

**Minutes of the 787th meeting of Toft Parish Council
Held on Monday 4 October 2021 at 7.00 pm in The People's Hall, Toft at 7.00 pm**

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

In attendance: 10 members of the public 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)

Residents outlined their objections to the planning application for 55 High Street, on the grounds of loss of amenities, light and noise, room, access, fire, delivery etc

Concerns were expressed about the width of the drive and the extra splay on to the High Street. The increase in traffic was another factor, affecting the safety of pedestrians. Flooding was also a concern.

The most affected neighbouring property was 50 School Lane. There would be a very high wall, 16.5 metres high, which would shut out the light. Photographs were shown. Concerns about flooding were reiterated.

Another objection was that the proposals were not in keeping with the style of the village. There would be loss of privacy to neighbours.

A resident referred to the footpath from the High Street to School Lane and asked what the standard width should be. This should be 2 metres but the development would not leave much room.

A member of the public asked what responses should be made to the flyers on speeding, and also requested that residents be asked to be considerate and not have bonfires on a hot sunny day. The Parish Council responded that as this was a District Council issue, a complaint could be made on the District Council website.

Cllr Tall outlined the information required from residents on speeding, the number of cars, the time of day. The average speed recorded was 23 mph and the highest speed recorded was 35 mph. He felt that the camera was having an effect. The mailing had been sent to 78 houses and had received a 25% response. He would submit the application for the LHI to CCC within 10 days.

A resident reported that a motorbike had been speeding up and down the village.

Steve Pugh, on behalf of the Village Hall Committee, thanked the Parish Council for the grant funding for the café and for its flexibility on how it was spent. An Open Day would be held on Wednesday. Playgroup would be there for the first half hour.

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

1.1 To approve written apologies and reasons for absence
None received.

1.2 To receive declarations of interest from councillors on items on the agenda
Cllr Tall declared a non-pecuniary interest in item 6.1.1 as a neighbour. He had also received a letter from SCDC about the planning application.
Cllr Ellis-Evans declared a non-pecuniary interest in item 6.1.1 as a neighbour.

1.3 To receive written requests for dispensations and to grant any dispensations
None.

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

6.1.1 21/04100/FUL – 55 High Street – Erection of a detached dwelling and associated works (including removal of detached garage and side extension to existing dwelling)

Cllrs Tall and Ellis-Evans, having previously declared an interest in this item, left the room at 7.20 pm.

RESOLVED to object to the application with the following comments.

The Council unanimously objects to the application for the following reasons.

The access to the proposed new building is very tight. It is particularly tight at the corner of the existing building and could be hazardous for pedestrians. The PC relies on the planning authority to decide whether it is too tight for access for emergent vehicles etc. However there has been evidenced challenges from neighbours as to ownership of all the land that is included within the proposal, that is neighbours are saying that the applicant does not own all the land that is impacted by the proposal.

The new property would probably be backfilling on a section that is already a backfilled site.

There is no design and access statement included or materials of construction detailed. There are no details about how the surface water would be managed.

In terms of the building itself, the proposed building is a two storey structure when most of the adjoining buildings are single storey. It is a bulky design meaning that the full height (or close to) of the building extends to it's full width making its very dominant. The design is out of character compared to adjacent buildings in its shape and materials of construction. The building will be close to and very visible from a number of adjacent residences, and will be very dominant from these residences and their gardens. The combination of all these factors mean that the location is not suitable for the building.

With this building the density of building in this area will be too high thereby affecting privacy and light.

The public footpath that runs along the road will be more hazardous

Ignoring the land ownership issues, the access proposals include widening the road with a wide splay onto the main road which will mean to loss of hedges and grassed areas. It will make the access very stark and unattractive and out of character with its location. It is difficult to see how a 2m footpath could be laid beside the driveway which will affect the safety of pedestrians.

The village suffers a lot of flooding with the B1046 and Brookside often closing due to flooding. Furthermore, the foul drains in Brookside overflow and discharge sewerage regularly after significant rain. This proposal will increase the amount of surface water and sewerage that the system needs to deal with and will inevitably make the situation worse as land is built upon and the driveway widened. The application does not give enough details as to how this additional surface water and sewerage would be dealt with.

Cllrs Tall and Ellis-Evans re-joined the meeting at 7.36 pm.

2. To approve the minutes of the last meeting on 6 September

RESOLVED that the minutes of 6 September 2021 be approved as a true record and signed by the Chairman after changing 9 September to 8 September under item 7.6.

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

3.1 (3.1) Assets Walk – to consider reports and recommendations for work required including a recommendation regarding the notice board

RESOLVED that the works as identified in the reports are to be completed in the spring (March),

RESOLVED to include on the assets list the purchase of the telephone kiosk for £1 and the 2012 plaque by the oak tree.

RESOLVED Cllrs Tall and Yeadon would clear the dog poo bags.

RESOLVED to defer consideration of the notice board to the next meeting.

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

4.1 SCDC – Government consultation on the Oxford-Cambridge Arc

RESOLVED that the Parish Council should not respond to the consultation but that members may respond individually should they so wish.

4.2 MAGPAS – request for financial support

RESOLVED not to make a donation.

On a proposition by the Chairman, it was agreed to vary the order of business to take item 7.7 next.

7.7 Proposal to make a donation of £200.00 to the Woodland Trust to recognise the pleasure that Toft Wood has given many residents and particularly over the recent times
RESOLVED to make a donation of £200.00 to the Woodland Trust, which in the opinion of the Council, is in the interests of the area and its inhabitants. (Prop MY, 2nd PE, unanimous)5. Finance, Procedure and risk assessment and use of delegated powers

(3.4) The Clerk and Chairman using delegated powers agreed to the Council's grant being used towards the list of items received for the Community Café.

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, noting that the payment to M Sebborn for Website hosting should be £225.45 and not £233.45 as shown in the finance report, due to a change in the exchange rate. (Prop MY, 2nd PE, unanimous)

Salaries		£115.88
M Sebborn	Website hosting reimbursement	£225.45
Came and Company	Insurance	£769.62

5.2 To receive play inspection reports and consider any work required

The Chairman reported that all was in order..

5.3 To consider any matter which is urgent because of risk or health and safety

None.

5.4 Operation London Bridge – annual review of masterplan

RESOLVED to review the masterplan in 12 months' time.

RESOLVED Cllr Miles should check that the maypole can be used as a flagpole and to check with everyone they are aware of their role.

6. To consider any Planning or Tree works applications or related items received6.1.2 21/04100/FUL – 55 High Street – Erection of a detached dwelling and associated works (including removal of detached garage and side extension to existing dwelling)
Taken earlier.6.2 SCDC decisions for information

None.

6.3 Tree works applications6.3.1 21/1202/TTCA – 21 Comberton Road – 5 day notice of removal of dead tree.

RESOLVED to note that the Clerk used her delegated powers to respond to SCDC to ask for replanting.

6.3.2 21/1135/TTCA – Manor Cottage, Church Road

RESOLVED to note that the Clerk used her delegated powers – no response made.

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

Cllr Tall reported that a post on the Green needed to be straightened and needed new reflective tape.

RESOLVED to ask Clive Blower to straighten and add new reflective tape to all the posts.

7.2 Highways

RESOLVED to note Cllr Tall's verbal report on the LHI application. The deadline for submission has been extended by two weeks. There had been a great deal of support from residents on reducing the speed minutes to 20 mph.

RESOLVED that Cllr Tall should submit the application for a mobile sign costing approx £3000-£4000, Narrowing on School Lane costing approx £9000-£10,000 between Home

Meadow to 58 before 14 October, and that he should email the District and County Councillors for their support, which had been a requirement in previous years.
RESOLVED to contribute 10% towards the scheme if successful.

With regard to the Church car park, only one application was allowed from the Parish Council but a private application could be made under the PFHI scheme.

7.3 Toft People's Hall
Nothing further to report.

7.4 Footpaths
RESOLVED in principle that this was a good idea and that Cllr Miles should ask the District Council for the costs of moving the bin. Bushes may need clipping.

7.5 Defibrillator report
Cllr Ellis-Evans reported that all was in order. The battery is to be renewed soon and there should be funds from the Community Heartbeat Trust to cover this. Cllr Ellis-Evans will liaise with the Clerk.

7.6 Climate Change Working Group report
No meeting had taken place but there will be one in the next ten days.

8. Closure of meeting
RESOLVED that Cllr Miles have allotments removed from by her name on the website and replaced with Cllr Yeadon.
RESOLVED that Cllr Popat should obtain information on the notice board which will be an agenda item for the next meeting.

There was no further business and the meeting closed at 8.30 pm.

SignedChairmandate.

