

Toft Parish Council

I hereby give notice that the 777th meeting of Toft Parish Council will be held remotely due to the current pandemic
on Monday 7 December 2020 at 7.00 pm

To join the Zoom Meeting <https://zoom.us/j/91385661468>

Meeting ID: 913 8566 1468

Or dial (charges apply)

0330 088 5830

0131 460 1196

The Public and Press and County and District Councillors are invited to be present and Members of the Parish are welcome to attend and may speak under the Open Public Session item and make representation to the Council on items on the agenda during this section of the meeting

All members of the Council are hereby summoned to attend for the purpose of considering and resolving upon the business to be transacted at the Meeting as set out hereunder



Mrs Gail Stoehr, Clerk
01/12/20

AGENDA

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

Pegasus Group – Bennell Farm West planning application amendments
Pelham Structures Ltd – Revised application, land west of Hardwick Road

1. Apologies for absence, declaration of interests and application for co-option
 - 1.1 To approve written apologies and reasons for absence
 - 1.2 To receive declarations of interests from councillors on items on the agenda
 - 1.3 To receive written requests for dispensations and to grant any dispensations
 - 1.4 To consider any application for co-option received or how the vacancy may be filled
2. To approve the minutes of the last meeting
3. To consider any matters arising from the last or a previous meeting including
 - 3.1 (Open) Bennell Farm West planning application amendments
4. To consider correspondence received since the last meeting requiring the Council's attention
 - 4.1 SCDC – Section 106 requests for development of 12 self-build dwellings at Hardwick Road (resubmission)
 - 4.2 Bourn Parish Council – Proposed cycleway Longstowe-Bourn-Toft
 - 4.3 SCDC – Community Facilities questionnaire
 - 4.4 SCDC – Community Lifeline service
 - 4.5 CCC Cambridgeshire & Peterborough Minerals & Waste Local Plan – Main modifications consultation
 - 4.6 SCDC Future Parks Accelerator Project
 - 4.7 Urban Design Learning on behalf of Greater Cambridge Planning – Greater Cambridge Design Review
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 and quarterly check of the bank statement
 - 5.2 To receive play inspection reports and consider any work required
 - 5.3 To consider any matter which is urgent because of risk or health and safety
 - 5.4 Request from Clerk that the Council's January meeting is changed to the second Monday of the month
6. To consider any Planning or Tree works applications or related items received
 - 6.1 Planning applications

Toft Parish Council

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

- 6.2 SCDC decisions for information
- 6.3 Tree works applications
- 6.3.1 20/2184/TTCA – 5 Brookside – considered between meetings

- 7. Members items and reports for information only unless otherwise stated
 - 7.1 Village Maintenance ^(AT)
 - 7.2 Highways ^(AT)
 - 7.3 Toft People's Hall ^(LB)
 - 7.4 Footpaths ^(EM)
 - 7.5 Defibrillator report ^(PEE)
 - 7.6 Climate Change Working Group report ^(KP)
 - 7.7 Lot Meadow report
 - 7.8 County Broadband^(PE)

- 8. Closure of meeting

Clerk report to Toft Parish Council meeting on 7 December 2020

Public participation on agenda items and matters of mutual interest

Pegasus Group – Bennell Farm West planning application amendments

Pegasus Group have written:

“I am the planning consultant for the full application at Bennell Farm in Comberton (Toft Parish), ref. 20/01992/FUL.

We recognise that there was not any engagement with Toft Parish Council before the application was submitted and would like take the opportunity to rectify this by explaining how we propose to amend the application to take into account some of the Parish Council’s concerns. Whilst we understand that the Parish Council is against the principle of the proposed development we would still like to accommodate any comments you may have..”

Ed Durrant

Associate Planner

Pegasus Group

Correspondence attached.

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

Pelham Structures have written:

“I write to inform you that we have recently submitted a revised application for land to the west of Hardwick Lane, Toft. The application seeks to address the Local Planning Authorities Objections to the previous scheme. Should you think it would be helpful for the Parish Council I would be happy to attend your next meeting and discuss the amendments to the scheme.”

1. To approve written apologies and reasons for absence – any received will be reported to the meeting.
- 1.4 Application for co-option
An expression of interest has been received but at the time of writing the completed form had not been received.
2. To approve the minutes of the last meeting on 2 November – attached
3. To consider any matters arising from the last or a previous meeting
- 3.1 (Open) Bennell Farm West planning application amendments

Other to note

(3.2) Play equipment

Clive Blower is 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 received despite chasing. Would the Council like to make alternative arrangements?

(7.4) Footpaths

Kingston Parish Council have written:

“I have visited the site and the problem is with a fence alongside a kissing gate on the footpath, which appears to have been deliberately damaged.

I am arranging repairs and will let you know when these are complete.”

4. Correspondence
- 4.1 SCDC – Section S106 requests for development of 12 self-build dwellings at Hardwick Road (resubmission)

“I have received a consultation on a planning application for 12 self-build dwellings at Hardwick Road. This is a resubmission of a previous scheme which was refused before I could send my consultation response to the case officer.

I have gone through all of the information submitted by the Parish Council earlier in the year and have set out below the level of contributions I am proposing and on what they will be spent.

First please could you take a quick look at the table to ensure that this corresponds with the current thoughts of the Parish Council.

4.2 Bourn Parish Council – Proposed cycleway Longstowe-Bourn-Toft

“We in the Bourn Parish Council would like to explore the feasibility of creating a safe cycleway/footpath between Bourn and Toft to link up with the cycleway from Toft into Cambridge. William Bevan, who is a member of Longstowe PC has already expressed an interest in linking Longstowe to Toft by a cycleway as their residents use the Bourn shop and surgery. So William and I met Mark Howell last week to discuss this and Mark is going to look into how we might fund a feasibility study. In the course of the discussions it became apparent that we should be working as a collaboration of three PC’s: Longstowe, Bourn and Toft.

So the purpose of this note is to advise you that we have made the first step in exploring this option and secondly to ask if there is someone on your PC who would like to represent you in further discussions. We are planning a follow up meeting before Christmas with Mark and your councillor would be invited as well.”

4.3 SCDC – Community Facilities questionnaire

“Tell us what you think about community facilities in your area!

The Greater Cambridge Shared Planning Service and the Sustainable Communities and Wellbeing Team at South Cambridgeshire District Council are working on an updated audit of publicly accessible community facilities in the district. The aim of the audit is to understand what community facilities are available in the district and identify if there are any barriers to their use or gaps in provision. The previous audit <https://www.scambs.gov.uk/media/7900/community-facilities-audit-sept-2009.pdf> was published in 2009. The updated study will help us identify opportunities for new or improved community facilities in the district and will inform the emerging Greater Cambridge Local Plan.

This is your opportunity to let us know about community facilities in your area. Please let us know your thoughts by filling in this survey by 8th December 2020”
Greater Cambridge Planning Policy, Strategy & Economy Team

A paper copy of the questionnaire is attached. It includes a request for S106 requirements ranked in order of preference. A time extension has been obtained.

4.4 SCDC – Community Lifeline Service

“During the lockdown period, you may have become more aware of vulnerable residents living on their own in and around the area.

The Community Lifeline Service run by South Cambridgeshire District Council may be able to provide them with more security and peace of mind.

As a parish council, you may want to support your residents more directly. We work closely with other parishes and charities who sponsor several lifelines for their residents from as little as £233 a year.

You can learn more about Lifelines on the [Community Lifeline Service web page](#).

Please be in touch if you would like further information or if the Parish Council would like a presentation on Community Lifelines.”

Julian Ayres

Community Telecare Co-ordinator

4.5 CCC Cambridgeshire and Peterborough Minerals & Waste Local Plan – Main modifications consultation

"I am writing to you as you are on our email database of people or organisations that may have an interest in the emerging Cambridgeshire and Peterborough Minerals and Waste Local Plan.

You are probably aware that the Cambridgeshire and Peterborough Minerals and Waste Local Plan was submitted to the Secretary of State in March 2020 for independent examination. You may also be aware that the Secretary of State appointed an independent Inspector to conduct a Local Plan examination. The hearing sessions, which form part of this examination, took place virtually during September 2020.

During the examination to date, a number of proposed changes ('Main Modifications') to the Minerals and Waste Local Plan have been identified. These changes are likely to be required to address concerns identified by the Inspector or representors. These changes will, it is considered, make the submitted Plan 'sound' and legally compliant (without prejudice to the Inspector's eventual consideration of the soundness of the Plan), and therefore enable the Plan to be adopted. In October 2020 the Inspector wrote to the councils and advised the councils to consult on the Proposed Main Modifications.

I am writing to notify you under the provisions of the Town and Country Planning (Local Planning)(England) Regulations 2012, that the Proposed Main Modifications are now being published for a six week consultation period (4 November to 15 December 2020), to allow an opportunity for representations to be made on the Proposed Main Modifications.

The document, [E007b - Schedule of Councils' Post Submission Suggested Modifications](#), is available to view and download from the Local Plan Examination page of the councils website at:

<https://www.peterborough.gov.uk/council/planning-and-development/planning-policies/minerals-and-local-waste-plan/mwlp-examination>

In line with the temporary modifications to the Town and Country Planning (Local Planning)(England) Regulations 2012, paper copies will not be made available for this consultation – it will be a website only consultation.

If you wish to make comments on any of the proposed main modifications, please send them by email to:
planningpolicy@peterborough.gov.uk

We urge you to email comments, if at all possible. However, if you are unable to email your comments, you can post your comments to us instead, but can you please notify Kate Eales (by email: Katherine.eales@peterborough.gov.uk or telephone: 01733 863810) of your intent to do so, so that arrangements can be made to collect them. The postal address is:

FAO: Kate Eales
Sustainable Growth Strategy
Sand Martin House
Bittern Way
Fletton Quays
Peterborough
PE2 8TY

You must quote the proposed Main Modifications (MWLP/Main/) number that you are commenting on and your comments should reach us by 11.59 pm on 15 December 2020.

Can I stress that this consultation is about the Proposed Main Modifications **only**. This is not an opportunity to make comments on the original Local Plan or submit additional evidence unrelated to the Proposed Main Modifications. There is no need to repeat any representations you may have made earlier, as the Inspector already has these and will continue to take them into account.

All comments that we receive will be forwarded to the Inspector (via the Programme Officer) and will be considered by him when writing his Inspector's Report; they will not be considered by the councils, unless the Inspector asks the councils to respond to any of them."

Kate Eales
Senior Planning Officer
On behalf of Cambridgeshire County and Peterborough City Councils

4.6 SCDC Future Parks Accelerator Project

The Council has been asked to collect information on behalf of the Future Parks Accelerator (FPA) Project in relation to the management and maintenance of parks and open spaces within the district. We are aware that a number of parish councils have budgets and management responsibilities in this area and my request is whether you would be prepared to share that information. If so please could I have the information by 11 December 2020.

I have reproduced some information from the FPA project below as a guide to the type of information they are seeking and why they are seeking this information in the first place. If you have any questions about this please contact me peter.maddock@scambs.gov.uk and I will try to help as best I can.

Thanks

Peter Maddock

South Cambridgeshire District Council has been identified as a key contact to assist with the collection of data required to identify future financial, resourcing and operating models to diversify and grow the income and funding available for public open space, to support the Future Parks Accelerator (FPA) Project. This is a key collaborative partnership project between local authorities in Cambridgeshire and Peterborough and the Local Nature Partnership. It aims to find new ways to deliver, manage and fund parks and public open space within Cambridgeshire and Peterborough.

This area of work, on funding and operating models, is led by Gillian Beasley, Chief Executive of Cambridgeshire County Council and Peterborough City Council, working closely with South Cambridgeshire District Council representatives, John Cornell (Project Team member) and Paul Frainer (Executive Board member).

We are working with consultants Environmental Finance to develop an options appraisal regarding innovative ways of managing and financing parks and public open space. An important first step is the collection of data and key documents requested by Environmental Finance to provide a 'dataroom' to help us understand how parks and public open space is currently funded and resourced.

We understand this is a broad ask and to help narrow this down, please see the following:

- *In the first instance we are keen to source financial information that help us build a baseline for current resource and funding, particularly looking at P&L cash flow. This includes the following data for parks and public open space:*
 - *Total annual costs*
 - *Staffing cost – salary burden, on costs*
 - *Insourced/outsourced maintenance*
 - *CapEx back log – what we want to do, but can't afford*
 - *Annual maintenance spend*
 - *Revenue – fees and charges*
 - *Properties being leased and lease schedule (cost, renewal of lease, market rent, licence type arrangements (ice cream, carparks, events, fitness)).*

Sent for and on behalf of
 Peter Maddock
 Head of Finance
 Mrs B M Robinson | Accounts Assistant

4.7 Urban Design Learning on behalf of Greater Cambridge Planning – Greater Cambridge Design Review

As you know, Cambridge City Council and South Cambridgeshire District Council have come together to form the Greater Cambridge Shared Planning Service. Greater Cambridge is one of the fastest growing economies in the country. Greater Cambridge recognise the value of good design, placemaking and the role that design review plays in creating and enhancing sustainable places.

Having formed a shared planning service, it is timely to appraise our Design Review service. Design Review is where an independent professional panel provide advice on development schemes. We are reviewing Cambridge City Council's 'Design and Conservation Panel' and South Cambridgeshire District Council's 'Design Enabling Panel' to ensure the local authority continues to provide an effective design review service.

Greater Cambridge have appointed Urban Design Learning (UDL) to carry out the review and to consult panel chairs and members, officers, planning committee members and wider council members, residents' associations, Parish Councils and panel users.

Please click on the link <https://urbandesignlondon.typeform.com/to/bVOfesy0> to fill out the survey – it should take no more than 5 minutes to complete.

Greater Cambridge will keep you informed about progress and any changes following submission of our report in March.

We look forward to hearing your views.

If you have any further questions about the project, please contact Joanne Preston, Principal Urban Design Officer, Greater Cambridge Shared Planning Service:
Joanne.Preston@greatercambridgeplanning.org
 Esther Kurland

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 and quarterly check of bank statement

All invoices will be emailed to the signatories and uploaded to the bank at the earliest opportunity.

A budget reconciliation is attached for information. The Council will note that the Operation London Bridge costs to date have been taken from contingency. The Council is to consider if it wishes to use its contingency or another budget heading or a reserve fund.

All members are asked to submit costed projects and items for the FY22 budget which will be considered at the net meeting in January when the precept will be set.

- 5.2 Play inspection reports – to be reported to the meeting.
- 5.3 To consider any matter which is urgent because of risk or health and safety
None at the time of writing.
- 5.4 Request from Clerk that the Council's January meeting is changed to the second Monday of the month
The Clerk will be on annual leave in the week before the first Monday and there will not be time to issue the agenda.
- 6.1 Planning Applications received
* NB Some planning applications may not be specifically listed on this agenda but may still be considered by the Parish Council due to the time constraints of making a recommendation to the District Council.

The planning portal for new applications can now be found at <https://applications.greatercambridgeplanning.org/>

**The Parish Council's options are
SUPPORTS or OBJECTS or HAS NO RECOMMENDATIONS
Comments:**

The Parish Council *does/does not request that the application be referred to the District Council Planning Committee *(please delete)
Planning reasons:**

Guidance:

What are Material Considerations - A material consideration is a matter that should be taken into account in deciding a planning application or appeal against a planning decision.

Examples of material considerations can include (but are not limited to).

- Overlooking / loss of privacy
- Loss of light/overshadowing
- Highway Safety
- Traffic
- Parking
- Noise
- Layout and density
- Design, appearance and materials
- Effect on listed Building and Conservation Areas
- Nature Conservation and or impact on protected trees or the landscape.
- Disabled Person's access
- Government Policy
- Compliance with the Local Plan.

The following are **not normally** issues that can be taken into account:

- Loss of property value
- Issues of market competition
- Loss of a view
- The applicant's motive, character or personal circumstances

- Matters covered by other legislation including restrictive covenants
- Issues relating to landownership/property boundaries.
- Moral or religious Issue

- 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
- 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
- 6.1.3 20/04605/HFUL – 7 Brookside – Extension of existing side dormer
- 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) (Time extension granted)
- 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 (An extension has been sought but the Planning Officer has not replied therefore this is included on the agenda in line with the Parish Council’s new policy)

6.2 SCDC decision notices

- 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

- 6.3.1 20/2184/TTCA – 5 Brookside – considered between meetings
The Parish Council made no response.

7. Members’ items and reports for information only unless otherwise stated

- 7.1 Village Maintenance ^(AT)
- 7.2 Highways ^(AT)
- 7.3 Toft People’s Hall ^(LB)
- 7.4 Footpaths ^(EM)
- 7.5 Defibrillator report ^(PE)
- 7.6 Climate Change Working Group report ^(KP)
- 7.7 Lot Meadow ^(PE)

8. Closure of meeting

ED/P18-2336

30 November 2020

Gail Stoehr
Clerk to Toft Parish Council
30 West Drive
Highfields Caldecote
Cambridge
CB23 7NY

Sent by e-mail

Dear Parish Councillors,

Amended plans for application ref. 20/01992/FUL to reduce the number of dwellings from 45 to 41 and other associated changes – Bennell Farm, West Street, Comberton, CB23 7EN

Thank you for giving me the opportunity of attending the Toft Parish Council meeting of 7th December to take you through the emerging amendments for the above application. The team is still working on the final set of plans but for the purposes of this meeting we thought that it would be helpful to share the latest layout plan with you.

As part of this engagement with the Parish Council we wanted to take this opportunity to provide a brief response to some of the comments in the Parish Council's consultation response.

Principle of development

The above planning application was submitted following the adoption of the South Cambridgeshire Local Plan 2018, which included the allocation of land at Bennell Farm for development. The allocation of the site through Policy H/1 included an indicative capacity figure of 90 dwellings with the final amount of development to be determined through a design led approach. The whole of the site was removed from the Green Belt and at the same time included within the Comberton development framework. The site was allocated on the edge of Comberton as it is identified as one of the district's more sustainable rural settlements with primary and secondary education and with public transport and cycling links to Cambridge.

The allocation of the whole site is a material consideration and Policy H/1 does not restrict the numbers that can be delivered through a design led approach. On the basis of the allocation establishing the principle of the development of the land to the east and west of the access road we engaged with planning officers on detailed proposals for

additional homes on the site. Planning officers support the principle of further homes being delivered on the site provided it is in accordance with a design led approach.

The adoption of the Local Plan set out a strategy for growth and identified sites to accommodate the majority of this growth. However, the Council is still required to demonstrate a continuous supply of new homes and sites that come forward as 'windfall sites' are essential for this. This site is not technically a windfall site, as it is allocated in the Local Plan. However, the ability to maximise the use of the site to accommodate new homes is supported by planning officers due to the requirement for the Council to demonstrate a continuous supply of new homes for the Greater Cambridge area.

Impact of development adjoining the Green Belt

Whilst the site is on the edge of the Green Belt any visual impact upon the character of Comberton and the adjacent Green Belt will be in part mitigated by the existing and proposed landscaping. In response to the concerns raised by Comberton and Toft Parish Councils the height of the apartments at the front of the site has been reduced from three-storey to two and a half-storey. This reduction in height has come about following the reduction in the number of dwellings that are proposed from 45 to 41. The existing landscaping will limit distance views from the west with only glimpsed views from the B1046 as one enters the village.

To help demonstrate the limited visual impact of the proposed development when viewed from the B1046 the attached photo montages have been provided. The eastern development did not incorporate balconies into the design of the apartment blocks. However, they have had to be provided in this latest scheme to overcome an objection from urban design officers.

Traffic and Safety

In terms of how best to mitigate the impact upon highway safety we are being guided by the County Council's Highways Team. We met with officers from the District and County Councils in July to discuss amendments to the application. These included addressing the County Council's comments about providing greater pedestrian connectivity across the site. The proposed amendments now include a crossing point for pedestrians within the development so residents from the west can access the play area and the footpath and cycle links that connect through to West Street. Off-site improvements to pedestrian and cycle connectivity were secured through the application for the eastern development alongside a travel plan for residents.

Should any further off-site mitigation be considered necessary then this will be secured through the Section 106 legal agreement (S106). As with the consented scheme this latest application will be conditioned so that the measures aimed at promoting sustainable travel in the submitted travel plan are implemented. Similarly, any impact on

highway safety as a result of construction activities will be controlled by a planning condition.

Design approach

The design approach for the western land follows that of the consented scheme to the east. The new homes will be accommodated to the north of an area of landscaped public open space. Within the site the reduction in dwelling numbers has allowed more space for soft landscaping. This includes the provision of more hedges alongside the internal road and more trees in prominent locations in the street scene. The garden sizes for some of the smaller dwellings has increased and there is more space for bins and bikes to be taken passed parked cars.

Foul and Surface water

Our client's drainage consultant is familiar with the drainage and geological constraints of the site and the planning application is supported by a drainage strategy that will limit any risk of off-site flooding from surface water. Whilst the LLFA has objected to the application we are confident that their objection can be overcome. Additional information will be submitted alongside the amended plans to address the LLFA's comments.

Previously the public open space for the eastern development, which includes surface water drainage features, was offered to Comberton and Toft Parish Councils. However, both Parish Councils declined to adopt the land. Therefore, this land, and the public open space to the south of the western development, will go into a private management company. The future maintenance of the surface water drainage features will be carried out by a combination of the management company and Anglian Water.

All waste water from the site will be accommodated at the pumping station that has been constructed on the eastern development. Anglian Water specified that additional capacity be built into the design of the pumping station. This additional capacity means that the flows from the western development can be accommodated without further upgrades.

To limit any impact upon the pumping station at Bush Close our client has installed an inhibit system with telemetry control and emergency storage as part of the above approved pumping station design. Anglian Water have commissioned and approved the design of the pumping station and will eventually adopt the system. The strategy for dealing with waste water has been developed in partnership with Anglian Water and they have confirmed that it will successfully mitigate any risks of flooding as a result of the consented and proposed developments.

Local Facilities

As with the consented scheme this application will only be approved if acceptable mitigation can be secured through planning conditions and obligations secured through a S106. As part of the application process the District Council has consulted statutory bodies with responsibility for primary health care, education, highways, etc. Where mitigation is needed through physical infrastructure or financial contributions to increase capacity at services within the village then these will be secured through the S106. Any financial contributions that are requested will need to meet the necessary tests set out in the Community Infrastructure Levy Regulations 2010.

We recognise that the above comments will not address all the Parish Council's concerns about the proposed development. You will have a further opportunity to comment on the application when the amended plans and additional information are submitted and formally consulted upon. However, we hope that this engagement with the Parish Council will be the start of an ongoing conversation to shape the proposals to provide new homes that will accommodate future residents of the Parish.

Yours sincerely



Ed Durrant

Associate Planner

Direct Dial: 01223 202100

Email: ed.durrant@pegasusgroup.co.uk

Enc.

- Site Plan Layout ref. 1917 1-01 Rev I
- Bennell Farm West, Comberton – Street Views - Montage

Street Montage 01



Current Top View



Proposed Buildings Location

VOLUMES

Street Montage 02



Current Top View



Proposed Buildings Location



VOLUMES

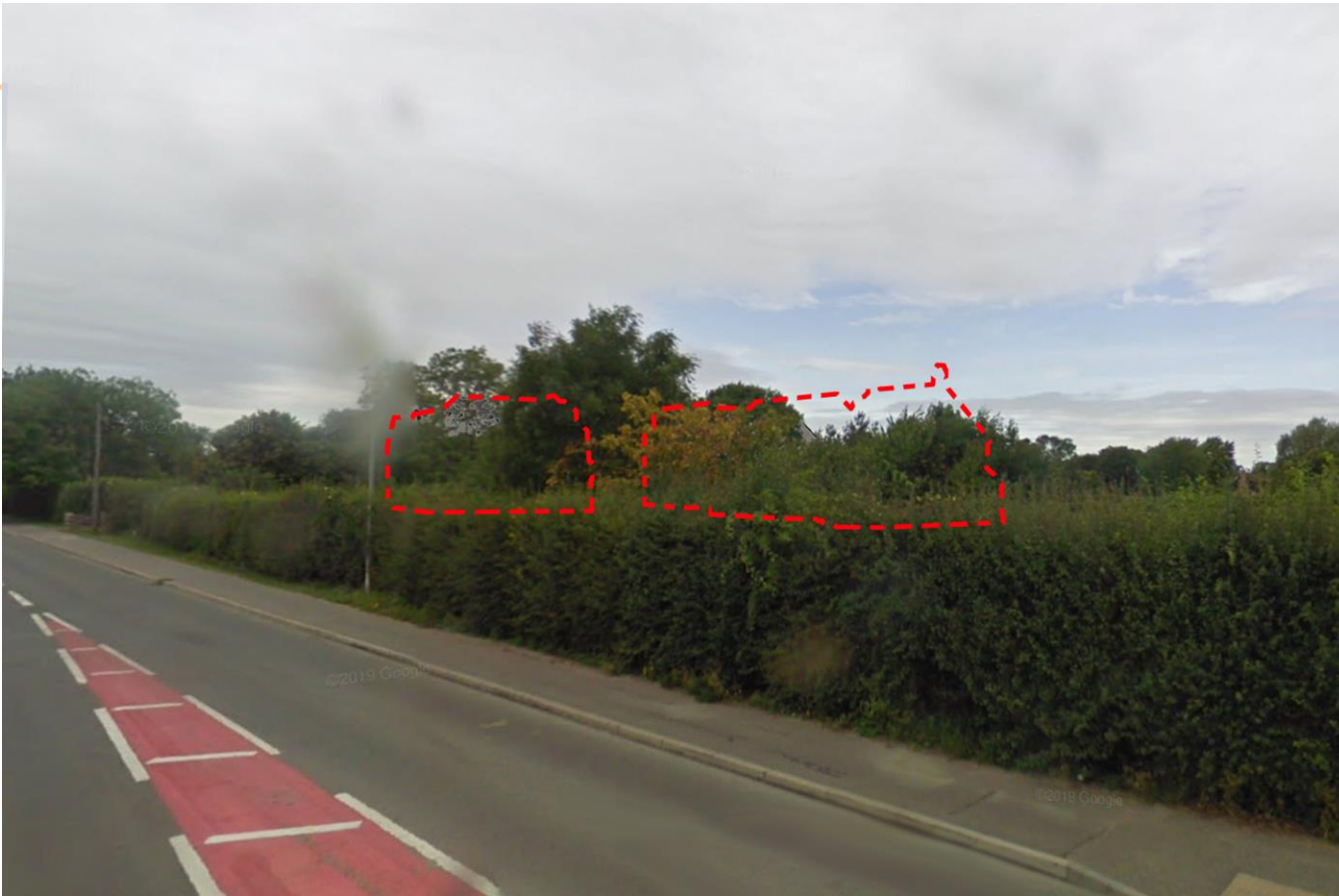
Street Montage 03



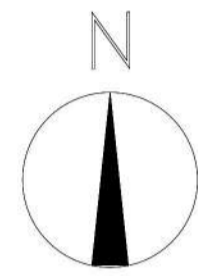
Current Top View



Proposed Buildings Location



VOLUMES



- NOTE**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONSULTANTS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS
 - DRAWINGS MUST NOT BE SCALED EITHER MANUALLY OR ELECTRONICALLY; WORK ONLY TO FIGURED DIMENSIONS
 - CHECK ALL DIMENSIONS ON SITE BEFORE ORDERING MATERIALS OR COMMENCING WORK
 - DIMENSIONS MUST BE VERIFIED ON SITE BEFORE PREPARATION OF SHOP DRAWINGS
 - SHOP DRAWINGS OF MANUFACTURED ITEMS MUST BE INSPECTED BY THE ARCHITECT BEFORE WORK PROCEEDS
 - THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY AND BEFORE WORK PROCEEDS

TOTAL DWELLINGS: 41

AFFORDABLE HOUSING

No.	REF.	BEDS/HOUSE TY.	STORY	SHARED OWN.	AFFORD. RENT
6	-	1 BED - FLATS	2/3	-	6
9	-	2 BED - FLATS	2/3	4	5
1	TYPE A1	2 BED - SEM	2	1	-
16	TOTAL			5	11

- 1A PLOT NUMBER & UNIT TYPE - AFFORDABLE RENT
- 1A PLOT NUMBER & UNIT TYPE - SHARED OWNERSHIP

PRIVATE DEVELOPMENT

No.	REF.	BEDS/HOUSE TY.	STORY
3	TYPE A2	2 BED - SEM	2
4	TYPE D1	2 BED - SEM	2
4	TYPE D2	3 BED - SEM	2
3	TYPE E	3 BED - DETACH	2.5
4	TYPE F	4 BED - DETACH	2
2	TYPE G1	4 BED - DETACH	2
2	TYPE G2	4 BED - DETACH	2
1	TYPE H	5 BED - DETACH	2
2	-	4+ BED SELF BUILT	2.5
25	TOTAL		

- 1A PLOT NUMBER & UNIT TYPE - PRIVATE

- KEY:**
- PERMEABLE PRIVATE FOOTPATH
 - PRIVATE GARDEN
 - PRIMARY ACCESS ROAD
 - SECONDARY ACCESS ROAD
 - SHARED SURFACE ACCESS
 - PRIVATE DRIVEWAYS
 - PARKING DRIVEWAYS (TO BE BUILT OUT ALONG WITH THE HOUSES)
 - PUBLIC OPEN SPACE/LANDSCAPING
 - PROPOSED TREES
 - RETAINED TREES/NEEDLEBROW
 - CAR PARKING SPACE (FORM. RELATED TO THE PLOT)
 - ASHP INDICATIVE LOCATIONS
 - 1.8M HIGH TIMBER FENCE
 - 1.8M HIGH BRICKWALL

- I 10-11-2020 Issue for Planning
- H 15-10-2020 Issue for Planning
- G 15-09-2020 Issue for Planning
- F 02-09-2020 Issue for Planning
- E 12-08-2020 Issue for Planning
- D 03-08-2020 Issue for Planning
- C 10-07-2020 Issue for Planning
- B 28-02-2020 Issue for Planning
- A 04-02-2020 Issue for Planning
- 11-15 Issue for Comment

Client
Arnold

Project
Development of land at Bennell Farm West, West Street Toft

Title
Site Plan Layout

Drawn TO Checked CS Status PL

Scale @ A1 1:500 Date Sep 2020

4 BELMONT PLACE CAMBRIDGE CB1 1AR



T: 01223 361 803
www.piparchitecture.co.uk
info@piparchitecture.co.uk

Project Number 1917 Drawing Number 1-01 Rev I



Existing Tree Belt

Details of benches and bins to be submitted along with planning conditions

Community Facilities and Village Hall Audit

This survey has been prepared by the Greater Cambridge Shared Planning Service and the Sustainable Communities and Wellbeing Team at South Cambridgeshire District Council. The information collected will be used to prepare an updated audit of community facilities and village halls in South Cambridgeshire. The survey is interested in collecting information about publicly accessible community facilities in the District.

* Required

1. Please confirm the name of the organisation(s) that you represent? *

2. Who is the preferred contact for any follow up questions? *

By entering an email address, you are agreeing to receive follow up emails from the Greater Cambridge Shared Planning Service and South Cambridgeshire District Council in relation to the Community facilities and village hall audit.

3. Please provide the contact's email address. *

4. What community facilities are available in the village? *

5. Who owns/manages the facility/facilities? *

6. Do the facility or facilities have part/full-time staff or volunteers?

Yes - Full time staff

Yes - Part time staff

Yes - volunteers

No Staff or volunteers

Both staff and volunteers

Other

7. If yes, How many staff and/or volunteers?

8. What are the cleaning and maintenance arrangements at the facility?

Full time

Part time

Voluntary

Other

9. How much space is available to the community? If possible please provide both floorspace and capacity.

10. What is the weekly booking capacity? (hours per week available)

11. On average, how many hours per week is the facility used?

12. Are there any licensing or planning restrictions which limit the use of the facility?

13. What amenities are available in the facility?

Kitchen

Cloakroom

Toilets

Disabled toilets

Bar

Stage

Sound equipment

Meeting rooms

Other

14. Does the facility have any of the below sustainability features?

Please tick any that are relevant. If no, then please skip to Question 15.

PV Panels

Rainwater harvesting

External/internal wall insulation

Other

15. What kind of community activities make use of facilities?

Health

Exercise classes and indoor sports

Music

Performing Arts

Meetings

Pre-school

Parties

Talks

Other

Please explain whether weekly, monthly, annually, etc.

16. How many organisations regularly use the facility or facilities?

17. Do you monitor the diversity of the people that use the facility?

Yes

No

18. What are the current barriers which may limit the use of the facility/facilities? Are there any barriers which would arise from an increase to the number of users of the facility?

Physical Building requirements (repairs)

Amount of space

Type of space

Accessibility of the facility (for example, no level access)

Location

Facilities

Equipment

Running costs

A charge to users of the facility

Other

19. Please explain any of the barriers mentioned above.

If yes, please provide details of the anticipated cost and timeline for the works to take place.

20. Are there any plans in place to improve the facility?

21. If there were to be further development in your village, what are your preference for where potential investment secured by Section 106 agreement should be spent?

Please rank the below options ~~by clicking hold and dragging into order with the most favourable at the top.~~ by numbering the items in order of preference (1 most preferred, 9 least preferred)

Section 106 agreements are often referred to as 'developer contributions'. A Section 106 is a legal agreement between an applicant seeking planning permission and the local planning authority, which is used to mitigate the impact of the development on the local community and infrastructure.

Extension of existing community facilities

New community facility

Meeting rooms/community hub

New or improved park or open space

Improvements to existing community facilities (for example, provision of kitchen facilities)

Sports facilities

Improved energy efficiency or other sustainability measures to existing community assets (for example, PV/Solar panels)

Repair work to existing facility (for example, a new roof)

Improvements to building accessibility (for example ramps and hand rails)

22. Please explain the above ranking.

23. Are there any other spaces for instance Assets of Community value, that residents

have access to, if so please give details.

24. Are there any groups or societies in the village whose needs are not met by the existing facility?

25. Are there community facilities in any of the surrounding area which you are aware that residents from your village travel to use?

26. Are there any community facilities in your village which attract visitors from other areas?

27. Thinking about community facilities in 2020, can you please confirm which, if any, of your facilities were open/in use between March and June for 1st lockdown COVID response purposes? Are there community facilities in your area which could potential be used for COVID response for the current and any further possible lockdown?

28. Thinking about community facilities in 2020, which, if any, of your community facilities were open July to October (pre 2nd lockdown) for community use? And, which facilities will be opened, if possible, to community uses in the future?

29. Please let us know if you have any other comments.

TOFT PARISH COUNCIL MONTHLY FINANCIAL STATEMENT

Dec-20

Summary of previous month

Balance brought forward	<u>77,994.58</u>
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Adjustments**Expenditure approved at previous / between meetings**

CAMBS ACRE	AFFILIATION FEE	-57.00
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Credits

PLOT 3A	ALLOTMENT RENT	10.00
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<i>Total Adjustments</i>	<i>-47.00</i>
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Balance revised after adjustments	<u>£77,947.58</u>
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Bank Reconciliation to latest statement

Account	Funds	Statement	Outstanding
Unity Trust Bank	20,089.12	23800.75	-3711.63
Natwest Current Account	21,416.88	21416.88	0
Nationwide BS	36,441.58	36441.58	
Total	77,947.58	81,659.21	-3,711.63

Expenditure for approval

£

SALARIES		202.88
RESIDENT	TOFT BOOK	365.00
LGS SERVICES	ADMIN SUPPORT NOVEMEBR	444.06
MADINGLEY MULCH	PLAY BARK	80.55

1092.49

Balance C/F	<u>76855.09</u>
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Gail Stoehr
Responsible Financial Officer

Notes:

Late invoices will be brought to the meeting

THE CONTRACT PRICE ERROR AT OPUS IS STILL BEING INVESTIGATED BY OPUS.

Toft PC

	Approved budget FY2020/21	Actual to Oct 2020	%	Draft budget FY2021/22
Payments				
Advertising (Calendar & Website)	235	0.00		
Salaries	1938.00	1303.92	67.28%	
Admin Support	3640.00	2860.00	78.57%	
Insurance	520.00	527.10	101.37%	
Audit Fee	180.00	106.80	59.33%	
Post/tel/station/gen exp/bank fees etc	1200.00	1043.33	86.94%	
Affiliation fees (CAPALC, DPA, SLCC etc)	395.00	295.25	74.75%	
Elections				
Training				
People's Hall, Room hire	180	30.00	16.67%	
General Admin TOTAL	8053	6166.40	76.57%	0
Bus Shelter Cleaning				
Village/assets Maintenance	1000	148.92		
Street lighting - energy	1388	882.59	63.59%	
Grasscutting & Agency Services Verges	1000	1045.00	104.50%	
Parish Paths Maintenance				
Playground maintenance				
Allotments (facilitating)	800.00	134.57		
Trees	200.00			
Maintenace TOTAL	4388.00	2211.08	50.39%	0.00
LHI	2000.00			
Speed reduction measures				
Sports Day	£200.00		0.00%	
Phone Kiosk	£200.00	275.00		
Toft 2020	£200.00			
Climate Response	£150.00			
Defibrillator Training	£200.00	175.00		
Welcome Packs	£150.00			
Parish Plan				
Special Projects TOTAL	3100.00	450.00		0.00
S137 grant payments	£200.00			
Bikability				
S145 (entertainment) incl. fireworks & street party etc	£300.00			
Grant payments	500.00	0.00	0.00%	0.00
Contingency	1800	40.95		
General Reserves increase				
TOTAL	18076.00	8868.43	49.06%	0.00

Notes FY20

Notes FY21

Current contract to March 2020 Assumes no additional meetings or work. Based on 3 year contract to March 2023. Is any additional support required? Eg to service allotments

Previous year plus small increase for asset value increases. May be higher if insurance claim pursued. Previous year plus small increase for asset value increases.

Internal Audit approx £180. No EA at current rec/pay levels. Internal Audit approx £180. No EA at current rec/pay levels

Includes office fee and payroll. Includes office fee and payroll

review if all necessary and beneficial or if other suport or affiliations. review if all necessary and beneficial or if other suport or affiliations

2022 election year (assuming no bye-elections). 2022 election year (assuming no bye-elections)

See reserves. Is anything required? See reserves. Is anything required?

unless a price increase notified. unless a price increase notified. Excludes any extra meetings and al

Undertaken by a member FOC

See contingency and contingency reserve. For maintenace of benches bins etc. Should be budgeted for.

Includes 2017/18 and 2018/19 (billed earlier than usual). based on contract with Opus (1yr contract). LED upgrade schedulec Includes agency services verges which is offset in part by income and £300 addition to allow for extra cuts. Fixed price contract 2018 - 2020 - Contract Price =£1730

winter work invoices o/s. See P3 reserves below. Anything additional required?

See P3 reserves below. S106 funds to be used. S106 funds to be used

Includes £800 for bore hole

Cllr Tall to make reccomendation. Cllr Tall to make reccomendation

See earmarked reserves. See earmarked reserves

How much? How much?

Are any other new/special projects that the PC want to consider? Are any other new/special projects that the PC want to consider?

must be budgeted for, proportionate to benefit, not historic, not to benefit an individual and in response to demonstrable need. must be budgeted for, proportionate to benefit, not historic, not to benefit an individual and in response to demonstrable need

no request has been received from the bikability scheme. See reserves. See reserves

Suggest approx 5%. Unless general reserves are high. Suggest approx 5%. Unless general reserves are high

	Budget	Actual	%	Budget
Receipts				
Precept	15000.00	15000.00	100.00%	15000.00
Agency Services	626.06	626.06	100.00%	626.00
Interest		0.00		200.00
Allotment rents	40.00			
General Admin & Misc		1158.42		
General Reserves Release				2250.00
TOTAL	£15,666.06	£16,784.48	107.14%	£18,076.00

No info received on CCC contribution for next year. Contract £900. No info received on CCC contribution for next year. Contract £900

the Council should consider its interest received. the Council should consider its interest received

see reserves - paid to Eversdens Charity Fund. see reserves - paid to Eversdens Charity Fund

Play bark bag deposit

Reserves	B/F	Rec	Pay	C/F
General Reserves	£29,669.61	0.00		£36,422.20
P3	£193.04			£193.04
Ramblers bench	£199.20			£199.20
S106 West Street (14/6/13) offsite provision and future maintenance of POS infrastructure	£4,202.57		881.58	£3,320.99
S106 46 High Street (Lot Meadow) (13/07/12)	£0.00			£0.00
S106 46 High Street (Lot Meadow) (2/5/14) Indoor community facilities provision	£737.88			£737.88
S106 70 School Lane (30/10/14) offsite provision and future maintenance of POS	£3,531.14			£3,531.14
S106 2 Hardwick Road (30/3/16) offsite provision and future maintenance of outdoor sports play space and informal open space infrastructure	£4,495.51			£4,495.51
S106 2 Hardwick Road (30/3/16) offsite provision of community facility space	£742.94			£742.94
S106 Meridian Court (20/9/16) offsite provision and future maintenance of outdoor sports play space and informal open space infrastructure	£12,525.39			£12,525.39
S106 Meridian Court (20/9/16) indoor community facilities provision	£2,069.99			£2,069.99
S106 69 High Street (5/9/16) offsite provision and future maintenance of outdoor sports play space and informal open space infrastructure	£2,283.08			£2,283.08
s106 69 High Street (5/9/16) offsite provision of community facility space	£377.31			£377.31
S106 Old Horse Yard (1/7/19) offsite provision and future maintenance of outdoor sports play space and informal open space infrastructure	£3,847.51			£3,847.51
S106 Old Horse Yard (1/7/19) offsite provision of community facility space	£635.85			£635.85
Transport consultant	£0.00			£0.00
LHI 21/22	£2,005.38			£2,005.38
SPEP	£0.00			£0.00
Climate Response	£50.00			£50.00
LHI Speed reduction scheme (2016/17 scheme)	£0.00		0.00	£0.00
Training	£150.00			£150.00
Ex-Worboys Charity	£876.37			£876.37
PC Allotment fund	£0.00			£0.00
Eversden Charity Fund (Allotments)	£368.62	50.00	124.20	£294.42
Awards for All defibrillator	£42.80			£42.80
Contingency reserve	£0.00			£0.00
LHI 2018/19 MVAS	£0.00			£0.00
S145 Entertainment	£200.00			£200.00
Cycle Path Runway Lights (LHI FY20)	£2,000.00			£2,000.00
Toft Book	£0.00		365.00	-£365.00
Community Fund (Cultural Event)	£343.29			£343.29
TOTAL	£71,547.48	£50.00	£1,370.78	£76,979.29

Key worker insurance claim

Is this necessary as an earmarked fund or can it be released into general reserves? Is this necessary as an earmarked fund or can it be released into general reserves?

Commitment to Bourn PC. moved to LHI 21/22

PC to identify projects or release to General Reserves. ex Transport Consultant fund and underspend on LHI16/17

earmarked for the speed reduction between Toft and Comberton. moved to Climate response reserve

Comberton PC committed to also contributing £1500. ex SPEP fund

Funds used for legal fees/registration of land. Funds used for legal fees/registration of land

charity admin support invoice outstanding.

Received 2014 for small grants - entertainment, sport, community enterprises etc. 2014 chq not cashed (cancelled FYE2017). Received 2014 for small grants - entertainment, sport, community enterprises etc. 2014 chq not cashed (cancelled FYE2017).

TOTAL RECEIPTS
TOTAL PAYMENTS

16,834.48

10,239.21