

Minutes of the Meeting of Stapleford Parish Council

held at Cox's Close Communal Room on 11 December 2018 at 7.30 pm

Present: Councillors Sayer (Chair) Gatward, B Kettel, H Kettel, Nightingale, Pepperell, N Pett (7.30 to 9.15 pm) and G Pett (7.30 to 9.15 pm)
Anne Rudge – Clerk & RFO

In attendance: Mr P Grant – Axis Hill Partnership)
Mr A Adams – Axis Hill Partnership) 7.30 to 8.12 pm
Members of the Chalk family)
Mr & Mrs Towle, residents of Mingle Lane 7.30 – 8.45 pm
District Councillor Peter Fane 7.30 – 9.15 pm

121.2018 Apologies

District Councillor Nick Sample

122.2018 Declarations of Interest

Item 127 Councillor Sayer declared an interest as a Trustee of the Gog Magog Trust.

123.2018 The minutes of the meeting held on 14 November were read and following an amendment requested by Councillor Pepperell regarding green bins they were approved and signed.

124.2018 The meeting was called off at 7.40 pm to take matters of public interest

Mrs Towle addressed the meeting regarding her concerns about possible developments on the green field site in Mingle Lane. She stated that villagers have long been opposed to large developments on green field sites in the area. Of particular concern was the fact the in the October minutes it was stated that 133 affordable houses are required in the area which would mean a large number of private houses would have to be built. The Chair reassured the residents that the Parish Council, as a public body, will listen to requests and suggestions from all who ask however the Parish Council is not allowed to pre-judge anything that comes before it. She also signposted residents to the Parish Council policy on the green belt which is on the website.

District Councillor Fane drew attention to the recently approved Local Plan which sets out plans for the green belt; in effect defending it. DC Fane also pointed out that the provision of affordable housing did not always require a large number of private houses to be built. Exception sites allow more affordable housing to be built.

Councillor B Kettel in her capacity as Chair of the Neighbourhood Plan Group stated that of the 133 affordable houses shown in the Neighbourhood Plan, 33 are needed in Stapleford with the remainder for Great Shelford.

Councillor Sayer said that in some instances where the Parish Council has endorsed a particular development to include affordable housing provision, developers have used viability assessments and reduced the provision of the affordable aspect. She also stated there are different approaches to affordable housing; in some cases properties cannot be sold on but have to be sold back to a trust or Housing Association.

Councillor N Pett stated that looking at it holistically, Stapleford is a small cog and the new roadway could lead to significant in-fill and the Parish Council has limited powers.

The Chair reiterated that sorting infrastructure issues is key to any future development as the system is creaking; gridlocked at peak times as is. Additionally there needs to be co-ordination and co-existence between the multitude of proposed sites locally.

125.2018 To receive reports from County Councillors and District Councillors

Reports from County Councillors and District Councillors were taken as read.

DC Fane reported that the appeal against the return to the original access at Dernford takes place tomorrow.

126.2018 Presentation by Mr P Grant (PG) from Axis Land Partnership

PG began by stating that Axis Land Partnership does not have a planning application or any proposal to put forward in relation to the land situated to the north west of Haverhill Road across to Hinton Way owned by the Chalk family. Their attendance at this meeting is to ask the Parish Council to allow Axis Land Partnership to engage with the Neighbourhood Plan Group. PG stated that Axis Land Partnership want to work towards providing genuine community benefits to the local area as part of any development. He stated that they are not considering developing the whole site and want to discuss how the family's land holding could help deliver the aspirations of the wider community.

Following the presentation and questioning by Councillors, it was agreed that Councillor B Kettel could take the request from Axis Land Partnership to the Neighbourhood Plan Group for consideration.

127.2018 The Chair called the meeting back on at 7.55 pm to consider planning matters:

[S/4352/18/FL](#) 7 Greenfield Close, two storey side extension for Mr White. **Councillors recommended refusal on the grounds of overdevelopment and the effect on the street scene**

[S/4219/18/FL](#) 1 Gog Magog Cottages Roof ridge height is being increased from 6.2 metres to 8.5 metres. Removal of previous extensions. Erection of two storey extension to the front, side (south east facing) and rear and a one and a half storey extension the side (north west facing) for Mr & Mrs Brown. **Councillors recommended approval.**

[S/1699/18/FL](#) Junction of Dernford Lane & Stapleford Road Retention of vehicular access for Russell Smith Farms. Notification of Planning Committee date on 12 December 10.30 am. **Councillors agreed that Councillor Howard Kettel could attend the Planning Committee to put forward the Parish Council's objections to a return to the original access point.**

The following decisions were noted.

[S/3826/18/FL](#) 27 Hawthorne Road. Permission granted for conservatory

[S/3510/18/FL](#) 58 Haverhill Road Permission refused for erection of two storey front, side and rear extensions and a single storey rear extension and installation of rooflights

128.2018 Finance

- a. Bank reconciliation and budget summary noted.
- b. Payments to the value of £9,894.23 were approved.
- c. SLCC membership for the Clerk – Councillors agreed the renewal of membership at a cost of £60

Councillor N Pett formally thanked the RFO for all her work on the accounts.

129.2018 Strategic debate

a. Recreation Ground and Pavilion including pavilion extension

Councillors discussed the possibility of developing the site as discussed at the users meeting which would include additional changing rooms and storage facilities. In addition, Councillors considered developing the site to include affordable accommodation owned by the Parish Council. It was agreed that Councillor Sayer will investigate the feasibility of such a scheme before Consultants are approached. It was also agreed that Councillors H Kettel and N Pett should meet to discuss a vision for the site.

b. Review of charges and paperwork for one-off and regular users

Councillors unanimously agreed the Assistant Clerk's recommendations for changes to the paperwork. No increase in charges is recommended.

Councillors formally thanked the Assistant Clerk for the work she had done.

c. Tennis Courts

Councillor N Pett said that the Charity Commissioners would have to be consulted regarding moving the tennis courts to the Collier. Some Councillors considered it would be

advantageous to have all the sports facilities at the same site and the possibility of selling off some of the Collyer to put improved tennis facilities at the Recreation ground was discussed. It was felt the visibility of facilities at the Recreation Ground was helpful.

It was agreed to earmark £50K in the budget for the Recreation Ground and tennis courts.

d. Cemetery maintenance, improvements and extension

No discussion.

e. Slaughter house

No discussion.

f. Demands of the Neighbourhood Plan

It was agreed to allow £500 immediately with a £1500 allowance in the 2019-20 budget.

g. Staffing costs

Councillor N Pett drew Councillors attention to the fact that staffing costs are likely to increase as salaries are currently paid at LC1 level and he considers the Council is at LC2 level. The Clerk will investigate and adjust the budget accordingly.

h. Traffic issues

Councillor Gatward will endeavour to set up the speed signs discussed at the previous meeting. Speeding and traffic issues are a key priority and focus; reflecting resident feedback.

i. Warden scheme and other demands on S137

Councillor H Kettel reported on developments relating to the Warden scheme confirming that AgeUK & the organisers although applying for a grant through SCDC are still expecting the funding agreed by Stapleford Parish Council at their June meeting. However some Councillors considered that there had been significant changes since that decision and it may not be appropriate to provide funding to the same degree as considered previously. The scheme has become more formal than envisaged and therefore potentially requires greater consideration and scrutiny particularly if new entities are being formed. The Council needs to be clear as to the structure and who is now being financially supported.

The Clerk was asked to find out if the Parish Council is legally allowed to provide funding for this scheme.

It was agreed Councillor H Kettel would contact St Andrew's Church representative for clarification and this will be an agenda item in January 2019.

Funding of SSYI – it was agreed that Great Shelford would be contacted to establish how they fund the group.

Councillors agreed not to support the Bikeability scheme.

Councillors agreed to consider providing financial support for the maintenance of the Moat if they are approached by the School.

j. Possible funding for The Tree Action Group

Following the recent appeal decision Councillors deferred making a decision on this until more information is available.

k. Revenue streams e.g. Section 106 funds

No Section 106 funding has been identified for 2019-20.

l. Development in and around the village

Councillors agreed that residents are concerned about street lighting around the village and agreed to make this a priority in 2019-20.

m. Any other Strategic plans

Councillors agreed £60K earmarked in the budget for its strategic plans.

n. Initial thoughts on precept amount

The current precept is £65,000. Councillors asked the Clerk to circulate information about the expected contribution from residents if it is increased to £70K. Formal agreement of the precept will be at the January meeting.

The draft budget will be circulated prior to the next meeting and will take into account the discussions above.

The meeting closed at 9.35 pm

Signed Date.....