

MINUTES OF A MEETING OF FOXTON PARISH COUNCIL

HELD ON MONDAY, 4th APRIL 2005, AT 7.45 p.m.

PRESENT

Mr Pusey, Mr Barnes, Mr Brooksbank, Mr Chilton,
Dr Grindley, Mr Hockley, Mr Kennedy

District Councillor Mrs Roberts

IN ATTENDANCE

Sarah Brind representing Hereward Housing
and David Page, architect for the proposed
development at Burlington Press.

2 members of the public

APOLOGIES

Apologies were received from County Councillor
Professor Milton, Mr Broadley and Mrs Thake

Mr Pusey welcomed all to the meeting and introduced Miss Sarah Brind of Hereward Housing and David Page, an independent architect employed by Hereward Housing for its proposed development on part of the Burlington Press site.

Mr Page showed plans for two separate developments. The first was for 14 private dwellings that would consist of separate houses on land to the rear of the War Memorial (after demolition of the older part of the factory), and two blocks of four dwellings. One block would be behind the retained facade of the old Press building and the second would be formed from a redundant portion of the Press buildings. The second development would be for 20 affordable dwellings on land outside the village envelope and to the rear of the existing Press cottages. This development would require a new access road running from Station Road to a dead-end at the rear of the site.

Mrs Roberts asked whether funding was available for the project. Miss Brind was satisfied that Hereward Housing would be able to fund the project itself. It was hoped that an S106 agreement would be included in the consent that gave priority to Foxton residents. Mrs Roberts also asked when the funding would be in place. Mr Page said it should be there next year.

Mr Chilton (referring to the private housing) wondered whether the residents would have sufficient privacy in view of the proximity of the Press. Mr Page said that a wall would be built to ensure privacy. There was concern that noise might be a problem for residents.

Mr Pusey suggested there could be a loss of amenity for residents in the existing housing, but Mr Page thought they would not be affected.

There was concern as to whether there would be sufficient parking on the affordable housing site, but Mr Page thought that this would be adequate.

Mrs Roberts asked whether Mr Ridgeon understood that if the development for 20 affordable houses on the second site were refused, then 50% of the first site would have to be affordable housing under present planning rules.

Mrs Roberts asked when a formal planning application would be made, and Mr Page said this would be soon. Miss Brind and Mr Page were thanked by Mr Pusey for allowing the parish council to see the proposals and then left.

Before the normal council meeting resumed, Mr Pusey asked for further debate on the proposals for the Burlington Press site.

Mr Kennedy thought the plans looked good though he was concerned about the access road to the second site and where it led. Mr Pusey said there had been a lot of resistance in the past to development on the second site because it could lead to further development.

Mrs Roberts said she couldn't understand why so many affordable houses had been planned. She also wondered whether the factory would close. Mr Page had said that the business would be concentrated in the newer buildings and Mr Kennedy said he would find out.

Mrs Roberts pointed out that a development of affordable houses on this scale would put paid to the council's hopes for affordable housing on the old school site and was also concerned about the effect of having such a solid block of affordable housing – which would set these houses apart - when the present trend is to aim for mixed housing.

Further concerns expressed were:

- Potential conflict due to the proximity of the factory, particularly arising from the amount of noise
- Additional traffic movement in the most congested part of the village
- The narrowness of the High Street and the tight turn at the Station Road junction already presented a problem for large vehicles
- Drainage limitations
- The amount of development in the village

Mrs Roberts asked whether members of the council would like to meet SCDC Planning Officers to discuss this proposed development. Mr Pusey, Mr Hockley and Dr Grindley both said they would like to attend such a meeting, and it was agreed that Mrs Roberts would try to arrange this for Monday, Tuesday or Wednesday morning the following week.

MINUTES OF THE PREVIOUS MEETING

No amendments were necessary and all were agreed that the Minutes of the meeting held on Monday, 7th March 2005 should be signed as a true record.

MATTERS ARISING FROM THE MINUTES

Address by Stan Reese of Cambridgeshire ACRE on Parish Plans

Mr Pusey suggested that a separate meeting would be needed to discuss this and that it would be advisable to make it a public one. Some consideration was given to combining the meeting with the Annual Parish Meeting, but it was decided that there would not be sufficient notice. It was agreed that an item on the matter was needed for "The Laurentian". Mr Pusey suggested holding a public meeting on Parish Plans combined with the Parish Council meeting on 4th July 2005. Dr Grindley agreed to publicise this in "The Laurentian".

Old School Site

Mrs Roberts said she had been feeling quite cheerful about this until the bombshell of the proposals for the Burlington Press site. Dr Grindley said that the Hereward Housing representative, Paul Bonnett, had promised to come back to the council on the matter. Hereward Housing had, in principle, been enthusiastic about the scheme, but probably the new scheme (at Burlington Press) would "hit it on the head". The school site scheme was sensitive to village requirements.

Dr Grindley said that Hereward Housing was not looking to maximise proceeds on the Press site.

Mr Pusey said there was a need to understand Hereward Housing's priorities regarding the two sites.

Mrs Roberts said she would want more detailed information about Hereward Housing's ability to build all these houses. Mr Brooksbank asked whether it would be a good idea to get another housing association's opinion. Mr Pusey said the council should wait until it had heard from Mr Bonnett, and Mr Hockley agreed to chase him up. Mrs Roberts suggested letting the existing residents in the Press cottages know about the proposals for the Burlington Press site, but it was thought that, at this stage, Mr Challis's report of the present meeting in "The Laurentian" would be sufficient.

Large-scale development

Mr Pusey said that the council had made its representations to EERA, who had received 26,000 responses to the consultation. A presentation of the analysis of the responses should be ready by 22nd June. On the last day of the consultation period, the ODPM had asked for a further 29,000 houses to be added to the number already requested.

The clerk said that Mr Lansley's office had sent a copy of his response to EERA that objected strongly to an early review of the East of England Plan.

Traffic Issues

There was nothing further to report.

Parking at Hillfield

Mrs Roberts said she would check how matters stood with the SCDC Housing Officer.

Pavement Flooding

Mr Hockley said there had not been enough rain for the necessary photographs.

Streetlamps in Edis Way

Mr Kennedy passed the clerk a copy of the joint letter from residents to the developers, Meldire.

Level Crossing meeting (referred to under "Rugby Cement")

Mr Pusey said that a road-bridge at Foxton had been taken out of the County Council's Transport Plan. With reference to the road-bridge project, Mr Barnes mentioned the accident at the crossing at the Easter weekend.

REPORTS FROM THE COMMITTEES

RECREATION AND AMENITIES

Mr Chilton reported as follows:

- The new seat and the sockets for the junior goal-posts had been ordered
- The remaining signs had been put up
- The new contractors had begun grass-cutting and were doing well so far (*although Mr Kennedy mentioned an overgrown patch at Edis Way*)
- One panel of the notice board on the Community Building was broken
- A new key was needed for the cigarette bin outside the Community Building

Mr Kennedy reported that the long bench near the hard-standing area on the Recreation Ground had been damaged. Mr Chilton said he would investigate.

Recreation Ground extension

Mr Pusey reported that the necessary papers were with Andrew Hall (CCC) with a target of getting them to the County Council's solicitors in time for Foxton Gardens Association's Annual General Meeting. He said that the only date for the inaugural meeting of the group that would manage the development of the extension in the week 18th to 22nd April was Monday, 18th April.

Dr Grindley said that the Cricket Club had not been invited to send a representative. Mr Pusey sought to clarify the reason for asking for a representative. He pointed out that at its 4th January meeting, the Recreation and Amenities Committee had discussed the question of re-siting the proposed Skateboard Park on the Recreation Ground extension and siting the cricket nets in the area behind the church and adjacent to the Bowling Green, and had agreed this would be the best arrangement as it grouped all the Cricket Club items in the same area and made the skateboard park project more viable. Dr Grindley (who had not attended the R and A meeting or the January Council meeting) was not satisfied, and said the proposed area for the nets was not suitable and that this change had not gone through the same consultation process as the original plan.

A discussion followed, and it was agreed that the matter would be revisited at the next meeting of the Recreation and Amenities Committee, and that the date for the inaugural meeting of the group to manage the development of the extension should be deferred. The clerk agreed to notify the members of the group that a new date for the inaugural meeting was needed.

A joint meeting of Foxton Parish Council and the Recreation Ground Trust had been held on 22nd March at which the issues regarding registration of land had been

discussed. The Minutes of this meeting had been circulated. One matter that needed to be dealt with was the vision splay to the right of the exit from Edis Way into Hardman Way, where the owner of No.1 Edis Way has created a garden. Mr Pusey said that it was necessary to get the County Council to include this piece of land as a vision splay. The property concerned (No. 1) is now on the market and the clerk was asked to write to the agent (Tuckers) to say that this piece of land should be a vision splay and not a garden. Following this, a letter should be sent to the County Council asking them to adopt it.

Letters of consultation would be sent out to all residents with an interest in the land registration after FPC's solicitor (Hewitsons) had replied to the council's request for advice on the four matters identified in the Minutes of the joint RGT/FPC meeting on 22nd March 2005.

FINANCE

Mr Hockley reported as follows:

A mileage allowance claim had been submitted by Dr Grindley for his trip to the CPRE Local Development Framework workshop on 5th March 2005 at Wimblington. It had emerged that the council should formally approve a mileage rate for councillors, and, after consultation with the District Council and with CALC, he proposed that this should be set at 40p per mile for the use of a car on council's business, as this would prevent any complications over tax benefits. It was established that this was normal practice and Mr Kennedy seconded the proposal and all were agreed.

Mr Hockley gave details of the bank accounts as follows:

| | |
|--|------------|
| Deposit Account | £11,914.01 |
| (This included interest for the period 6/12/04-6/3/05 of £33.78) | |
| Current Account | £539.11 |
| (This included a contribution of £27 from the RGT for the gift for Peter Sutton, an SCDC recycling credit of £201.51 and a VAT refund of £254.87 for the period 22/10/05-7/3/05) | |

Mr Hockley said that an application had been made for further £12.51 VAT refund that had been omitted from the first VAT claim in the 2004/05 financial year. A cheque from the County Council for £1059 (dated 1st February 2005) had been received for its contribution to grass cutting in the 2004 season, and would be paid in by the clerk.

Mr Hockley proposed that the following cheques be approved:

| | |
|--|---------|
| CALC (affiliation fee for 2005/06) | £288.27 |
| CALC (subscription to "Local Council Review" 2005/06) | £13.00 |
| (Mr Hockley said it had been suggested that the council might consider cancelling its subscription to this publication next year and asked councillors to consider this when the magazine appears in the circulating correspondence) | |
| Foxton Sports Club Association (hire of pavilion 5/3/05) | £15.00 |
| C Grindley (reimbursement for attendance fee at LDF workshop (£25) and mileage allowance for the trip (£34)) | £59.00 |

| | |
|---|---------|
| Lawrence Printers (500 East of England leaflets) | £39.00 |
| V W Mead (refuse collection, ground maintenance and repairs, March) | £72.50 |
| Inland Revenue (tax on JEB/VWM earnings for 3 months to 4/4/05) | £209.12 |

Mr Barnes seconded the proposal and all were agreed that these payments, totalling £695.89, be made, and that £852 be transferred from the Current Account to the Deposit Account (after clearance of the cheque for £1059).

Mr Pusey said that a reply to the letter from Allianz Cornhill about cover for volunteers working on the Dovecote/Meadow project had been sent.

PLANNING

Mr Barnes said that three applications had been received and reported them for consideration.

Applications considered at the meeting:

| | |
|---------------------------|---|
| Vicar and St Laurence PCC | Application No. S/0433/05/F for a footpath and gate at St Laurence Church No recommendation |
| P N Mead | Application No. S/055805/PNA for an agricultural storage barn at Orchard Farm No recommendation |
| J Batten | Application No. S/0443/05/F for extension and conversion of barn into annexe at 3 Shepreth Road Refused unless consent includes an S106 agreement preventing the annexe being sold as a separate dwelling. |

POLICE LIAISON

Mrs Thake was not present to report, but Mr Pusey said that the gang responsible for recent trouble had been confronted by the police and warnings had been given, with the possibility of a restraining order on the leader. It was understood that PC Sutton would be moving, and the clerk was asked to ask Mrs Thake to contact the police about a continuing liaison with the village.

RECREATION GROUND TRUST AND COMMUNITY PROJECT

Mr Pusey said that (regarding the sinking fund) he had received more figures from John Callin and, whilst they were not absolutely complete, they constituted a basis for moving forward. He had discussed the figures with Mrs Howell (VHT) and Peter Sutton (auditor) and was awaiting a reply from Dr Grindley concerning the pavilion. Figures still required related mainly to longer term replacements – 30/40 years – and an agreed sum was needed to cover these.

Mr Pusey asked Mr Barnes whether there was anything to report about CCTV cameras, but Mr Barnes said there was nothing specific.

Dr Grindley said that he had always argued that the problems at the pavilion were entirely the contractor's responsibility. At last week's meeting with the County Council at the pavilion, Mr Pusey said he had demonstrated that the taps do not turn off (although some taps had been turned off at the valve to prevent excessive water loss). Mrs Howell, in the visitors' seats, said (ironically) that it had been the usual affable meeting. She added that Velux was booked for Friday. Mr Pusey said that Bill Tarling would contact Dr Grindley about getting the taps replaced.

DOVECOTE/MEADOW PROJECT

Mr Pusey said there would be a meeting of the Friends of the project next Monday. There was a delay at County Council over the line of the footpath: the County Council needs to confirm that the planners accept the amendment. He said that Andrew Hall would chase things up.

Mr Hall had promised to do the revised plan to attach to the draft lease and pass this to the County Council's solicitor.

Fencing and hedging had been completed right across the field, and it was hoped that when the footpath is made some of the materials could be re-used – negotiations would be needed and there would be a small cost.

CORRESPONDENCE

The clerk summarised the correspondence received in the past month, which is given in full below:

- 1) Letter dated 3rd March from the SCDC Trees Officer re parish tree wardens with form attached for update. *(Kept by clerk to reply saying that tree correspondence should be addressed to her)*
- 2) Letter dated 11th March from CEMEX enclosing the minutes of the last meeting of the Barrington Liaison Group.
- 3) Letter dated 11th March from CCC Environment and Transport Department re the proposed experimental suspension of the historic centre cycling restriction: enclosing details.
- 4) Letter dated 14th March from Guilden Morden PC re meeting on Operation Ancona to be held on 21st March 2005. *(Details already sent to councillors)*
- 5) Letter dated 14th March from Ms Cass (post-graduate student) enclosing a questionnaire on the Cambridge Green Belt. *(Passed to DP, who replied)*
- 6) Letter dated 15th March from CCC Environment and Transport Department re changes to local bus services.
- 7) Letter dated 18th March from CALC in response to the council's letter about the Conference on Quality Initiative.
- 8) Memo from DEFRA dated 21st March re Quality Parishes and Parish Planning with enclosures.
- 9) Letter dated 22nd March from the National Probation Service enclosing its Summary Annual Report and an information sheet.

- 10) Letter dated 23rd March from Andrew Lansley MP re the Guilden Morton meeting about Operation Ancona: enclosing a copy of his letter to the Chief Constable (Cambridgeshire Constabulary) seeking assurance that lessons have been learned.
- 11) Copy of a press release (received 20/3/05) from Andrew Lansley MP's constituency office, giving his response to the East of England Plan, including his opposition to an early review.
- 12) Memo dated 4th March from CCC Fostering and Adoption Service re the need for more carers: enclosing information and leaflets (with Post office)
- 13) Memo from Defra re Partnership in rolling out broadband to rural communities.
- 14) Notice of County Council Election Thursday, 5th May – Melbourn Electoral Division. (*Displayed*)
- 15) Disability Sports and Social Clubs Directory 2005 (Cambridge and South Cambridgeshire) and information on South Cambridgeshire Coaching Schemes and an invitation to a Club Update Evening on 14th April (*The last item passed to CG*)
- 16) Information from CALC including:
 - March/April Bulletin
 - Details of workshop to be held on 23rd April on Playground Inspections, Health and Safety, Risk Assessment and Insurance Issues
 - NALC leaflets including “Model contract of Employment and Job Description”, “Implementation of the National Agreement on Salaries and conditions of Service of Local council Clerks in England and Wales” and “Guide to Good Employment Practice in Local Councils” (*All passed to BH*)
 - Invitation to Clerks to a barbeque in Catford
- 17) Information from Cambridgeshire ACRE including:
 - Information leaflet on the National Rural Women's Conference 20-21 April 2005 including agenda and booking form
 - Leaflets on the Arts and Community Group Viva Centre in Soham and the Arts in Cambridge on tour programme for March-July 2005
 - CCC Consultation leaflet entitled “Your countryside, your money – you decide what we do with them” (*closing date for responses 9th May, passed to Mr Pusey for discussion with Catherine Cairns regarding rights of way paths (ROWP)*)
 - “Harvest” magazine, March/April
- 18) “Clerks and Councils Direct” magazine March 2005
- 19) SCDC booklets “South Cambridgeshire Strategic Partnership 2004/07- working together for a better South Cambs” and “Know your Local Council and Councillors”.
- 20) Publicity from Sovereign (play equipment), Eibe (play equipment including some for disabled children), Matta (safety surfacing) and Insignia (signs).

The CCC consultation leaflet (item 17) referred to footpaths, and in connection with this, Mr Pusey mentioned two “lost highways” in the parish.

VISITORS' QUESTIONS

There were no visitors' questions.

ANY OTHER BUSINESS

Mr Chilton said that the trees on the left hand side of Barons Lane (coming from St Laurence Road) had become very overgrown and there had been some dumping on this side of the road. Mr Pusey said the ground in question was effectively in the ownership of the County Council. The clerk agreed to write to the County Council in liaison with Mr Chilton.

Mrs Roberts said that the District Council was in danger of being capped and not only would this necessitate re-billing, but also would result in huge cuts for Recreation and Leisure. However, on being asked, she said that the grants already agreed for Foxton were not at risk.

Mr Barnes said the Mr Abbotts had still not made a connection between the two buildings on his site as had been requested by the planners. Mrs Roberts said that a plan for the connection had not been agreed with the District Council. Mr Barnes warned of the risk of leaving things too late.

The clerk asked how things stood regarding the tree work needed on the Recreation Ground. It emerged that Mr Hellingsworth, the SCDC Trees Officer, had not yet been asked to make a site visit, and the clerk agreed to telephone him to arrange a date.

It was also agreed that Mrs Roberts would look at the tree in front of the old press houses in Station Road.

DATE AND TIME OF NEXT MEETING

It was confirmed that the **Annual Parish Meeting** would be held on **25th April at 7.45 pm** and the **Annual General Meeting** would be held on **9th May 2005 at 7.45 pm**: both meetings to be held in the **Meeting Room of the Village Hall**.