

**Minutes of the 730th meeting of Toft Parish Council
Meeting held on Monday 5 December 2016 in The People's Hall, Toft at 7.00 pm**

Present: Councillors: M Yeadon (Chairman), J McCarten, E Miles and G Pugh.

In attendance: 4 members of the public, Nicky Parson (Pegasus) and Mrs C Newton (Minutes Secretary, LGS Services).

Open public session including reports from the County and District Councillors

Nicky Parson (Pegasus Group) reported on the Bennell Farm planning permission and the S106 and the process if changes to the S106 are required by the local parish councils.

A resident referred to the planning application for the dwelling to the rear of the Chinese restaurant and that the only drainage was a soak-away which was not very effective. Two storey buildings would overlook single storey buildings all around them, as they were much higher than anything in the locality. She also requested that a notice asking that residents park in front of their own properties be placed in the Calendar.

Another gave their views on the planning application for 2 High Street, including the need for opaque windows.

1. Apologies for absence and declaration of interests

1.1 To approve written apologies and reasons for absence

Apologies for absence had been received from Cllr Ellis-Evans (unwell), Cllr Tall (personal reasons), and from District Cllr T Hawkins (out of parish).

1.2 To receive declarations of interest from councillors on items on the agenda

None.

1.3 To receive written requests for dispensations (if any) and to grant any dispensation as appropriate

None.

On a proposition by the Chairman, the order of business was varied.

3.8 (6.2) Bennell Farm Football pitch – ideas for other uses of the football pitch

RESOLVED having considered Mr Thompson's email to discuss with Comberton Parish Council the suggestion of a village green with tree planting, while maintaining reserves for funding to provide flexibility for future residents to decide how the space should be used.

RESOLVED, given that a response was required early in the New Year, to place an item in the Calendar seeking the views of residents.

RESOLVED to respond to David Thompson of SCDC as follows:

"The Parish Council has now considered the S106 issues regarding Bennell Farm. Its current thoughts are that it would be good as green amenity space. A grass area with pleasant trees, and seating as a village green area., but with some funding available such that other amenities, such as additional play equipment, or allotments, may be developed after consultation with the occupants of the new housing. Some funding should also be made available for ongoing maintenance. Toft Parish Council is keen to be involved in discussions with other interested parties regarding this issue."

RESOLVED that Cllr Yeadon should contact the Chairman of Comberton Parish Council to discuss this.

3.1 (3.1) Toft Recreational Strategy/Toft Capital Plan – to consider options for capital investment

The suggestion of a marquee was deferred. A list of suggestions was read out. It was noted that S106 money could be used for this as alternatives.

Mr Parson left the meeting.

- 6.1.1 S/2716/16/FL – Land rear of 2 High Street – Proposed private detached dwelling and demolition of existing outbuildings/extensions (amended)
 RESOLVED unanimously that the Parish Council recommends refusal, as all its objections still stand, with the following comments:
 “Toft Parish Council has noted that planning application S/2716/16/FL has been amended since its response to the application was issued. This letter is a response to the new proposal and has been issued with unanimous support from the Toft Parish Councillors.
 First of all the Council was surprised that such a significant change could be made to the proposal without it requiring a new application. The Parish Council would then be aware of the new application. It is only by fortune that the changes were noted by the Council. However its comments on the new proposal are as follows:
 Generally the new proposal leaves the same concerns as the previous proposal.
 The building is too large and definitely too high for its location where the surrounding buildings are bungalows. Although further away from a particular bungalow it is now closer to others and probably overlooks the adjacent properties more now than with the previous layout. It also overshadows other properties. The architect recognises this by commenting that the rear upstairs windows will be obscure glass to prevent overlooking. Obscure glass cannot be an acceptable solution as windows open and glass can be changed.
 The proposed two storey dwelling is out of keeping with the bungalows that mainly surround the building within the conservation area.
 The Parish Council would refer to its previous response for other concerns about the proposal.
 The Parish Council recommends refusal of the application.”
- 6.1.2 S/2848/16/FL – Land rear of 2 High Street – Proposed change of use of the existing ground floor and demolition of existing outbuildings and remodelling of car parking arrangements
 RESOLVED unanimously to respond that the Parish Council recommends refusal with the following comments:
“The Parish Council is surprised that the applicant has been able to so materially amend the application midway through the consultation period and how it considered as part of the original application. The Parish Council does not consider that the new proposal would adequately address their concerns.”
- 6.1.3 S/2470/16/VC – 2 Hardwick Road – Removal of condition on Planning application S/0912/14/FL (boundary fencing)
 RESOLVED that the Parish Council objects to the application on the following grounds:
- The application is unclear as to what is to be built, ie where the high wooden fence is to be
 - The removal of hedging and its replacement by fencing will be detrimental to the appearance of the approach to the village and the work already completed is contrary to the approved plan.
- 6.1.4 S/2574/16/FL – 12 Millers Road – Proposed three storey side extension and new porch with associated works (amended)
 RESOLVED that the Parish Council respond with the following comments:
“The Parish Council can not see any amendments to this proposal in the documents sent. Please clarify what the changes are.”
- 6.2 SCDC decisions to note
 None.
- 6.3 Tree Works applications
- 6.3.1 S/3150/16/TC – 72 School Lane
 RESOLVED that the Parish Council had no comments.
- 6.3.2 S/3218/16/TP – Priory Cottage, Church Road
 RESOLVED that the Parish Council had no comments.

- 6.3.3 S/3112/16/TC – 4 Glebe Close
RESOLVED that the Parish Council had no comments.
- 2. To approve the minutes of the meeting of 7 November 2016**
RESOLVED that the minutes of the meeting on 7 November be approved as a true record and signed by the Chairman, after the following amendments: under item 7.2, to delete “RESOLVED” and insert “CCC”, and under the public session, to remove the words “boardwalk had” and “on a nasty step”.
- 3. To consider any matters arising from the last or a previous meeting including**
- 3.1 (3.1) Toft Recreational Strategy/Toft Capital Plan – to consider options for capital investment
The suggestion of a marquee had been deferred. It was observed that if a marquee was purchased it would require proper storage and space to dry out. This is to be discussed at a future meeting.
RESOLVED that members should seek further information on the items on the list.
- 3.2 (3.4) CCC Consolidated Definitive Map and Statement of Public Rights of Way in Cambridgeshire – to review
RESOLVED that Cllr Miles should draft a response and forward it to the Clerk for submission.
- 3.3 (3.5) Proposal for defibrillator – to consider costs and sources of funding
RESOLVED to defer this item.
- 3.4 (3.6) To consider response from Anglian Water
RESOLVED to note Anglian Water’s written response and Cllr Yeadon’s verbal report on his telephone conversation with Anglian Water with regard to the foul sewer drain covers lifting, this should be reported when it occurs.
- 3.5 (5.3) Handrail on the corner of the Snicket – to consider report and recommendation
It was reported that the path was as steep as the equivalent of two or three steps and there were old concrete posts on the left of the path, to which a handrail could be attached. RESOLVED that Cllr Miles should investigate whose responsibility this is and whether the surface could be made less slippery.
- 3.6 (5.3) Overhanging tree – to consider report and recommendation
Deferred to the next meeting. The Clerk’s advice was noted.
- 3.7 (5.3) Overhanging vegetation at Millers Road – to consider report and recommendations
Overhanging vegetation was reported at the junction of Eversden Close with Millers Road and on the corner of Preston Close opposite. A lamp was hidden in the tree and it was very dark down Millers Road. The Clerk’s advice was noted. RESOLVED that this be deferred to the next meeting to enable Cllr Miles to discuss the matter with the resident first.
- 3.8 (6.2) Bennell Farm football pitch – ideas for other uses of the football pitch
Taken earlier.
- 3.9 (7.0.1) Village Hero Awards – update
Cllr McCarten reported that Mr Sebborn was delighted to have been nominated and that she would submit the application form next month.
- 3.10 (9) County Councillor’s non-attendance at meetings
RESOLVED to write to County Cllr Frost requesting a written update on his activities and those of the County Council in the last year if he is unable to attend the Parish Council’s meetings.
- 3.11 Bins in the village – request for update
RESOLVED that the Clerk should write to SCDC seeking clarification on progress with the outstanding bin issues.
- 4. Consideration of correspondence**

- 4.1 Hardwick Parish Council – resident’s request for litter bin in layby between Hardwick and Toft
RESOLVED to support Hardwick Parish Council’s request for a bin.
- 5. Finance and risk assessment**
- 5.1 To consider the finance report and approve the payment of any bills
RESOLVED to receive the financial report and check the invoices and bank statements before the cheques were signed.
RESOLVED that the payments as listed in the finance report be approved for payment, plus Martin Yeadon (Calendar expenses) £15.00, P Ellis-Evans £78.22 (Lot Meadow expenses) and £40.50 (mileage), and LGS Services (Admin support) £401.86. (Prop MY, 2nd JM, unanimous).
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| Toft People’s Hall | Room hire | £15.00 |
| Buchans | Grass cutting | £376.70 |
| Salary | | £56.35 |
| NEST | Pension (DD) | £56.37 |
| HMRC | PAYE/NIC | £84.60 |
- 5.2 Play inspection reports
Nothing to report.
- 5.3 To consider any matter which is urgent because of risk or health and safety
Cllr Miles proposed that laybys be considered on School Lane which is narrow and is used by many cars. This was not seconded as this was the responsibility of the County Council, not the Parish Council.
- 6. To consider any Planning or Tree works applications received**
- 6.1 Planning Applications
Taken earlier.
- 6.2 SCDC decisions to note
Taken earlier.
- 6.3 Tree works applications
Taken earlier.
- 7. Members items and reports**
- 7.1 Village Maintenance
Nothing to report.
- 7.2 Highways
The Minor Highways Improvement bid had been submitted.
- 7.3 Toft People’s Hall and
Cllr Pugh reported that the People’s Hall Committee had agreed in principle to the siting of the defibrillator on the outside of the Hall, subject to:
- The location between the kitchen door and School Lane hall window being suitable for the unit dimensions
 - Advice from the Parish Council regarding approximate electrical running costs and who should be responsible for funding
 - Confirmation that the electrical installation and unit siting costs will be met by the Parish Council’s grant funding.
- 7.4 Footpaths
RESOLVED having considered Kingston Parish Council’s response, given that this was in Kingston Parish, to write to Kingston Parish Council with a map showing the location of the gate and asking them to write to the landowner.
- 7.5 SPEP
Nothing to report. This item is to be removed from future agenda.
- 8. Closure of meeting**
Boundary changes is to be an agenda item at the next meeting.

There was no further business and the meeting closed at 9.20 pm.

SignedChairmandate.

DRAFT