

STETCHWORTH PARISH COUNCIL
c/o 59 West Street, Isleham, Ely, Cambs. CB7 5SD
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MINUTES

Stetchworth Parish Council Full Council Meeting on
Wednesday 18th July 2018 at 7:30pm
in the Gredley Room, Ellesmere Centre, Stetchworth.

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

There was 1 member of the public present.

The meeting was opened at 7:30pm.

29/18/19 To receive & approve apologies for absence.

Apologies received and accepted from Cllr Alastair France.

30/18/19 To Receive Declarations of Pecuniary and non-Pecuniary Interest

Cllrs Sharp and Whymer declared personal interests in item 39/18/19 (a): PCC request to erect sign on the green at Church Lane.

31/18/19 Open Forum for Public Participation

A member of the public had attended the meeting to express his objection to the planning application at Millfields Stables, Mill Lane as follows:

- The large proposed housing is not appropriate for the area or for the village as a whole.
- The development undermines local employment as the site is currently run as a stud.
- The inability to keep a viable business on this site should not be rewarded with planning permission to develop, as this sets a precedent for other businesses to fold and apply for planning permission on any piece of green land.

It was agreed to move to item 38/18/19 (b) before continuing with the order of the agenda.

32/18/19 The Ellesmere Centre

(a) Ellesmere Centre Report – Cllr Whymer reported the following:

- New quotations for the replacement of the roof will now need to be obtained.
- The Village Show had been a great success and the Centre had made over £2,000.

(b) To consider request for permission to site storage container on the recreation ground at the rear of the large hall – a container in this position would mean better access to and from the double doors at the rear of the Centre. The container would be 10ft x 8ft. Councillors AGREED to grant permission for the container in this position.

(c) Public consultation re: car park extension: update – Cllr Whymer had produced a draft consultation questionnaire which was AGREED following a few minor amendments. The questionnaire will go out to every household with the September newsletter and copies will also be made available at the Centre and at the Nursery School – AGREED.

(d) Update on Circus Petite re: hire of recreation ground September 2018 – no update had been received in time for this meeting.

(e) To consider cutting back hedges/trees on the recreation ground – it was AGREED to obtain a quotation from Hamill Landscapes to have trees, shrubs and hedges on the recreation ground cut back to restore the boundary, for consideration at the September meeting.

33/18/19 To Approve the Minutes of the Annual Meeting held on 13th June 2018

The minutes of the meeting held on 13th June were approved as a true record and signed by the Chairman.

34/18/19 Matters Arising including reports from the Clerk and Councillors (for information only)

(a) CCC re: school sign – this has now moved to a more appropriate location.

(b) Playground fencing – this is in progress and should be completed shortly. The QEII plaque will be fitted to the fencing on the side that faces the car park.

(c) Circus Petite – see item 32/18/19 (d).

- (d) Report from the Parish Forum including information from Emma Grima (ECDC) on CiL contributions – the information from Ms Grima was NOTED. Cllr Whymer said that several parishes had been represented at the Forum. A presentation on the work of Newmarket Open Door had been given by Mr John Durrant. The representative from Sanctuary Housing had not attended the meeting (see Cllr Morris' report, below). It has been suggested that representatives from East Anglia Children's Hospices (EACH) and Campaign to Protect Rural England (CPRE) could be invited to attend the next meeting.

Other matters reported at the meeting were:

- Most Councillor email addresses had now been set up. Cllr Whymer will use the address chair@stetchworth.org.
- An update had been received from Maggie Camp regarding the land at Coopers Close. ECDC has agreed to enter into mediation and an initial date has been set for this to begin on 9th November.

35/18/19 District & County Councillors' Reports

District Cllr Chris Morris reported the following:

- Kimberley de Vegori has now left her position as Housing Operations Manager (East) at Sanctuary Housing. Her successor, when appointed, will introduce him or herself at a future Parish Forum meeting. Simon Rudkin (Area Manager) had intended to attend the last Parish Forum in Ms de Vegori's stead but had gone to the wrong venue.
- Ely bypass is due to open in October.

Cllr Whymer asked Cllr Morris about the Warden's house on Jubilee Court which has now been empty for some time, and about another property in Coopers Close which has become very unkempt since the tenant died in April. Cllr Morris said that he had received an email from Simon Rudkin to say that Sanctuary Housing had applied for a change of use for the property and is awaiting the outcome of the legal process for this. At this stage, Mr Rudkin would not confirm what the property might be used for. On the matter of how long it takes Sanctuary to re let a property after the death of one of its tenants, Mr Rudkin had said that although they endeavour to let properties as quickly as possible, in the case of the death of a tenant the legal process for regaining the property was sometimes lengthy and that repairs and maintenance to the property could not be carried out during this process.

Cllr Whymer asked Cllr Morris to find out how many Sanctuary-owned properties were currently standing empty, how many people are on the waiting list for a property and how long, on average, people are waiting for housing. Cllr Morris said that he would report back to a future meeting on this.

District & Parish Cllr Alan Sharp said that at last week's Full Council meeting, ECDC had adopted its Statement of Community Involvement which sets out how the authority consults with the public on planning applications, the Local Plan and Neighbourhood Plans.

36/18/19 Finance – it was proposed by Cllr Whymer and seconded by Cllr Bell that the following payments should be made:

Ref:	Payee/Item	Chq. no	Total	Exc. VAT
(1)	Clerk's salary	SO	£300.00	
(2)	Clerk's expenses	101370	£73.12	
(3)	Ellesmere Centre – room hire	101371	£25.00	
(4)	Garden Power	101372	£190.00	
(5)	TBM Newmarket	101373	£44.64	£37.20
(6)	Cheveley Parish Council – SLCC	101374	£37.50	
(7)	Zurich Municipal Insurance	101375	£134.67	
(8)	McGregor Services	101376	£72.00	£60.00
(9)	Fenland Leisure – surface repairs	101377	£648.94	£540.79
(10)	Royal British Legion – wreath	101378	£17.00	
Total payments for the month:			£1,542.87	

It was noted that Fenland Leisure had made a good job of the repairs to the surface under the goal and basketball hoop.

- (b) Consideration of quarterly finance reports Apr – Jun 2018 – NOTED.
- (c) Consideration of updated Asset Register & Insurance Schedule – NOTED. The new playground fencing will be added to the Asset Register and Insurance as a replacement for the old fencing which has been disposed of.

37/18/19 Administration

- (a) To agree the draft minutes of the APM held on 16th May 2018 for approval at next year's meeting – AGREED.
- (b) To agree and adopt Procurement Policy – agreed and ADOPTED.

- (c) Risk Assessments – Circus Petite will provide their own risk assessment as have Regent Construction who are installing the new playground fencing. Hamill Landscapes will be asked to provide a risk assessment for work to trees, shrubs etc. on the recreation ground.

38/18/19 Planning

- (a) To receive planning application decisions:
None.

- (b) To consider planning applications received:

- 18/00774/FUL Millfields Stables Ltd, Millfield Stables, Mill Lane – demolition of barn and replacement with 3 detached dwellings and associated works.

The PC objects to this application for the following reasons:

- 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 disputes the evidence provided on the application which states that the barn is redundant, and believes this information is misleading. 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.
- Appendix B provided by the applicant contains a number of inaccuracies – it was agreed to send Cllr Whymer's response to this document with the PC's planning comments.
- The PC has asked District Cllr Chris Morris to call this application in to the Planning Committee for consideration if the application is being considered for approval by the Planning Officer.

District Cllr Chris Morris joined the meeting at 7:43pm.

Cllr Saunders joined the meeting at 7:53pm.

The amendment to the application, received after the agenda for this meeting was prepared, concerned moving of the bin storage area and it was agreed that this is of little consequence to the application overall.

- (c) To consider correspondence from ECDC re: Community Housing – it was agreed that a CLT for Stetchworth would be a good idea as it would provide low-cost, affordable housing for local people. This should be kept in mind for the future.

39/18/19 Community Matters/General Maintenance

- (a) To consider PCC request to install a sign on the green at Church Lane indicating the next church service – AGREED in principal, more details on the size and style of the sign will follow.
- (b) Local Highways Initiative – update on application (deadline Tuesday 31st July 2018) - it was agreed that more evidence needs to be collected in support of an application for speed reduction measures on the High Street which will now be submitted next year.
- (c) To consider request from MAGPAS for grant towards medical equipment/services – it was agreed not to make a donation.
- (d) Correspondence from ECDC re: Public Spaces Protection Order – Dog Fouling Consultation: the Order will extend current legislation to apply to green footpaths which aren't covered by the current Order. Comments can be made online at <https://www.surveymonkey.co.uk/r/DYSG3NN> or by filling in a paper version of the consultation which can be obtained from ECDC customer services.
- (e) To consider Parish 'clean up' later in the year – it was agreed to consider a parish-wide clean-up day in spring next year. A message will be put in the next newsletter asking residents to please ensure they keep footpaths clear by cutting back any over-hanging vegetation coming from their property. It was also agreed to ask ECDC to send the street sweeper down the High Street to clear dust and debris to prevent it from blocking the drains when it rains.
- (f) Public Rights of Way – footpath nos. 4 & 6 had now been cleared.

40/18/19 Correspondence for information

None.

41/18/19 Date of Next Meeting & Matters for Future Consideration

Tuesday 18th September.

The meeting was closed at 9:35pm.

Signed: Approved and signed by the Chairman Dated: 18th September 2018

Statutory Powers relating to this month's payments:

- (1) Local Government Act (LGA) 1972, s.112
- (2) LGA 1972, s.112
- (3) LGA 1972, s.111
- (4) Open Spaces Act 1906, ss.9-10; LGA 1972, s.214
- (5) LGA 1972, s.111
- (6) LGA 1972, s.111
- (7) LGA 1972, s.111
- (8) Open Spaces Act 1906, ss.9-10; LGA 1972, s.214
- (9) Open Spaces Act 1906, ss.9-10; LGA 1972, s.214
- (10) LGA 1972, s.137