Adj 7 Hythe Close

Proposed new dwelling and removal of existing garage at no. 7.

Objection on the following grounds

- **Over development**
- **Parking issues**
- **Street scene**
- **Support of neighbours objections**

06.09.17 Planning decisions from District Council –

The following decisions were noted by Council

17/01147/FUL 19 Toyse Lane

Demolition of existing bungalow and the erection of six dwellings and new access

APPROVAL

17/01191/FUL Lyndhurst 48 Swaffham Road

Proposed change of use from caravan site to caravan storage

APPROVAL

17/01234/ORN 1 Dalzells Lane

Change of use from office (B1) to residential (C3)

APPROVAL

Jim Perry said that he was dismayed that the application for 19 Toyse Lane had been

approved despite the objections raised by the Parish Council. He questioned if we are able to ask the planning officer why an application has been approved. Hazel Williams explained that the planning authorities have to look at applications in line with planning law and that reasons for approval will be included on the ECDC decision notice for the application. The application for the stables on Factory Road has also been approved. Some concern was raised that the approval for the properties at 19 Toyse Lane and the refusal of the application for the major developments behind Toyse Lane, could lead to a number of schemes similar to 19 Toyse Lane arising.

07.09.17
Action
Points
Update:-

The Action Sheet was considered with the following updates:
The Clerk reported that Stephen Conrad had informed her that the NMU being carried out by John Stanley for they Burwell to Exning Cycleway was near to completion and that following the recent Safety group meeting, she would be contacting Exning Parish Council to see if they had any further updates.

With the Recreation Ground, Council acknowledged the concerns of the Tigers Football Club regarding dog fouling on the Recreation Ground. Council agreed that more publicity is needed to try and prevent dog fouling and to encourage dog owners to clear up after their dogs. Residents should also be made aware of the amount of public money that is spent annually on making the pitches playable and that allowing dogs to foul and not clearing up could make the pitches unplayable and cause a health hazard. The use of Facebook to publicise the concerns was suggested. The Football Clubs can and it is believed, previously have done this. The use of the Community Facebook Page as a means to pass on information to the public was suggested. The Clerk said that this will be one of the topics for discussion for one of the working groups in the near future. Richard Adams offered advice on ways that Facebook could be used and that he would liaise with the Clerk.

Paul Webb reported that several meetings with different organisations were due to take place in the next few weeks to discuss aspects of the upgrade of the pavilion and the Recreation Ground.

The Open Day at Pauline's Swamp on 3rd September 2017 was a success. Twice as many people had attended compared with the Open Day in 2016. Thanks was given to all those involved in arranging the day.

Mandeville Hall ceiling. Robin Dyos reported that he had attended a meeting with Derek Pryke, Salmon Brothers and the roof truss supplier. Measurements had been taken to check actual deflection in respect to truss design. They will come back with their response after consideration. They agreed that there is a problem, but it is likely that the Parish Council will be responsible for the costs involved in resolving the issue. Jim Perry suggested that the Council should look at providing air conditioning in Mandeville Hall, particularly as all windows and doors have to be closed at 10 pm. The Clerk informed Council that this would be an agenda item for the Assets and Environment Group at their next meeting.

The Clerk reported that she had received a proposal for the Village Sign and that this would be looked at by the Assets and Environment Group at their next meeting.

Updates on the Ness Road LHII scheme have been included in the Safety Group Report.

08.09.17 **Parish Council Group Reports**
Safety Group Meeting 4.9.17

The Council noted the report from the Safety Group Meeting held on 4th September 2017. The report did not include any recommendations to Council.

09.09.17 **Parish Reports:-**
Property –

1. Weekly Play Area Inspection Reports

The Clerk reported that the handyman had carried out the weekly checks on the playground equipment and had raised concern that the boards on the skate park are becoming worn.

2. Pound Hill Telephone Box

The adopted phone box on Pound Hill needs to be repainted. Council agreed that this should be carried out by the handyman. Suggestions were made that the box could be utilised for a book exchange location or a Wi-Fi hot spot for the youth.

3. Cemetery Shed Theft

The Clerk reported that unfortunately 5 items of equipment had been stolen from the Cemetery shed. The theft had been reported to the police and the insurance company. The Chairman had authorised the purchase of a replacement lawn mower at a cost of £549.00 including VAT. Quotations for the remaining equipment are being sought and will be sent to the insurance company once obtained. The Clerk explained that the Shredder was one of the pieces of equipment to be stolen. This had originally been purchased second hand by the Council for £900 a number of years ago. Equivalent machines now cost in the region of £2000 and the Clerk was unsure if the insurance company would pay out the full cost of a new machine. Council asked that the equipment should be security marked by the police.

N & G Marsh had been asked to repair the shed door which had been damaged. He had also said that he would provide a quotation to make the shed more secure in the future. Council also agreed that some form of CCTV should be looked into. A further suggestion of fixing the equipment to the ground when in storage was also made.

Trees/Environment

Council noted the following notifications of approved tree works at the following properties:-

Homefield House, 77a North Street

T1 Cypress – Reduce height from 8m to 4m

G2 Row of Leyland Cypress Trees – Reduce from approx. 5m to approx. 3m

56 The Causeway

T1 Willow – Fell

G2 Prunus Trees – Reduce spread above highway to 2m

2 Guyatt Court

T1 –T3 Ash Trees 25% crown reduction

T4 Whitebean 25% crown reduction

Chandlers Court

T1 Maple – Reduce and thin by 25%

10.09.17 County & District Matters:-

East Cambs Parish Council Conference – 10th October 2017

Council noted that the next East Cambs Parish Council Conference is due to be held at Littleport on 10th October 2017. Liz Swift had already indicated that she would like to attend and Hazel Williams also agreed that she would attend.

11.09.17 Other Reports (in circulating file):- None

12.09.17 Finance

1. Consideration of payment to the following:

Council considered and approved the payments to the following after asking questions relating to the payment to Alan Lamb, Innpacked and Cambridge Cricket Club. In response to the questions the Clerk explained that the payment to Alan Lamb was for the technical design for the pavilion update, the payment to Innpacked is for the licensing training for the keyholder and the payment to Cambridge Cricket Club is the work carried out by Mel Pooley on the football pitches at the Recreation Ground. Proposed – Joan Lonsdale, Seconded – Hazel Williams

George Rowland	£54.45
Debbie Cawley	£21.15
Burwell Office Cleaning	£1,061.82
Ridgeons	£137.31
Newmarket Garden Machinery	£549.00
Latta Hire Limited	£242.70
Siemens	£221.95

Alan Lamb	£2,635.50
N and G Marsh	£462.00
Mr. Groundsman	£390.00
Mr. Groundsman	£220.00
Innpacked Ltd	£168.00
Burwell Cricket Club	£1,000.00
Andy Martin	£50.00
ESPO	£159.83
The Voluntary Network	£65.00
Cambridgeshire Cricket Club	£1,750.00
Online Playgrounds	£154.72
ECDC	£70.00
Footprint Signs	£126.00
Lloyds Bank Payment Cards	£85.06
S P Landscapes	£240.00
BT	£86.52
BT	£100.20
ECDC	£456.00
ECDC	£37.00
ECDC	£137.00
ECDC	£45.32
Eon	£15.85
Eon	£16.95
Eon	£0.44
Eon	£16.04
Eon	£9.20
Eon	£61.40
Eon	£12.93
Salaries	£5,043.98
<u>Return of Deposits</u>	
L Dunling	£50.00
H Pye	£50.00
N Carvell	£50.00
Dementia Carer's Support Group	£50.00
Ruth Paskins	£50.00
Total	<u>£16,153.32</u>

13.09.17

Correspondence

1. Email regarding Newmarket Road Sports Hub

An email had been received from Jack Smith, Burwell Tigers Football Club regarding the inclusion of the Sports Hub within the proposed new development on Newmarket Road. Mr. Smith considers that there is a need for the developer to provide funding the building of the sports hub within a Section 106 agreement. Hazel Williams explained that in some areas, developers do provide funding towards community facilities, but in this case it has always been known that the developer will provide some of the land, the parish will need to purchase the additional land and build the facilities for the sports hub. CIL funding will also be available from the scheme. The Parish Council has previously asked the developer if they could provide funding for the sports hub, but this is likely to be at the detriment of affordable housing. Having had some previous correspondence with Jack Smith on the subject, Paul Webb agreed to respond back to him on behalf of the Council. Council also agreed that the Sports Provision Group should discuss the matter with the County Councillor and ask for his help in trying to obtain financial support for the sports hub facilities from the developer.

2. Email regarding Margaret Field

A letter had been received from a resident living opposite Margaret Field regarding the storage container, regularity of use of the field by sport groups and the way that the boundary hedge is cut. Council agreed that it would be useful to have something in writing to ensure if the container is not used for the purpose agreed the Tigers

Football Club would remove and that the club had a responsibility to maintain the container.

The Clerk agreed to speak with the hedge cutting contractor about the current method used for cutting the hedge.

With regards to the regularity of use of the field by sports groups, the Clerk highlighted concerns that the Parish Council was not made aware of when the field is being used. Mike Smith explained that often fixtures are changed so details would not always be up to date. Robin Dyos commented that the Carnival Committee had also had problems this year with cars being left on the field after the parade had left, at the same time as a cricket match taken place. He continued by explaining that he had spoken to the Chairman of the Cricket Club who had agreed in future years to mark out an area specifically for carnival vehicles to be parked.

Gus Jones reminded Council that although building was not allowed on Margaret's Field, a pavilion would be.

It was agreed that the Clerk should respond to the letter, thanking the resident for raising the concerns and that these would be looked into.

3. Email regarding 17/001071/FUL and 17/001072 Installation of gas powered generators at land off Reach Road

Council agreed that the Clerk should respond to the email referring to discussions and new information provided earlier during the meeting.

Richard Adams asked if payment had been received from the Cricket Club for the broken window. The Clerk explained this had not. A meeting had taken place with the Chairman of the Cricket Club, Keith Airey, Liz Swift, Robin Dyos, Joan Lonsdale and the Clerk regarding the lease for Mingay Park. Robin Dyos explained that within the lease there will be a clause stating that the Cricket Club would be responsible for 50% of any damage caused by the cricketers to Mandeville Hall. The Cricket Club considers that the Council should take some responsibility for building Mandeville Hall at that location knowing that there is a high risk that the building will be hit by cricket balls. Members of the Council stated that they would not agree to the lease being signed when it comes to Full Council for approval unless the Cricket Club accepted 100% responsibility for any damage caused.

The Clerk explained that securing the freehold and the lease had proved to be more difficult than first expected. D.S.Smith appear not to be willing to release the freehold on Mingay Park until such time they can be sure that the Cricket Club will be able to use the park as a Cricket Ground. The lease cannot be finalised until the freehold is released. Mingay Park is also not registered with Land Registry, which will cause further issues.

There being no other business the meeting was closed at 9.18 pm

Signed this the _____ day of September 2017 _____ Chairman