

**Minutes of the 777th meeting of Toft Parish Council
on Monday 7 December 2020 at 7.00 pm
Held remotely via Zoom due to the current pandemic**

Present: Councillors: M Yeadon (Chairman), P Ellis-Evans, E Miles, K Popat, L Borrell and A Tall.

In attendance: 6 members of the public, Samuel Bampton (Pelham Structures), Ed Durrant and Dan MacPherson (Pegasus Group), District Cllr Grenville Chamberlain, County Cllr Lina Nieto and Mrs C Newton (Minutes Secretary, LGS Services).

Public participation on agenda items and matters of mutual interest (includes reports from County and District Councillors and representation by members of the public)

Pegasus Group – Bennell Farm West planning application amendments

Ed Durrant, Planning Consultant for Pegasus Group, outlined the changes made to the planning application for Bennell Farm with a view to alleviating the objections of Toft and Comberton Parish Councils. The number of flats had been reduced from 45 to 41 to reduce the height of the blocks and address concerns about views. A photo montage of the street scene was shown. The plan mirrored the eastern side of the development. A proposed site plan was shown indicating the affordable housing and the two self build plots. With regard to drainage, the developers had met with Comberton Parish Council and had discussed the surface water issue and given an overview of the foul water drainage. Anglian Water would be adapting the pumping station. Trees would be retained on the site. Highways implications were discussed including the Travel Plan, bicycles, and taster tickets for the bus service. Land removed from the Green Belt had been established through the Local Plan. The application had not yet been made.

An opportunity was given to ask questions. The height of the blocks was queried as it was felt that two storeys would be preferable. The developers responded that the number of dwellings had dropped and smaller dwellings including flats were needed. The developers were told that many people were concerned about the traffic opposite the Village College, where it was already congested, with infrequent bus transport, yet a further 41 dwellings would be added to the 90 already approved. The developers suggested that it would be good for cycling and there were job opportunities in Comberton.

Pelham Structures Ltd – Revised application, land west of Hardwick Road

Samuel Bampton from Pelham Structures described the revised proposal for a mixture of self-build and custom-build homes west of Hardwick Road, to address objections to the previous submission. Impressions of the old and new schemes were shown, including 1.5 storey buildings on the boundary. Additional planting would be put in. The plans were for 12 homes. The front of the development had been moved further back and a new path linking to the existing path would be installed. Reports had been submitted regarding the technical issues.

A resident objected that the development was still outside the village envelope. The developer responded that self-build houses should justify the granting of planning permission as long as it was not damaging. The Parish Council highlighted that the application had been turned down by SCDC for a number of reasons and they did not appear to have addressed the fact that it was outside the village envelope and the need for 40% affordable housing.

A resident raised the issue of flooding and the fact that his garden was completely flooded already. The developer replied that the development would improve the flooding. This was disputed by residents.

Another resident's house had not been shown on the plans.

The proposed 2m footpath on Hardwick Road was queried as to why it was not shown on the plan. This was because it would be necessary to acquire land and the owner had not yet been approached.

Cllr Nieto left the meeting at 7.32 pm.

The Parish Council asked about the requirement for 40% affordable housing. The developer responded that they were exempt from this as they were saving money already.

District Councillor Chamberlain reported on:

- Planning. Next summer Parish Councils would get the opportunity to comment on the Call for Sites and which sites were viable.
- The Task and Finish Group for Covid had asked questions in the SCDC survey which should be completed for a meeting next Monday.
- A Local Liaison Forum meeting about the Cambourne to Cambridge busway would take place at 6 pm on 8 December.
- The Zero Carbon Grant application for cycle path lighting had been missed by one point. Cllr Chamberlain encouraged the Council to try again as it was so close.

A resident objected to the application by Cambridge Design Partnership for withdrawal of the condition on working hours. Old Farm Court was adjacent to the main car park. The company had not been working within their restricted hours, and work was taking place in the evenings, at the weekend and overnight. The car park was an issue as noise was caused by the gravel surface and the banging of doors. It was suggested they used the spaces east of the building. The Planning Department were considering enforcement of the conditions. A number of letters from residents had been received and circulated to Parish Council members.

1. Apologies for absence, declaration of interests and application for co-option

1.1 To approve written apologies and reasons for absence

Apologies were received from Cllr Wrycroft.

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

Cllr Yeadon declared an interest in item 6.1.3 as the next door neighbour.

Cllr Yeadon declared an interest in item 6.3.1 as this was his property.

1.3 To receive written requests for dispensations and to grant any dispensations

None.

1.4 To consider any application for co-option received or how the vacancy may be filled

It was noted that there were no vacancies on the Council.

On a proposition by the Chairman, the order of business was varied to take item 6.1.1 next.

6.1.1 20/04294/FUL – Land to the west of Hardwick Road – Development for 12 no. self-build and custom dwellings, together with associate garaging, parking, public open space, landscaping, access, highways, drainage and infrastructure works

RESOLVED to object to the application with the following comments: (Prop My, 2nd EM, unanimous)

“Toft Parish Council unanimously agreed to object to this planning application at its meeting on 7th Dec 2020.

Furthermore Toft PC recommends that the application is considered by the full planning committee should the planning officer be of a mind to approve the application.

These reasons for the objection are as follows.

Compliance with the Local Development Plan.

The development is outside of the village framework.

Toft is designated as an infill village. This is not an infill development.

This is not a designated site within the agreed LDP.

The 90 approved houses at Bennell Farm, within the Parish, will provide affordable housing for the area and will already put considerable strain on local services. An additional 45 houses are also proposed for the Parish at Bennell Farm.

Location

The location of the development is a pleasant meadow which provides a pleasing transition between the village and the intensive agricultural land beyond. The loss of this land mean the loss of natural habitats and natural features that are beneficial to the vicinity.

Transport and Access

The application does not explain how pedestrian and cycle access to the site would be achieved and that is because there is no viable pedestrian or cycle access to the site. There is not enough room for a footpath on Hardwick Road and the idea of a footpath across to Mill Lane and then down towards the village is not sensible. Mill Road is an unmade up road with a cross road that doesn't have room for a footpath.

The transport statement is out of date and several statements are incorrect including the statement about free school buses. Free school buses are not available from the village.

Surface Water and Flooding

The location of the proposed development gives protection to the village from flooding in the fields above the site. There is already a problem of water running off the fields into the back gardens of the houses on the north side of the village. The application does not give satisfactory or achievable solutions to this issue. The detail within the application has been recognised as being insufficient by the relevant authorities.

Other Objections

At the time of writing the following consultees have recommended refusal: LLFA, Sustainable Drainage Engineer, and Housing Developments. The following consultees have said that the application does not give enough information in order to give a judgement: Ecology, Waste, and Anglian Water. These objections are in addition to the many objections raised by many local residents.

We urge the Planning Officer/Committee to refuse this application.”

6.1.4 20/04328/S73 – Old Farm Business Centre, Church Road – Removal of Condition 7 (work operation hours) of planning permission S/1986/99/F (Conversion and extension of barns to form offices with associated parking)

6.1.5 20/04175/S73 – Old Farm Business Centre, Church Road – Removal of Condition 10 (Hours of operation) of planning permission S/1323/10 (Change of use of grainstore into offices (Class B1) together with associated parking (time limit for implementation)) to remove these limitations as they would significantly restrict the ability to operate the business

On a proposition by the Chairman, these two items were taken together.

RESOLVED to support the application but to make the following comments: (Prop MY, 2nd EM, carried with 4 in favour, 1 against and 1 abstention)

“Toft Parish Council is keen to support the business of Cambridge Design Partnership. The Parish Council supports the application to remove the operating hours constraint. However it would like to see the following:

1. Although we recognise that CDP have no intention on increasing noise levels TPC would like to see some formal constraint that prevents any increase in noise levels in the future.

2. The revised operating hours should only pertain to the current occupiers of the buildings and should revert to the previous operating hours should a new occupier take on the facility.

3. CDP commit to actions to minimise the disturbance to neighbours by reviewing their parking arrangements for employees who work late or at weekends so they park furthest away from neighbours, and ensuring their staff do all they can to minimise disturbance by avoiding slamming car doors, not playing radios etc.

4. Toft Parish Council wish to retain the option of reviewing the hours of operation should the issue of noise persist.”

6.1.3 20/04605/HFUL – 7 Brookside – Extension of existing side dormer

Cllr Yeadon, having previously declared an interest in this item and in item 6.3.1, left the meeting at 8.16 pm. Cllr Ellis Evans chaired this and the next item.
RESOLVED to make no recommendation. (Prop AT, 2nd LB, unanimous)

6.3.1 20/2184/TTCA – 5 Brookside – considered between meetings

RESOLVED to note that the Parish Council made no response.
Cllr Yeadon re-joined the meeting at 8.20 pm.

6.1.2 20/04699/HFUL – 1 Warboys Close – Proposed single storey front extension, single storey rear extension following demolition of conservatory, new crossover from highway with dropped kerb and re-roofing existing garage. Resubmission of planning application 20/03505/HFUL

RESOLVED to make no recommendation. (Prop MY, 2nd EM, unanimous)

6.1.6 20/04802/HFUL – 34 High Street – Single storey rear extension following the demolition of the existing conservatory

RESOLVED to make no recommendation. (Prop MY, 2nd AT, unanimous)

6.2 SCDC decisions for information

6.2.1 20/02664/HFUL – 41 High Street – Two storey front gable extension and roof conversion including two dormer windows, two rooflights plus a two storey rear extension – Permission granted.

6.3 Tree works applications

6.3.1 20/2184/TTCA - 5 Brookside – considered between meetings

Taken earlier.

2. To approve the minutes of the last meeting on 2 November

RESOLVED that the minutes be approved by the Council. (Prop MY, 2nd EM, unanimous)

RESOLVED that the minutes are to be signed by the Chairman as soon as practically possible given the current pandemic.

3. To consider any matters arising from the last or a previous meeting including

3.1 (Open) Bennell Farm West planning application amendments

Noted.

Other

3.0.1 (3.2) Play equipment

RESOLVED to note that Clive Blower was not able to undertake the cleaning of the play equipment so the Clerk has asked RH Landscapes to provide a quotation which is awaited but not yet received. Cllr Yeadon indicated a willingness to do the cleaning if no quote was forthcoming.

3.0.2 (7.4) Footpaths

RESOLVED to note that Kingston Parish Council has replied that they are arranging repairs to the fence alongside the kissing gate.

4. To consider correspondence received since the last meeting requiring the Council's attention

- 4.1 SCDC – Section S106 requests for development of 12 self-build dwellings at Hardwick Road (resubmission)
RESOLVED that the Parish Council would like:
- Another bus stop south of Comberton Road.
 - To ask whether it is possible to improve the poor condition of the verges by the Church because many people park there for dog walking.
 - Cycleway improvement costing approximately £18,000.
- 4.2 Bourn Parish Council – Proposed cycleway Longstowe – Bourn - Toft
RESOLVED to appoint Cllr Tall as the representative and pass his contact details to Bourn Parish Council.
- 4.3 SCDC – Community Facilities questionnaire
Cllr Tall left the meeting briefly at this point and returned a few minutes later.
RESOLVED to notify Cllr Chamberlain of the responses to questions 27 and 28 in the survey relating to the opening of community facilities during lockdown.
RESOLVED that Cllr Yeadon should liaise with the Clerk to go through the responses so that they could be submitted.
- 4.4 SCDC – Community Lifeline service
RESOLVED that the Chairman should discuss this with the Covid response team.
- 4.5 CCC Cambridgeshire and Peterborough Minerals and Waste Local Plan – Main modifications consultation
Noted. RESOLVED to make no response. (Prop MY, 2nd EM, unanimous)
- 4.6 SCDC Future Parks Accelerator Project
RESOLVED that Cllr Miles should look at this in more detail and that Cllrs Yeadon and Miles should respond on the Parish Council's behalf.
- 4.7 Urban Design Learning on behalf of Greater Cambridge Planning – Greater Cambridge Design Review
RESOLVED to note that Cllr Yeadon had responded to the survey which had since closed.
- 5. Finance, Procedure and risk assessment and use of delegated powers**
- 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 payments were approved, plus Community Heartbeat Trust (VETS) £120.00.
RESOLVED to note that the Operation London Bridge costs are to be taken from the contingency budget.
RESOLVED that Cllr Yeadon should place Christmas greetings from the Council in the Calendar at a cost of £15.00 and that he should be reimbursed against presentation of a receipt in due course. (Prop MY, 2nd EM, unanimous)
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|-----------------|--------------------------|---------|
| Salaries | | £202.88 |
| Resident | Toft book | £365.00 |
| LGS Services | Admin support (November) | £444.06 |
| Madingley Mulch | Play bark | £80.55 |
- Credits including allotment rents were noted.
- 5.2 To receive play inspection reports and consider any work required
Noted.
- 5.3 To consider any matter which is urgent because of risk or health and safety
None.
- 5.4 Request from Clerk that the Council's January meeting is changed to the second Monday of the month
RESOLVED that the January meeting should be held on 11 January 2021.
- 6. To consider any Planning or Tree works applications or related items received**
Taken earlier.

7. Members items and reports for information only unless otherwise stated7.1 Village Maintenance

Nothing to report.

7.2 Highways

RESOLVED to receive Cllr Tall's report:

- Flooding outside the Church and in Brookside, and a pothole in School Lane had been reported to CCC by Cllr Tall.
- RESOLVED to write to Highways complimenting them on how quickly they put out the warning signs for a flood but observing that they are slow to collect the signs, and there are still signs at the top and bottom of High Street.
- Hedges – Cllr Yeadon to put in the Calendar.

7.3 Toft People's Hall

Nothing to report.

7.4 Footpaths

Signage to Hardwick Wood – Cllr Yeadon has received a quotation from Clive Blower and will send it to the Clerk for acceptance.

Concerns were expressed at unsafe behaviour by cyclists from Comberton Village College. If seen again consideration will be given to writing to the College.

7.5 Defibrillator report

RESOLVED to note that all is well. There is a video for training. Cllr Ellis-Evans is to place details in the newsletter.

7.6 Climate Change Working Group report

RESOLVED to note that the Zero Carbon Grant application had been unsuccessful and to reapply when the scheme opens next year, noting that the application might be successful if the Parish Council makes a contribution. This is to be considered at the budget meeting in January.

7.7 Lot Meadow

RESOLVED to remove this item from the agenda.

7.8 County Broadband

RESOLVED to receive Cllr Ellis-Evans's verbal report on a webinar she had attended. 72 people are required for the full system to be installed but only 25 had joined, with another 10 since the meeting. The contact for the village, Liam, will be contacting those who have already pre-ordered to ask whether they know of anyone else who might be interested. If everyone signs up the Village Hall would receive free broadband. Publicity signage has been erected around Toft.

8. Closure of meeting

There was no further business and the meeting closed at 9.23 pm.

SignedChairmandate.
