

STETCHWORTH PARISH COUNCIL
c/o 59 West Street, Isleham, Ely, Cambs. CB7 5SD
Clerk: Mrs. Marilyn Strand Tel: 01638 781286
Email: clerk@stetchworth.org

MINUTES

Stetchworth Parish Council Full Council Meeting on
Wednesday 13 February 2019
in the Gredley Room Ellesmere Centre Stetchworth

Present: Cllrs Lily Whymer (Chair), Wayne Bell (Vice-Chair), Sarah Breen, John Puddick and Piers Saunders

There were no members of the public present.
The meeting was opened at 7.30pm

106/18/19 To receive & approve apologies for absence.

Apologies received and accepted from Cllrs Alastair France, District Councillor Chris Morris, Mrs Marilyn Strand (Clerk). Alan Sharp had sent his apologies for his late arrival but would hopefully be able to attend at some time during the meeting.

107/18/19 To Receive Declarations of Pecuniary and non-Pecuniary Interest

None.

108/18/19 Open Forum for Public Participation

No members of the public were present.

109/18/19 The Ellesmere Centre

(a) Ellesmere Centre Report: -

- Cllr Whymer confirmed that the insurance was acceptable.

(b) Car park extension grant applications – update: this would be discussed at the next meeting.

(c) To note quotations for car park extension – update received: it was agreed to proceed with Mead Construction – agreed by all Cllrs. The Clerk was requested to confirm in due course.

(d) Correspondence from Sanctuary Housing re: Leylandii at 31 Ley Road – it was agreed that it was not acceptable to leave the trees as they are now. Could they be trimmed back away from the bins and path and perhaps the grass cutter (Hamill Landscaping) could be asked to check the position and report back. It was asked that the Clerk pursue this to obtain a quotation.

110/18/19 To Approve the Minutes of the Meeting held on 22nd January 2019.

The minutes of the meeting held on 22nd January were approved as a true record and signed by the Chairman.

111/18/19 Matters Arising including reports from the Clerk and Councillors (for information only)

- It was requested that Mead Construction be asked to assess the hardcore prior to starting work on the car park.
- Dog fouling on the field – a notice will be put in the Newsletter pointing out that all dogs should be on leads whilst on the field. Laminated notices will be placed at the top and bottom of the field i.e. the entrances.
- The litter bin at the left-hand side of the entrance of the field had still not been replaced.

112/18/19 District & County Councillors' Reports

None.

113/18/19 Finance - to approve accounts for payment – it was proposed by Cllr Whymer and seconded by Cllr Saunders that the following payments be made: -

Ref:	Payee/Item	Chq. no	Total	Exc. VAT
(1)	Clerk's salary – Feb 19	SO	£300.00	
(2)	Clerk's expenses	101404	£50.62	
(3)	Ellesmere Centre	101405	£25.00	
(4)	Cambs County Council	101406	£1,078.01	
(5)	Cambridgeshire ACRE	101407	£57.00	
Total payments for the month:			£1,510.63	

114/18/19 Administration

(a) To consider attendees to the Parish Forum, Tuesday 26th February, 7:30pm, Kirtling Village Hall – a Councillor will attend.

- (b) Report from East Cambs Local Councils Conference, 29th January – Cllr Whymer reported that this was very interesting and, in particular, matters were raised regarding Kentford & Kennett's development, open spaces maintenance, care and repair grants (particularly for elderly residents) and Community Land Trusts.
Cllr Sharp joined the meeting at 8:25pm.

115/18/19 Planning

- (a) To receive planning application decisions & tree works:

- 18/01359/FUL Ashfield House, 20 High Street – demolition and reconstruction of 20 High Street and construction of four new dwellings with associated gardens and parking.

Approval had been granted with conditions attached, many of which are to be dealt with prior to construction being started.

- (b) To consider planning applications received:

- 19/00085/FUL Land adj 48 Mill Lane – proposed construction of a 2-bed bungalow and associated works.
- 19/00087/FUL Land west of 48 Mill Lane – proposed demolition of an existing modern agricultural barn and replacement with a detached private dwelling.
- 19/00086/FUL Land south of 48 Mill Lane – proposed construction of a private detached dwelling and associated works.

The PC objects to all three applications at 48 Mill Lane for the following reasons: -

- Taking all three applications together, as well as the recently approved application 18/00774/FUL, this is an overdevelopment of the site which is outside the village envelope. The Local Plan 2015 states that development in Stetchworth should be limited to infill sites. The road to the site is inadequate with no footpath and nowhere to put one. The junction with Mill Lane and Tea Kettle Lane is a dangerous junction on a school route.
- The Council also has concerns that Planning Policy 2015 EMP1 (Retention of Existing Employment Sites & Allocations) and EMP 6 (Development Affecting the Horse Racing Industry) are potentially being breached. This development would mean that the stud is no longer a viable business as there would be a conflict between the stables and the proposed housing.

The question was also raised as to whether the Old Mill is a Listed Building, or whether there were any Listed Buildings in close proximity to the proposed development.

- 19/00083/FUL 4 Coopers Close – gravel driveway. Past the ditch will be Grasscrete approximately 12m²

The PC objects to this application for the following reasons: -

- Approval of this application would mean vehicles driving over a green area in Strollers Way. The deeds of properties on Strollers Way contain a covenant which states that no vehicle should drive over the green areas.
- Approval of this application would set a precedent for other property owners. Some people are already driving over the grass and through the ditch to gain access to Coopers Close next to this site.

It was also agreed to write to Maggie Camp to ask ECDC to either reinstate the chain-link fence, or place some bollards, between the trees along the strip of land running from the rear of 4 Coopers Close to Strollers Way to prevent cars driving through. The posts which had been in the road opposite numbers 3 and 9 Coopers Close should not be replaced as this would stop vehicular access to numbers 3, 4, 5, 6, 7, 8 and 9 Coopers Close.

- (c) Correspondence from Palace Green Homes re: Community Land Trusts – leave for the time being.

116/18/19 Community Matters/General Maintenance

- (a) Risk Assessments – to consider the need to carry out a risk assessment on any item discussed during the meeting: it was AGREED that no item required a further risk assessment.

117/18/19 Date of Next Meeting & Matters for Future Consideration

Tuesday 19th March at 7:30pm.

The meeting was closed at 8:50pm.

Signed: Approved and signed by the Chairman Dated: 19th March 2019

Statutory powers relating to this month's payments:

- (1-2) Local Government Act (LGA) 1972, s.112
- (3) LGA 1972, s.111
- (4) Parish Councils Act 1957, s.3; Highways Act 1980, s.301
- (5) LGA 1972, s.111