

BURWELL PARISH COUNCIL
The Jubilee Reading Room
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Chairman: Mrs J Lonsdale

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 31st January 2017

Present:- Joan Lonsdale (Chair), Robin Dyos, Jane Hall, Don Harrison, Gus Jones, Jenny Moss, Jim Perry, Gordon Roach, Michael Smith, Liz Swift, Mike Swift, Hazel Williams and Brenda Wilson.

County and District Councillor David Brown and District Councillor Lavinia Edwards

18.01.17 Apologies:- Apologies for absence had been received from Derek Reader, Tim Wallis, Joe Parker and Paul Webb.

19.01.17 Declarations of any interest known to Councillors:- The following declarations were made:
Mike Smith – Planning Applications for Mr Poultney, Mr Hunter, Mr and Mrs White, Mr and Mrs Cummins

20.01.17 Approval of Minutes:- The minutes of the meeting held on 10th January were approved and signed.
Proposed – Brenda Wilson, Seconded – Hazel Williams

Gus Jones questioned the decision regarding the Gardiner Memorial Hall Entrance and Exit. He had not been at the previous meeting when the item was discussed. The Chairman reminded Council that a decision had been made at the previous meeting not to make any alterations to the Entrance and Exit and in line with Council's Standing Orders could not be further considered for a period of six months. It was agreed that all Councillors should see a copy of the report and the content of the report to be confirmed at the next meeting.

21.01.17 Public Forum:- No matters were raised during the public forum.

22.01.17 Stephen Conrad – Cambridgeshire County Council – Update on Newmarket Road Development
Stephen Conrad was unable to attend the meeting and would now be attending the meeting to be held on 14th February 2017.

23.01.17 Planning The following planning applications were considered:

16/01094/FUL Mr Charles Kirk – 44 Newmarket Road

Replacement of workshop 2 with a smaller metal container, to be used for the ancillary storage and sale of lawnmowers and associated goods in connection with the existing garden repairs business at 44 Newmarket Road, Burwell (Retrospective)
NO OBJECTIONS

16/01651/FUL Mr Steve Poultney – 8 Poplars Close

Single storey side/rear extension and conversion of part of existing garage
NO OBJECTIONS

16/01700/FUL Mr S Morris – 63 High Street

Change of use of first floor to new dwelling
NO OBJECTIONS – Comment agreed by Chair and Vice Chair due to response date prior to Parish Council meeting taking place

16/01773/FUL Mr Stuart Hunter – 2 The Leys

Proposed 2 storey extension to existing house

NO OBJECTIONS – but applicant should be responsible for any damage caused by building contractors to the footpaths and access road leading to the Leys from the Causeway

16/01793/FUL Mr & Mrs White – Fenton Lodge, 115 Low Road

Replacement of bungalow and detached garage with two 2 storey dwellings with integral garages

NO OBJECTION

17/00002/FUL Mr & Mrs A Cummins – 11 Bayfield Drive

Single storey side extension to provide facilities for a disable person

NO OBJECTION

17/00052/FUL Mr & Mrs Gretton – The Gables, 6 Dyson Drove

Addition of open glass room to rear elevation of property, enclosed on two sides

NO OBJECTION

**24.01.17
Planning
Decisions:**

The following planning decisions had been received from the District Council:

16/00049/FUL 101A The Causeway

Proposed additions and alterations

APPROVED

16/00504/FUL Building Adjacent to Ashbridge Farm, Factory Road

Construction of 2no. five bedroom, two storey detached dwellings and 1no. four bedroom bungalow

APPROVED

16/01186/FUL 101 The Causeway

Demolition of Existing Dwelling to allow for Erection of New Dwelling, Single Garage, Access, Parking & Associated Site Works

APPROVED

16/01301/VAR Land Adjacent to 5 Laburnum Lane

Variation of condition 1 (Approved plans) of previously approved 14/00765/FUL for Proposed 2 storey 3 bed house

APPROVED

16/01390/FUL 34 Newmarket Road

Demolition of existing garage to allow formation of new access road to proposed dwelling with integral garage, parking, access & associated site works and replacement garage for host dwelling

APPROVED

16/01461/VAR Land Between 31 and 33 Baker Drive

To vary Condition 1 of previously approved 16/00920/VAR for proposed erection of a detached dwelling and garage

APPROVED

16/01479/FUL Morris Armitage Estate Agents, 105 The Causeway

Proposed change of use of ground floor unit from A2 to A3

APPROVED

16/01481/FUL 29 Isaacson Road

Single storey rear extension including demolition of conservatory and loft conversion

APPROVED

16/01580/FUL 25 Buntings Path

First floor side extension over existing garage

APPROVED

16/01671/FUL Rear of 117A North Street

Modified proposal of previously approved 16/00080/FUL

APPROVED

Jim Perry raised concerns about building work being carried out at 40 Silver Street and if it was in line with the Planning Consent. The Clerk agreed to look at the planning application.

Jim Perry also raised concern over the dwelling being erected by Mr Reeve at the bottom of Hythe Lane in Weirs Drove. He was informed that the recent application for the property had been refused.

**25.01.17
Action
Points
Update:-**

Mike Swift informed Council that the Pauline's Swamp was dry enough to be able to walk across. A Working Party has been arranged for 15th February 2017 to remove plants and weeds that should not be present in the Swamp. Joan Lonsdale informed Council that ECDC had confirmed that the Enforcement Officer is monitoring the site on a weekly basis. Mike Swift raised concern that the reduced water level could have a long term effect of the physical nature of the Swamp and should this be the case the Council would need to decide the action that it would take. Jenny Moss expressed that generally water levels are low at present. Jim Perry reminded Council that there is a clause in the planning consent for Hopkin's Homes to pump back water into the Swamp if required. Robin Dyos asked if water levels and activity of other springs in the area had been measured as a comparison.

The work to the Causeway has been started this week. Mike Swift reported that the planning application for the proposed pavilion at the Recreation Ground is progressing well and should be approved. The next stage will be securing funding for the project. Work to the trees at the Cemetery has been completed. The barn at Pauline's Swamp is now due to be painted at the end of February if the weather allows.

Brenda Wilson spoke to Council regarding the possible siting of the bollard, previously organised for Pantile Lane, outside the Jubilee Reading Room or in Tunbridge Close. Council agreed that the bollard should not be sited in either location.

Don Harrison arrived at 7.55 pm

**26.01.17
County &
District
Councillors
Reports:**

Reports had been received from County & District Councillor David Brown and District Councillor Lavinia Edwards. David Brown informed Council that he had been asked about having double yellow lines in the Causeway, but had not pursued the matter as he felt that the existing parking acted as traffic calming. He updated Council on District Matters including Community Land Trust Grants being awarded to a development in Swaffham Bulbeck and to VIVA in Soham. Hazel Williams questioned the grant awarded to VIVA, including if the current financial situation of the organisation had been taken in to account when considering the application. She was assured that this was the case. She explained that she found it hard to understand why when so much funding had been withdrawn from the Arts for the district a grant for VIVA had been awarded. David Brown was asked to provide to the Parish Council a copy of the criteria for grant funding through the Community Land Trust budget.

Hazel Williams then remarked how the County and District Council could set a zero increase for their budgets and then for there to be a need for their services to be devolved to lower tier authorities as principle authorities have no funding available. Lavinia Edwards reported that the Cinema at the new Ely Leisure Centre is due to open at the end of April. Work on the actual Leisure Centre is due to start shortly.

**27.01.17
County &**

1. Local Plan Consultation

The draft Local Plan is currently under consultation. Council considered the section

**District
Matters:**

relating to Burwell. Jim Perry raised concern that Pauline's Swamp had been listed under the Site Allocation. However it was explained that the allocation was listed as a green open space. Hazel Williams questioned the allocation of funding for Bottisham and Soham Village Colleges and if this is based on numbers. David Brown explained that this had previously been set at 80%-20% but will depend on the need of the colleges at the time. Joan Lonsdale reported that the Ness Road/Chestnut Rise development had not been included in the plan and that the Planning Officer at ECDC had indicated that they would still recommend that any application would be refused as nothing had really changed from the previous proposal. Hazel Williams added that she was concerned that as the Newmarket Road Development had yet to be approved, should the Ness Road/Chestnut Rise application go to appeal, it would be likely that the Inspector would allow the development as there was still the need for housing in the area. There is a need for the County Council to be encouraged to resolve the outstanding matters for the Newmarket Road Development to enable a decision on the application to be made as soon as possible. Jim Perry having attended the recent meeting on the draft Local Plan advised that the Parish Council needs to confirm that they are in agreement with the information included in the plan in Section 7.8.2 Burwell 1: Burwell's Local Character and Facilities and Section 7.8.3 Burwell 2: Infrastructure and Community Facilities. Council confirmed that they agreed with the content.

Gus Jones commented that the Newmarket Road application may have been held up due to the need to carry out archaeological investigations. Both Hazel Williams and David Brown informed Council that archaeological investigations would not prevent an application being determined.

Robin Dyos asked if roads and traffic were included in the infrastructure of the village. This is thought to be the case. Council felt that there was a need for the Local Plan to address road and traffic issues throughout the village resulting from the increase in housing both within the village and from neighbouring communities.

Gus Jones expressed his concern that the amount of recent development approved recently and proposed for the village is more than the village facilities, including the Doctors Surgery can accommodate.

The Clerk to respond in writing to the consultation.

David Brown and Lavinia Edward left the meeting at 8.34 pm

28.01.17 Forest Heath Local Plan Single Issue Review (SIR) of Core Strategy Policy CS7 and Site Allocations Local plan (SALP) Submission (Regulation 19 stage) - Consultation 10 January – 21 February 2017 (Circulating File)

**Other
Reports and
General
Information:**

Council noted the above document. Joan Lonsdale questioned if Halfway House, which sits on the border of Exning with Burwell was included in the plan. She explained that as this property has land attached and redevelopment could possibly see a number of properties being built, that this could then encourage further development of Exning towards Burwell.

29.01.17 **Correspondence**

1. Correspondence from Burwell Cricket Club regarding erection of a timber post and rail fence to the Tan House Lane boundary at the cricket club

An email had been received from the Cricket Club asking for permission to erect a timber and rail fence on two sides of the cricket field adjacent to Tan House Lane. The Cricket Club will be responsible for the maintenance of the fence. Council agreed to the request.

30.01.17 **Consideration of the Following -**

1. Hosting and domain name of the Parish Council Website

The hosting and domain name for the Parish Council Website for the next two years is due to be renewed at a cost of £313.20. Council agreed to the renewal.

2. Winter Gritting of Public Footpaths

Gus Jones asked if the 2 gritting machines stored at the school could be moved to

allotments as would be difficult to access if needed due to the building works at the school. Gus Jones suggested that a wooden shed could be built in the grounds of the Jubilee Reading Room to store both the machines and salt. Currently there are no volunteers to carry out the winter gritting and it was agreed that a recruitment drive for volunteers will be carried out in the summer in time for next winter. The Clerk informed Council that she believes there is currently no room in the allotment shed to store the machines.

3. Update on The Crown Public House

Joan Lonsdale reported that she had attended along with other Councillors a meeting with the developers for The Crown Public House about their proposals for the property. The developers outlined their proposals to change the existing public house to a residential house and to build a further 3 houses, one on the front next to the existing property and 2 to the rear. Mike Swift questioned if the public house had been delicensed. This is thought to be the case. Mike Swift informed Council that it was his understanding that several local people had been interested in taking over the property as licensed premises. Joan Lonsdale reported that she had asked the developers at the meeting how much effort had gone in to maintaining the property as a business concern. She had been assured that all viability tests had been carried out prior to a decision being made to develop the property for housing. Hazel Williams explained that under District Council policies there would have been the need to market the property for business use for a year prior to applying to change the use to housing. Mike Swift reported that he was aware that a barn in the curtilage of the property was listed and should be safeguarded when the planning application is discussed in future. Hazel Williams however did not think that the barn was actually listed.

There being no other business the meeting was closed at 8.57 pm

Signed this the _____ day of February 2017 _____ Chairman