

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 13th February 2018.

Present:- Liz Swift (Chair), Richard Adams, Robin Dyos, Jane Hall, Gus Jones, Don Harrison, Joan Lonsdale, Jim Perry, Gordon Roach, Michael Swift, Paul Webb, Hazel Williams.
1 member of the public

FC/130218/01 Approval of Apologies for Absence

Apologies for absence had been received from Jenny Moss, Derek Reader, Mick Smith and Brenda Wilson.

FC/130218/02 Declarations of any interest known to Councillors:-

The following declarations were made:

Richard Adams – Assets and Environment Group Report - Allotments

Jane Hall, Liz Swift, Michael Swift and Don Harrison – Planning – 27 the Causeway

FC/130218/03 Approval of Minutes:-

The minutes of the meeting held on 30th January 2018 were approved and signed as a true and correct record of the meeting.

Proposed – Joan Lonsdale, Seconded – Jim Perry

Council noted an amendment to FC/300118/04 Public Forum which should read 1 Church Lane also stands.... not 1 Church Close also stands...

FC/130218/04 Public Forum

No matters were raised during the Public Forum

FC/130218/05 Planning

The following planning applications were considered

17/02045/FUL 9A Tunbridge Close – Amendment no response required

Demolition of existing single storey side extension and conservatory and construction of two storey side extension. Amendment involves modification to extension roofline and 1st floor window.

Amendment noted

18/00067/PDR Mr. K Norman – 12 High Street

Replace roof and windows. Reposition front door and regularise size of dormer windows

Objection – UPVC windows unsuitable for Conservation Area, Front door should not be removed, although a ‘false’ door would be acceptable and dormers should be kept as original to ensure the character of the property is retained. It was agreed that changing the tin roof to pan tiles is acceptable. Support of neighbour concerns.

18/00090/OUT Mr. P Durrant – Land to the rear of 81-91 The Causeway

New dwellings

Objection – The Council considers that the access road/footpath from the Causeway to the proposed properties is not suitable for any further traffic. The road/footpath is continuously used for parking of numerous vehicles belonging to residents in the Leys and the Causeway. Planning Officers when determining this application must visit the site go view the unadopted road/footpath and its condition prior to making any decision on this application. Should ECDC be minded to approve this application a condition should be included in the approval to ensure that the general condition of this road/footpath is brought up to a standard suitable for both the current use and any additional vehicle use created by the additional houses. It should be noted that this road/footpath is defined as a footpath on the Cambridgeshire Definitive Map.

The Council also objects to each property only having one parking space (garage) and the tightness of the garages for maneuvering. It is unlikely that the proposal will reduce parking in the Causeway.

The Council also understands that there are concerns regarding the capacity of the drainage system in this area.

The Council also considers that the proposed new dwellings would be significantly different from either the terraces of two storey Victorian and Edwardian dwellings located on The Causeway or the nearby early 20th century terrace of dwellings (2 - 9 The Leys) set back from the street and located to the south east of the site. The proposal would therefore be visually discordant with and cause demonstrable harm to the character and appearance of the local built form. Positioned within the Burwell Conservation Area, the surroundings of the site are characterised by the facades of Victorian and Edwardian dwellings with their associated long rear gardens that largely benefit from mature trees and hedge growth and some ancillary garden buildings. The six proposed modern dwellings with no architectural merit or visual frame of reference with the surrounding built form, within the rear gardens The Causeway would be a visually intrusive and incongruous form of modern back land development that would fail to preserve or enhance the character, appearance or urban townscape of the surrounding Burwell Conservation Area.

17/02145/OUT Mrs Whitehouse – Land to the west of 4 Newmarket Road

Proposed detached dwelling and vehicular access

Amendment involving changes to the proposed access, layout and addition highways information

Objection – Council agreed that the amendments do not resolve any of the issues previously raised with the application and therefore continue to object to the proposal.

18/00098/FUL Mr. D Kelsey – 27 The Causeway

Proposed demolition of existing garages and outbuildings and replacing with a detached 2/3 bed cottage and associated works

No Objections but concern raised regarding access via private road and if residents of other properties on this road have been consulted.

18/00077/FUL Mr. M Taylor – 29B North Street

Garage to microbrewery

No Objections but concerns re increase in vehicular traffic should this become a commercial enterprise especially if selling to the public. Will a change of use application be required.

E/01/18 Tree Preservation Order Crabtrees, 56 Low Road – No Objections

FC/130218/06 Planning Decisions

The following planning decisions had been received from the District Council and were noted by Council:

17/01682/FUL 40 Silver Street

Retrospective as part built two storey side and rear extension and entrance porch and store
APPROVAL

17/02102/FUL 57 Parsonage Lane First floor side extension APPROVAL

17/02119/FUL 89 Ness Road Rear extension and new conservatory APPROVAL

17/02125/FUL Elmside 31 The Causeway Part replacement single storey side extension and new garden structure APPROVAL

17/01627/FUL 1 Church Lane Extension and alterations to existing detached garage APPROVAL

17/01984/FUL Crabtrees 56 Low Road

Demolition of existing farm buildings, erection of 8 dwellings, formation of new access, revised access arrangements for No 56 Low Road and associated works **REFUSAL**

17/02016/FUL 63 High Street

Proposed single storey commercial unit suitable for use classes A1, A2 & A3 **REFUSAL**

FC/130218/07 Action Point Updates

The following updates were noted:

Mandeville Hall Ceiling

Robin Dyos reported that the Council will probably have to appoint a structural engineer to make a decision on the best action to take with the ceiling in hall 1 and whether the existing structure is suitable for using the loft area for storage or other purposes. This matter to be referred back to the working groups for consideration.

Grass Cutting Contract

Recommendations will be made at the Full Council meeting on 27th February 2018.

Pauline's Swamp

The next Pauline's Swamp Working Day will be on Saturday 17th February between 10 am and 3 pm. All welcome.

FC/130218/08 Group Reports and Recommendations

Council considered the Report of the Assets and Environment Meeting held on 6th February 2018 and the following recommendations:

- a) To obtain quotations to provide a PIR light at the Jubilee Reading Room
- b) To purchase a new salt bin for Mandeville Hall to replace damaged one
- c) To obtain a quotation to replace the cellar extractor fan at Mandeville Hall
- d) To obtain a quotation to flush, clear and carry out an internal visual survey of the drains at Gardiner Memorial Hall
- e) To end allotment tenancy agreements for plots 12b and 14 due to non-payment of allotment rent and failure to cultivate the allotments as regulations require.
- f) To purchase 10 tonne of topsoil to top up graves at the cemetery
- g) To obtain a quotation to erect an overhead barrier at the main gate of Margaret Field
- h) Purchase grasscrete approx. cost £250.00 to complete the path at Mandeville Hall
- i) Erect a handrail leading up to the bench adjacent to No. 5 The High Street at a cost of £165.00

All recommendations were approved by Full Council.

Proposed Robin Dyos, seconded Paul Webb

Hazel Williams questioned the proposal to erect an overhead barrier to the main gate of Margaret Field, when concrete blocks had just been purchased to block the entrances to the property. The blocks will still be required to secure the second entrance.

Hazel Williams informed Council that the padlock on the gate at the entrance to County Council owned land off Ness Road was unlocked leaving the land insecure. The County Council has been made aware of the situation.

FC/130218/9 Property Reports

1. Weekly Play Area Inspection Reports

The Handyman has carried out weekly checks and there is nothing that requires attention.

The Clerk reported that there are still moles on the Recreation Ground.

Trees/Environment

Council noted the following notifications of approved tree work from East Cambs District Council:-

56 The Causeway

T1 Lilac – Fell leaning tree adjacent to wall

Rear of 11 Murton Close – TPO/E/13/00

1. Ash (rear of house no.10) Crown reduce height by approx. 2 to 2.2 m. Cut overhanging branches back to boundary line.

2. Ash (rear of house no.11) – Crown reduce height by approx. 30%. Cut overhanging branches back to boundary line.

3. Sycamore (rear of house no.11 – Crown reduce height by approximately 2.5m. Cut back overhanging branches to fence line.

Sycamore (rear of house no.12) – Crown reduce height by approximately 40%. Cut overhanging branches back to fence line.

Land Opposite 1 Casburn Lane TPO/E/04/17

T1 Ash (on land opposite 1 Casburn Lane on the corner of Newnham Lane and Dalzells (lane) - Fell

FC/130218/10 County & District Matters:-

Council noted the following:

1. Notes from the meeting with ECDC Officers 24.1.18

FC/130218/11 Other Reports (in circulating file):-

Council noted the following:

1. Burwell Community Lunch – Notes 29.1.18

FC/130218/12 Finance1. Consideration of payment to the following:

The following payments were considered and approved for payment: Proposed Gordon Roach, Seconded Don Harrison

George Rowland	Mileage		£66.60
Debbie Cawley	Mileage		£21.60
Martyn Wright	Mileage		£73.80
Burwell Office Cleaning	Jan-18		£1,169.84
Ridgeons	Maintenance Materials	£4.38	£150.28
	Maintenance Materials	£12.00	
	Maintenance Materials	£56.09	
	Maintenance Materials	£62.31	
	Maintenance Materials	£15.50	
Voluntary Network	Ely Trips December	£30.00	£75.00
	Ely Trips January	£45.00	
Latta Hire Limited	Temporary Toilet		£158.70
Burwell Window Cleaning	Various Properties		£63.00
Community Heartbeat	Replacement Adult Pads		£87.60
Mr Groundsman	Recreation Ground Grass Cutting		£465.00
ECDC	Tree Seminar		£60.00
Eleanor Williams	Condolence Book -Parish		£36.98
	Floodlighting Church to		
Burwell PCC	31.3.17		£450.00
Helen McMenamin-Smith	Tabbards		£59.50
Dent Security	Contract JRR		£117.60
D G Plumbing and Heating	Boiler JRR		£2,184.00
PRS for Music	Mandeville Hall		£797.74
S R Landscapes	Tree Work Mill Close	£55.00	£175.00
	Branch - Recreation Ground	£120.00	
Meads Construction	Planings MH	£18.00	£324.00
	Planings GMH	£30.00	
	Top Soil/Clunch Removal	£276.00	
Burwell Print	Plans and Survey		£268.44
Lloyds Bank	Various January 2017		£274.55
Eon	GMH	17.1.18	£637.94
Eon	JRR	22.1.18	£51.37
Eon	Pavilion	23.1.18	£34.40
Eon	Cemetery	23.1.18	£16.67
Eon	Allotments	22.1.18	£18.60
Eon	Mandeville Hall (Gas)	22.1.18	£147.78
Eon	Mandeville Hall Gas	19.2.18	£90.47
Eon	Cemetery	16.2.18	£13.67
Eon	Pavilion	16.2.18	£16.09
Eon	JRR	16.2.18	£52.56
Eon	GMH	19.2.18	£618.36
Wave	Mandeville Hall	1.2.18	£128.40
	Salaries, NI, Tax and		
	Superannuation including		
	Keyholder holiday cover		
	payments		£4,924.13
Salaries			
Return of Deposits			
S Hickmott	MH		£50.00

K Brewers	GMH	£50.00
Burwell Museum	MH	£50.00
Dramatic Moments	MH	£50.00
J Tompson	MH	£50.00
Total		<u>£14,079.67</u>

FC/130218/13 Correspondence

None

The Chairman reminded members to return their Review of representatives for outside bodies and organisations to the Clerk by 19th February 2018. An Assets and Environment meeting will be held on Tuesday 20th February 2018 to look through the Grass Cutting Contracts. Volunteers will be required to man the Parish Council stand at Burwell at Large on the 17th and 18th March 2018.

There being no other business the meeting was closed at 8.33 pm.

Signed this the _____ day of February 2018 _____ Chairman