

**Minutes of the Annual (715th) meeting of Toft Parish Council
Meeting held on Monday 6 July 2015 in The People's Hall, Toft at 7.00 pm**

Present: Councillors: J McCarten (Chairman), G Pugh, P Gouldstone, A Tall and P Ellis-Evans.

In attendance: 3 members of the public, Chris Senior (Architect, Director DPA Architects Ltd), Julian Clarke (Director, Transport Planning Associates Ltd), Greg Shaw (Principal Planner, Pegasus Group), Nicky Parsons (Director, Pegasus Group), District Cllr T Hawkins and Mrs C Newton (Minutes Secretary, LGS Services).

1. Apologies for absence and declaration of interests

1.1 To approve written apologies and reasons for absence

Apologies were received from Cllrs Yeadon (Out of Parish) and Dolman (personal reasons).

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.

Open public session including reports from the County and District Councillors

The representatives from Pegasus Group outlined the proposals for a development at Bennell Farm and circulated the plan. The entrance to the development would be opposite Comberton Village College. The entrance is to be widened. There are plans for landmark buildings with a view. Flats will not be visible. No detail was available on the plan for the football pitch. Parking spaces will be provided for the football pitch and overspill parking from the Village College.

The Parish Council expressed concerns at the inclusion of flats, of which there were none in Comberton, as they were out of character for the village environment.

Concerns were also expressed about pedestrian access and the safety of children, as the main access point remained where originally proposed. Whilst the developers replied that they hoped to construct a new footway on the northern side of West Street, the Council was concerned about children coming from the Hardwick and Toft areas crossing over to the College. Details are yet to be worked out.

Discussions are taking place with CCC about drainage.

Cllr Hawkins raised the cycle right of way as a major concern.

The proposals incorporate 90 dwellings including flats. Affordable housing is being looked at. Cambridge Housing Group and the housing department are involved. There would be shared ownership and social rented housing. Local people would have first refusal. It was noted that no bungalows were included. SCDC would normally require 40% affordable housing. The number had risen to 90 dwellings from 65-75 originally proposed.

The developers were liaising with Anglian Water and the Environment Agency over flooding. There will be a pond to retain water to percolate into existing streams.

It was hoped that a planning application would be submitted in about August.

A working group for further discussion within the next couple of weeks was proposed. The contact would be Greg Shaw.

Work on the site would commence up to eight months after planning permission was granted.

Responsibility for maintenance of open spaces would initially be offered to the Parish Council, then the District Council, and in the last resort, a management company.

The football pitch would be a full-size grass pitch. The car park was intended for use on special occasions only with roughly 30 spaces. The Council was concerned about crossing the road.

A resident expressed concerns about flooding as this already occurs.

The Pegasus representatives were thanked for the information provided and left the meeting at 7.45 pm.

A resident reported that the bus shelter needed cleaning, and that the hedge from the bus shelter to Mill Lane was very overgrown.

Robert Dolman requested that a seat be provided outside the shop, funded jointly by the Churches and the Parish Council. This will be an agenda item for the next meeting.

Cllr Hawkins confirmed that SCDC's enforcement officers were dealing with the overgrown hedge between the car park and the Chapel.

A light was reported out of order opposite 69 High Street, and another on the corner was obscured by trees.

District Cllr Hawkins reported on:

- The suspension of the Local Development Plan. SCDC hoped to re-submit the plan in February 2016.
- The A428 corridor. The City Deal's focus and the three proposed bus routes which will be consulted on in August or September.
- The kebab van is responsible for keeping the layby clear of litter as this is trade waste. The Environmental Health department can help if it is not kept clean.
- The provision of a dog bin and litter bin near the old bus stop. A covered bin for both dog and general waste could be used. The Parish Council queried whether a dog bin should be sited near a children's playground. This will be an agenda item for the next meeting.
- The car park – the District Council will monitor this and look into the matter again.

On a proposition by the Chairman, it was agreed to vary the order of business to take Item 4.2 at this point.

4.2 Pegasus Group – proposed development at Bennell Farm

RESOLVED to set up a small working group to consider what the Parish Council would wish to see from the development. Membership to consist of: Cllrs Yeadon, Ellis-Evans, Tall, McCarten and Pugh. (Prop JM, 2nd AT)

2. To approve the minutes of the meeting of 1 June 2015

RESOLVED that the minutes of the meeting on 1 June be approved as a true record and signed by the Chairman. (Prop JM, 2nd AT)

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

3.1 (3.2) Installation of gates at footpath and bridge repairs – proposal to send letters of thanks

RESOLVED to send letters of thanks to Roland Fletcher, and residents of School Lane, for their assistance in bringing about the successful installation. Cllr McCarten has written to the Cambridge Ramblers to confirm that the gates have been installed.

On a proposition by the Chairman, it was agreed to vary the order of business to take Items 3.2 and 5.2 together.

3.2 (5.2) To consider quotation for wobbly picnic table and raking of loose fill and

5.2 Play inspection reports

RESOLVED to accept the quotation from RPM for a total cost of £1055.00 plus VAT to carry out the repairs required in the RoSPA report, subject to the work being completed by the end of the month. (Prop JM, 2nd AT)

3.3 (7.2) To consider making an application for a Minor Improvement Scheme bid and speed reduction measures

RESOLVED that the Parish Council supports the principle of the speed reduction measures.

The cost of speed reduction measures would be £2500, covering the consultation, changing the signs and adding additional 40 mph signs. Comberton Parish Council has agreed to fund 50% of the cost if Toft Parish Council does the same.

A proposal by Cllr Tall to fund 50% of the £2,500 speed reduction measures which included the consultation, changing the signs and adding additional 40 mph signs which Comberton Parish Council had agreed to fund 50% of the cost if Toft Parish Council did the same was not seconded.

RESOLVED that the speed reduction and minor improvement scheme bid should be considered by the new Bennell Farm Working Group, which will discuss the matter with Comberton Parish Council.

3.4 (3.6) Re-naming of Community Land – to choose from the recommendations of the management group

RESOLVED to re-name the land “Lot Meadow” and place an article in the Calendar. ^(Prop PEE, 2nd JM)

4. Consideration of correspondence

4.1 CCC Consultation on revision of Cambridgeshire’s Strategy for Flood Risk Management
RESOLVED that Cllr Yeadon should complete the questionnaire on the website and that members should pass their comments to him.

4.2 Pegasus Group – proposed development at Bennell Farm
Taken earlier.

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 Tesan (Village Hall) £8547.00, Buchans (grass cutting) two payments of £355.61, Toft People’s Hall (room hire) £36.00, and LGS Services (Admin support) £399.85. ^(Prop JM, 2nd PE)

Harry Stebbing	Village sign restoration	£936.00
Salary		£106.55

RESOLVED that the payment to Harry Stebbing should be kept on hold until the sign is returned.

RESOLVED to check that the Tesan works have been completed.

Receipt of the final part of the WREN grant was noted.

District Cllr Hawkins left the meeting at 9.52 pm.

5.2 Play inspection reports
Taken earlier.

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

The Lot Meadow boundary trees are to be an agenda item for the next meeting.

RESOLVED to write to the Ely Diocese asking that the overgrown hedge by the bus stop leading towards Mill Lane be cut back, as this is on their land.

RESOLVED that Cllr Tall should report the street light out of order opposite 69 High Street, and the street light obscured by a hedge on the corner opposite Brookside.

Bus shelter cleaning is to be an agenda item for the next meeting.

6. To consider any Planning or Tree works applications received

6.1 Planning Applications

6.1.1 S/1358/15/FL – Old Farm Business Centre, Church Road – Variation of condition 14 of S/1323.10 – Retention of storage container on site

RESOLVED to recommend approval.

6.2 SCDC decisions to note
None.

6.3 Tree works applications
None.

7. Members items and reports

7.1 To approve the arrangements, budget and risk assessment for Toft Sports

RESOLVED to appoint Cllrs McCarten and Tall and Vanessa McNiven (co-opted) and Jim Tebbitt (co-opted) to a Toft Sports Working Group. ^(Prop JM, 2nd TEE)

RESOLVED to approve the budget as circulated. (Prop JM, 2nd TEE)

RESOLVED to approve the risk assessment as circulated. (Prop JM, 2nd GP)

RESOLVED that purchasing arrangements be delegated to the Clerk in conjunction with Cllr McCarten, and that larger items be purchased by the Clerk on the Council's behalf; and that Cllr McCarten be reimbursed for any out of pocket expenditure (supported by receipts in line with the approved budget for the event). (Prop JM, 2nd PG)

8. Closure of meeting

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

SignedChairmandate.

APPROVED