

# STAPLEFORD PARISH COUNCIL

MINUTES OF THE MEETING OF STAPLEFORD PARISH COUNCIL held on THURSDAY 31<sup>st</sup> August 2023 at 7.00pm In the Jubilee Pavilion, Gog Magog Way, Stapleford

**PRESENT:** Cllr Gillian Pett (Chair), Cllr Michael Gatward, Cllr Michelle Green, Cllr Miranda Harper, Cllr Barbara Kettel, Cllr Howard Kettel

Stapleford Parish Council Clerk: Belinda Irons – Minutes

SCDC: Cllr Peter Fane

**MEMBERS OF THE PUBLIC:** There were 2 members of the public present who were co-opted as Councillors.

**159.2023** Apologies Cllr Anna Disley-Stevens

Absence without apology: none

**160.2023** Declaration of Members Interest: No interests declared

**161.2023** Minutes of the previous meeting:

**PROPOSAL: That Stapleford Parish Council herewith agree the minutes of the Parish Council meeting held on the 6<sup>th</sup> July 2023** PROPOSED: Cllr Pett, seconded Cllr B Kettel. AGREED AND RESOLVED UNANIMOUSLY

**162.2023** Parish Council resignation and vacancies: Options

a) Advertising campaign: the advertising campaign has not resulted in applications. Personal approaches have been more successful, particularly when the person approached has an interest in agenda items.

b) Co-option: Three applications have been received, two at the Parish Council meeting from a former Parish Councillor, and from a person well known to the Chairman. Both made verbal presentation to the Council.

**PROPOSAL: That Stapleford Parish Council herewith agrees to co-opt Michael Gatward, Michelle Green and James Northmore with immediate effect.** PROPOSED: Cllr Pett, seconded Cllr H Kettel. AGREED AND RESOLVED UNANIMOUSLY. The Chairman welcomed Cllrs Gatward and Green and expressed the Council's delight that they have agreed to be Councillors.

c) Grouping with Gt Shelford Parish Council: next agenda: item on hold to next meeting to enable all Councillors to have input.

**163.2023** SCDC Councillor reports Cllr P Fane:

**CCC:** Cllr Brian Milnes provided apologies by email

**SCDC:** Cllr Fane advised the meeting that weekly refuse collections were changing in some areas. Letters will be sent to households affected. Monday collections will be stopped due to disruption when Bank Holidays fall on Mondays and disrupt the full week of collections. Alternative energy systems for collection vehicles are to be implemented including electric power and alternative fuels.

**CSET:** The GCP has 'paused' this initiative. Cllr Fane is pressing a revision of the scheme to install a bus lane adjacent to the A1307 in preference to CSET,

which would be a faster scheme to initiate and more cost effective, reportedly saving £100m on the current proposal.

The current proposal was inherited in 2018. A new scheme is being developed for 2040. The Secretary of State Michael Gove MP is developing a 'silicone valley' style project for Cambridge with an associated 250,000 houses and integrated transport system. SCDC has been criticised for its proposed 52,000 proposed houses due to lack of water and sewage infrastructure. It is thus difficult to see how 250,000 can be accommodated. Anthony Browne MP is vigorously resisting the scheme.

Peter Freeman has been appointed Chairman of the task group of Homes England which will investigate and ultimately deliver the scheme.

Cllr Fane commented that Cambridge North East is ready to commence, and the Marshalls site is now available for development.

It is anticipated that Addenbrookes and the biotech companies will be included in any scheme brought forward.

It is likely that the 'Levelling Up' agenda and associated powers will be used to implement any scheme which will take decision-making away from SCDC and the GCP, thus removing any local involvement in decisions. This scheme has the potential to put the futures of SCDC and GCP in jeopardy.

Sir Kier Starmer, Labour, has commented that he will not reverse planning decisions taken by the current Conservative Government.

If the Levelling Up agenda is implemented, it is likely that a development corporation will manage the scheme. Using Kings Cross as an example, a development corporation was charged with creating and delivering the scheme, without any involvement of Local Government, and thus no local voice or representation. Milton Keynes was also managed and built by a development corporation.

Cllr B Kettel requested information on the water situation.

Cllr Fane commented that the proposed water ring main pipe is likely to have a bore of 1.6m. However, the reservoir which will provide the water hasn't been built, and is unlikely to be online until 2035. Mr Gove may press for this to be sped up.

Sustainable travel zone – also known as the congestion charge – may be significantly amended, and may not be implemented at all, according to local news sources. The scheme was designed to provide funding for local bus services, which, if the scheme doesn't reach the required financial threshold, won't be able to be implemented. Cllr B Kettel commented that the proposed electric buses had less internal capacity due to the size of the batteries

Sawston Greenway: this scheme has been paused due to lack of funds. Cllr Pett questioned Cllr Fane as this is an important scheme which promotes pedestrian and cycle use, but it needs amendments as Mingle Lane and Church Street have dangerous pot holes and safety issues which cannot accommodate cyclists.

Bridge End: two medical emergencies have occurred as a result of speed. CCC may consider moving the 30mph to the other side of the bridge. Parish Councillors were supportive of such a move which will hopefully mean vehicles coming over the bridge would do 30mph, rather than the current 50mph.

*The Chairman changed the running order of the agenda*

**175.2023**

CSET & East West Rail: Cllr H Kettel:

CSET Update:

The Executive Board meeting has been postponed to the 28<sup>th</sup> September. It is understood that the GCP does not have sufficient funds to complete all the proposed schemes. The cost/benefit ratio does not balance.

Cllr H Kettel commented that there is a concern that the GCP will not abort the CSET scheme, and that it will continue if funds are made available.

Section 106 from housing would likely make the scheme financially viable if Mr Gove’s proposals are achieved.

Better Ways for Busways is developing questions and concerns to pose to the Joint Assembly, specifically that the scheme has not progressed in five years and no progress is planned. The route was chosen by the Mayor for the autonomous metro which is now stopped. BWfB supports better bus service provision, with improved connectivity and reduced highway congestion. It is disappointed that the cheaper, more efficient scheme along the A1307 is not supported by the GCP. It could be built now, and would be more efficient by including Addenbrookes, the rail station and into the City. It is hoped that the GCP will reconsider the cheaper, more efficient option which cost £40m, rather than £150m. BWfB is in contact with local businesses which are supportive of a faster resolution to the congestion issue, which can only be achieved by implementation of the A1307 route. The GCP says that it is pressing ahead with CSET as businesses want it. BWfB and the Parish Councils want better busways and are pressing the GCP for urgent action.

Cllr Fane commented that CSET was proposed by the Conservatives in 2016, and the Lib Dems opposed it. Now the Lib Dems are supporting it and the Conservatives oppose it. The Secretary of State may take the decision away from the GCP.

Cllr Fane commented that if the GCP accepted the A1307 route, parts could be implemented immediately as the County Council owned land adjacent to the highway where the bus lane could be installed. Cambridgeshire County Council has the power to build the bus lane on land in its ownership.

Cllr H Kettel commented that the Mayor is keen to reopen the rail line from Haverhill. If CSET goes ahead, this is not considered to be possible.

Cllr H Kettel further commented that the GCP position is that CSET is required as part of ‘future proofing’ – building for the future.

*The Chairman resumed the agenda*

**164.2023**

Public Issues:

No items raised.

**165.2023**

Gt Shelford & Stapleford Joint Issues:

Cllrs B & H Kettel have made application to Gt Shelford Parish Council to be Councillors. Cllr B Kettel was a Councillor on Gt Shelford but resigned for health reasons, which are being well managed with medication. Cllr B Kettel is keen to be a Councillor on both Councils to actively promote joint working. She was previously the Chair of the Planning Committee. Cllr H Kettel has likewise applied to actively promote joint working.

Cllrs Kettel do not require the permission of Stapleford PC to make application to Gt Shelford PC.

- a) Transport inc CSET & EW Rail
- b) Highways: inc Gt Shelford one way system
- c) Shops and village centre
- d) Planning

**166.2023**

Planning applications:

**23/02675/FUL** Proposal: Demolition of existing dwelling and erection of replacement self-build, single storey dwelling. Resurfacing of replacement access and change of use of access land to residential. Retrospective permission for closure of existing access.

Site address: Dingle Dell Cambridge Road Stapleford

*Support: safer access; energy efficient design; comment – consider a green roof system to increase biodiversity and water retention.*

**23/02782/HFUL** Proposal: Part two storey, part single storey rear extension and front porch canopy with alterations to front elevation.

Site address: 6 Collier Way Stapleford *Extension of time to respond to 1.9.2023: no objection*

**23/02794/HFUL** Proposal: Replace existing rear flat roofs with pitched roofs, rear first floor extension, vertical cladding.

Site address: 29 Bury Road Stapleford: *No objection*

**23/02946/CLPD** Proposal: Certificate of lawfulness under S192 for the erection of a 2m Front Fence, 2m rear fence, 2m rear gate and removal of rear pedestrian gate and replace with 2m fence.

Site address: 24 Priams Way Stapleford

*Comment: object to 2m high front fence: out of keeping and dominant in street scene*

**23/03060/HFUL:** Proposal: Detached double garage to the front, single storey rear extension, new windows and cladding throughout, new steps up to front door, removal of existing chimneys, reduction of the front driveway slope by reducing ground levels, widen existing dropped kerb access.

Site address: 2 Priams Way Stapleford

*No objection: comment – management plan for construction vehicles and on site parking only.*

**23/03004/HFUL:** Bury Farmhouse, 64 Bury Road, Stapleford

Retrospective erection of greenhouse

*No objection*

Land between Haverhill Road and Hinton Way:

20/02929/CONDE: Condition 8 & Condition 16 applications: *noted*

23/02823/FUL - Magog Court, Hinton Way, Great Shelford, Cambridgeshire CB22 3AD: change of use of Barn 4 to drive through phlebotomy unit. *Stapleford PC objection: Inappropriate development in the Green Belt which would not ordinarily be granted permission; not considered conversion of existing agricultural barn as building has not been completed from original granted application dated July 2022; Access & Design statement makes comment that building has not been completed in anticipation that permission for alternative use would be granted; Agricultural building considered not compliant with 10 year rule for conversion; question sustainability statements related to pedestrian access; highways: congestion, air pollution, particulate pollution; existing unit in Newmarket Road; could use Babraham Park & Ride rather than agricultural site in Green Belt. Contrary to Climate Change policies in Local Plan and NPPF.*

## 167.2023

### Finance

#### a) **Bank Reconciliation at 31/07/2023**

(per Cash Book)

Cash in Hand 01/04/2023	227,562.39
<b>ADD</b>	
Receipts 01/04/2023 - 31/07/2023	74,972.04
	302,534.43
<b>SUBTRACT</b>	
Payments 01/04/2023 - 31/07/2023	40,713.17
<b>A Cash in Hand 31/07/2023</b>	<b>261,821.26</b>
(per Cash Book)	
Cash in hand per Bank Statements	
Petty Cash 31/12/2022	0.00
Lloyds 2 Account 10/07/2023	282.61
Long Term Stocks & Bonds 11/05/2023	0.00
Cambridge BS Sapphire 30/06/2023	15,059.52
Cambridge BS Hallmark 06/07/2023	55,315.83
Lloyds Current 25/07/2023	11,254.02
Unity Bank 31/07/2023	179,909.28
	<b>261,821.26</b>
<b>B</b>	
Less unrepresented payments	
Plus unrepresented receipts	
<b>Adjusted Bank Balance</b>	<b>261,821.26</b>

**A = B Checks out OK**

b) Aug payments to date:

**PROPOSAL: That Stapleford Parish Council herewith agrees the payments presented on the schedule provided to Councillors by email in advance of the meeting**

c) Audit: PKF Littlejohn requested detailed receipts and payments with what appeared to be a threat of qualified audit if the clerk failed to provide data within one week of the request. The Parish Council responded strongly, as all information provided was within the stated criteria, and the qualified audit comment was considered to be premature as it was made in advance of the provision of the data.

d) Signatories update: to be amended in line with new Councillors appointment.

d) Budget review: the documentation from the Scribe system will be reassessed to ensure it is more user-friendly.

168.2023

Neighbourhood Plan:

Agreement with Cambs ACRE reviewed to enable completion of Neighbourhood Plan

169.2023

Sports Facilities & Agreements:

Tennis Club: Agreement: next agenda

170.2023

Grounds Maintenance and Trees:

Meeting with contractor update

Removal of litter bins: Cllrs Green and Gatward will approach a local contractor.

**ACTION: M GATWARD & M GREEN**

Verge mowing: Proposal that this is reverted to CCC

**PROPOSAL: That Stapleford Parish Council herewith agrees to revert verge mowing to Cambridgeshire County Council. NOT CARRIED**

Cllr Disley-Stevens opposed – by email

Councillors agreed with Cllr Disley-Stevens email that the Parish Council should retain control of verge mowing to ensure that biodiversity is increased. Concern was expressed that the verge mowing arisings had not been removed which was requested by the Parish Council. The Clerk will raise the issue with the contractor again.

**ACTION: CLERK**

171.2023

Communications: A photograph of the new ridge on the Slaughterhouse has been posted to the website.

172.2023

Highways: Cllrs Disley-Stevens

Road Highways Initiative: speed reduction measures on Haverhill Road: by email:

I have emailed CCC officer with regards to Potholes and I am pleased to report that those at the top of Haverhill Road and opposite the Gogs, have been addressed.

With regards to the Surface Dressing that the Highways officer has proposed for Gog Magog Way and Church Street, this is still outstanding.

We have others issues to address with regards to the road closures and the affect that this will have on any plans going forward for the next couple of months however, CCC Highways Officer was unaware of the road closures and unaware of the Retirement Village development.... I know that he is keen to resolve any communication problems within the Council on these points as I have reported previously.

I have been in touch with Cambridge Police to follow up on the proposed speed survey which would involve local residents. Again, the Road Closures will delay this survey.

I have forwarded the Resident request for yellow lines which particularly highlighted the area outside The Granary.

Vegetation overgrowth: Cllr Disley-Stevens does not agree with reverting to CCC for verge maintenance.

Accessible access issues

**173.2023**

Pavilion Management: Cllr Pett

a) Pavilion Management Sub-Committee: a set of curtains and associated rail has fallen down and needs to be reinstalled.

b) Pavilion renovations: drawings have been provided by Blue Ink and amended by Councillors. Cllr Gatward advised that air source heat pumps now have the capacity to run wet radiators.

b) BT/Openreach: Installation complete. Broadband not working. Update to minutes: the broadband agreement was cancelled. To be reinstated.

c) Rise & fall bollards: Lock Stock and Barrel to fit new locks.

**ACTION: CLERK**

**174.2023**

Playground

Kompan: update on remedial works: completed but the requested guarantee for the safety surface was 'vague'.

**176.2023**

Section 106 Reports

Art fund: Cllr G Pett: Recommendation that if the Art fund is not spent, that application be made to reallocate to internal works for the pavilion.

Jubilee Pavilion & Recreation Ground entrance illuminated signage update: awaiting investigation into power cables.

**177.2023**

Cemetery:

Water butts: contaminated: replaced. A vote of thanks was extended to Cllr Gatward for undertaking a very unpleasant job.

**178.2023**

Slaughterhouse:

Future of Slaughterhouse: Cllr H Kettel recommended that the architect is given a free hand in his drawings for presentation for pre-app advice from SCDC. The flint walls must remain exposed.

**179.2023**

Village Asset Management:

London Road telephone kiosk: repurpose: library/defibrillator/other: no comments have been received. The Parish Council will therefore take a decision on the most appropriate use.

Notice boards: repair/replace: next agenda.

Bus shelter: repairs: Cllrs Gatward and Green to progress.

Speed indicator devices: replace/repair update

**180.2023**

Clerk's updates

Gt Shelford PC: caretaker service update: Cllr Pett reported that some services are not being completed.

Legal: Adverse possession: solicitor advice received: SPC has not taken any action to make application for adverse possession.

Environment Act 2021: Parish Council duty to comply:

<https://www.gov.uk/guidance/complying-with-the-biodiversity-duty>

**181.2023**

Correspondence :

Complaint: Ragwort growing in verge near horse paddock

Complaint: verge mowing

Footway vegetation impeding access

Verge management for wild flowers

The Parish Council is committed to managing the verges for the benefit of biodiversity. It will endeavour to create a higher specification management plan.

Bury Road: inadequate road markings/ parking issues: issue for CCC. The Granary is reviewing parking arrangements.

**182.2023**

Dates of Meetings: 2023: Change to meeting dates:  
12<sup>th</sup> October; 2<sup>nd</sup> November; 7<sup>th</sup> December

Meeting closed at 9.10pm