

BURWELL PARISH COUNCIL
The Jubilee Reading Room
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Minutes of the meeting of the Burwell Parish Council held in The Jubilee Room, 99 The Causeway, Burwell, Cambridge, CB25 0DU at 7.30p.m. on Tuesday 29th January 2019.

Present: Liz Swift (Chair), Robin Dyos, Michael Geary, Don Harrison, Gus Jones, Joan Lonsdale, Helen McMenamin-Smith, Jenny Moss, Jim Perry, Derek Reader, Michael Smith, Michael Swift, Paul Webb, Hazel Williams and Brenda Wilson

Also present: Mr Barker of Priory Close

FC/290119/01 Apologies

An apology for absence had been received from Jane Hall

FC/290119/02 Declarations of any interests known to Councillors

The following declarations were noted:

Jenny Moss Item FC/290119/08.1

Paul Webb Item FC/290119/08.1

Derek Reader Item FC/290119/08.2

The Chairman welcomed Michael Geary to the Parish Council.

FC/290119/03 Approval of Minutes of the meeting of 8th January 2019

The minutes of the meeting held on 8th January 2019 were approved and signed as a true and correct record.

Proposed – Don Harrison Seconded – Helen McMenamin-Smith

It was agreed that item FC/290119/08 Priory Meadow – Tree issues should be considered following the Public Forum.

FC/290119/04 Public Forum

Mr. Barker informed Council that he was looking for an update on the Council's position regarding the trees in Priory Meadow that he believes are causing issues with subsidence to his property. He explained that a building survey had been carried out that implied that the cracks to his property were due to the trees. He did not see how having an arboricultural survey carried out would provide any additional information.

FC/290119/08 Priory Meadow – Tree issues

Liz Swift explained that the Council had been advised by its Insurers that an arboricultural survey should be carried out, however the Council, who are not admitting any liability for the damage, had agreed that they were not prepared to pay for the report and had suggested that Mr. Barker may wish to pay.

Hazel Williams proposed that Mr. Barker should be allowed to remove the trees at his own expense. Robin Dyos seconded the proposal with an additional statement being included that in allowing Mr. Barker to fell the trees, the Parish Council takes no responsibility for the cracks that have appeared in Mr. Barkers property.

A vote was taken with 12 in favour, 1 against and 2 abstentions.

Council resolved that Mr. Barker should be allowed to remove the trees and that a letter will be sent to Mr. Barker confirming this and clearly making the point that in allowing the trees to be removed, the Council takes no responsibility for any damage to Mr. Barkers property.

FC/290119/05 Planning Applications

The following planning application were considered: -

18/01561/LBC The Hall, Abbey Close

Two storey cross wing with link to existing hall. Conversion of half of stable block into

habitable space with lean to extension. Timber frame garage.

Amendment involving:

Additional roof light in the link

Additional clerestory window in the link

Extra glazing on the side elevation of the link, reducing the visual height of this elevation and updated detailing to the charred timber cladding to match that on the front of the link

Update to the east elevation windows in the new study and bedroom over – vertical timber cladding that forms shutters has replaced the aluminum louvres to keep the materials palette consistent throughout

Updated detailing to the gable of the new extension to keep the detailing of the charred timber cladding consistent throughout

No objections

18/01778/FUL 76 Low Road

Demolition of existing outbuildings and construction of new dwelling.

Council objects to the proposal on the same grounds as previously.

18/01541/FUL A & A Plant Hire Limited, Factory Road

Erection of one storage building (B8 use class)

Amendment involving:

The proposed use of the building has been changed from light industrial to storage

The scale of the proposed building has been reduced and the parking area has been reduced in size

Burwell Parish Council has no objection to this amendment however they do have concerns about the number of heavy vehicles travelling over the small bridge at the entrance of Factory Road and the lack of pedestrian footpath for the many walkers using this route.

18/014422/ADI The Co-operative Food 5 North Street

1xInternally illuminated fascia. 1xInternally illuminated Co-op Projector. 7x Non-illuminated wall mounted flat aluminum panels

Amendment involving:

The removal of illumination and reduction in sign sizes

No objections

19/00014/FUL 13 Hawthorn Way

Proposed erection of 2 no. semi-detached dwellings

No objection on assumption that this proposal replaces the planning permission for the single new dwelling proposed for the property

18/01654/FUL Lyndhurst 48 Swaffham Road

Proposed rear extension, alterations to existing dwelling and conversion of existing garage to annex

Amendment involving alterations to the annex

No objections

FC/290119/06 Planning decisions from District Council

The Council noted the following decisions:

18/01455/FUL St Genevieve 2C Hythe Lane

Proposed rear extension and associated works, replacement fence **APPROVED**

18/01479/VAR Stables Factory Road

To vary condition 1 (Plans and Drawings) of the previously approved application 17/01269/FUL for the demolition of existing stables and erection of 3 no. residential dwellings **APPROVED**

18/01542/FUL The Co-operative Food 5 North Street

Install a new cold room **APPROVED**

18/01069/FUL Crabtrees 56 Low Road

Demolition of existing farm buildings, erection of seven dwellings, formation of new access and associated works **APPROVED**

FC/290119/07 Notifications from East Cambs District Council of approved work to trees

The Council noted the following approved tree works:

Footpath from Spring Close, Burwell Castle

T1 Poplar – remove lowest limb growing across footpath and adjacent garden. Shorten limb about 4-5m to remove overhang to adjacent garden

The Beeches Tan House Lane

G1 Crown lift approximately 14 trees over road to 3m from ground level

FC/290119/08 Urgent Matters for Consideration –

1. Priory Meadow – Tree issues

This matter was considered earlier during the meeting.

2. Email from Clark Smith Partnership regarding planning comments

An email had been received from Clark Smith Partnership regarding two planning applications and the responses given by Council. A question had been raised as to why one had been objected to as outside the development envelope, when the other which is clearly outside the development envelope was not objected to. The Clerk was asked to write back and explain that for the application the Council had objected to, being outside the development envelope was the overriding factor, but other factors such as the narrow road leading to the development site were also an issue. The Clerk will also express that the Council considers each planning application on its own merit and will continue to do so with all future applications.

3. Additional Urgent Item – Deposit for work at the Recreation Ground

The Clerk explained that Cambridge Courts who are due to start work on 30th January 2019 at the Recreation Ground, creating the fenced games, tennis courts and trim track have asked for a 5% deposit prior to starting work. The amount due including VAT is £10674.00. ECDC has agreed to reimburse this sum as soon as possible, even though the CIL 123 Funding Agreement has not yet been signed.

Hazel Williams proposed, seconded by Helen-McMenamin that the deposit of £10674.00 including VAT should be paid to Cambridge Courts.

Council resolved that the deposit of £10674.00 including VAT should be paid to Cambridge Courts.

The meeting finished at 8.02 pm.

Signed

Dated: