

Over Parish Council

Minutes of a Meeting of Over Parish Council held on 10th October 2017

PRESENT

Chair: Mr G Fenn

Councillors : Mr T Sutton, Mr G Twiss, Mr S Couper, Mrs J Davies, Mr S Friend, Mr R Robinson, Mr J Lewis and Mr B Sutton.

Clerk : Mrs L Poulter

In attendance

Parishioners : Chris Lea and Sam Gladman from Kodiak Land along with Don Proctor and Mr & Mrs Utteridge.

County Councillor: None

District Councillors: None

Item

1 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Received from Cllr Hudson, Mr B Burling and Mrs P Scrivener

2 TO RECEIVE DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS

Steve Couper in relation to any discussions which may involve the Over Day Centre.

3 PUBLIC PARTICIPATION

Don Proctor addressed the meeting in relation to the planning application submitted in relation to 50 Longstanton Road. He stated that the applicants felt this was a discrete site, the proposed dwelling being situated within a garden rather than green space and designed to ensure low visual impact, which would be sustainable and noted the objections from one of the businesses located on the nearby industrial estate. Their concerns related to the noise of their own business but the applicants felt that the distance and natural screening would address any such issues.

4 TO SIGN AND APPROVE MINUTES OF MEETING HELD ON 12th SEPTEMBER 2017

Duly signed.

5 VILLAGE MATTERS

- 5.1 To receive update relating to the Green and Village issues.** Mr Bridgman had provided an update of the current matters and this had been circulated to Councillors prior to the meeting. He raised the issue of the broken bench on the Green and it was agreed this be replaced with the spare one he currently has, Mr Robinson will look at the possibility of getting the cast component of the damaged bench repaired or perhaps reinforced. Mr Bridgman had been approached by the organisers of the Yesteryear Road run regarding the possible use of the Green, although no formal approach has been made to the Parish Council as yet. It was felt that our overriding consideration should be the preservation and protection of the Green and its infrastructure. Mr Twiss had found that the proposals for the Wings run for life event next year is to be scaled down and will not involve any road closures.

Pavilion roof repairs-In light of the fact that the possible S106 funds from the Mill Road development may not be forthcoming for some time, Mr Fenn will look at obtaining quotes.

6 MATTERS OF INTEREST FROM COUNTY AND DISTRICT COUNCILLORS

- 6.1 County Council**- Cllr Hudson's update had been circulated to Councillors.

- 6.2 District Council**-Cllr Burling had emailed the Clerk to report he had met with the S106 officer at the District Council and asked if Mrs Davies, Mr Friend and representatives from OCA could be assigned to discuss this issue further. Councillors were not sure that it would be appropriate for OCA to be involved in this process as negotiations should be with the Parish Council as the main representation for the Parish, other groups not being directly represented. It was agreed we should pass this on and re-iterate our previous concerns that all representations in relation to potential S106 requirements come directly from the Parish Council. As discussed at our September meeting it was agreed the ad hoc group of Councillors appointed to look into this issue meet and discuss, bringing back recommendations to the Council. Mr Twiss to co-ordinate.

- 6.3 PCSO**-Nothing to report.

7 APPROVAL OF PAYMENTS INCLUDING INSURANCE RENEWAL AND REVIEW OF ACCOUNTS TO 30TH SEPTEMBER 2017

- 7.1 To approve payment of outstanding accounts**

It was proposed, seconded and carried unanimously to approve the invoices and cheques as listed:

Clerk's Salary-October	584.48
D Bridgman-September	1,029.09
Atlas Tree Surgery-Willow at The Pound	60.00

Came & Company-Insurance renewal 1 year at £2,127.10 or 3 years fixed at £2,020.75. It was agreed we fix for three years and a cheque for £2,020.75 was drawn. We also need to add the new play items to our policy. The accounts for the six months to 30th September had been circulated, there were no comments and Mr Twiss and Mr Fenn verified the bank statements ensuring the balances agreed to the reconciled balances stated in the accounts.

Receipts-Second half of 2017/18 Precept

8 PRESENTATION RELATING TO POTENTIAL DEVELOPMENT ON LAND ADJACENT TO THE RECREATION AREA

Kodiak Land representatives addressed the meeting and showed Councillors a draft layout which included the provision of land for a convenience store. The proposal is for 65 units maybe including some bungalows given the representations they received at their public meeting. 40% will be affordable housing. The possibility of land rather than S106 funds was discussed and this was not ruled out. They are looking to submit an application within the next couple of months and are also looking for our S106 requirements, this will be reviewed by the ad-hoc group. The Chairman thanked Sam Galdman and Chris Lea who then left the

- Meeting.
- 9 VILLAGE FACILITY IMPROVEMENTS**
This will be addressed by the ad-hoc group.
- 10 DISCUSSION IN RELATION TO POSSIBLE S106 PROJECTS ALONG WITH REQUEST FOR REPAYMENT OF S106 DUE TO DEVELOPMENT NOT BEING UNDERTAKEN**
This will be addressed by the ad-hoc group.
- PLANNING**
- 11.1 S/3175/17/OL**-Outline permission for detached dwelling on land rear of 50 Longstanton Road for N Utteridge. Mr Lewis proposed “no objections” seconded by Mr Robinson, 8 for, 1 against.
S/3363/17/FL-Two Storey Side and Rear Extension at 10 The Doles for D Welch. Mrs Davies proposed “no objections” seconded by Mr Lewis, unan.
S/3353/17/LD-Lawful development certificate for existing use of orchard as residential garden land at 77 Station Road for Mr & Mrs Don and Pat Hutchinson. Although no objections were raised it was unanimously agreed that we should suggest that a condition be put on this land to prevent this land being developed.
S/3436/17/PA-Prior approval for a proposed change of use of agricultural building to a dwelling for barn on land off Hitherford for B Moore. Mr Twiss proposed refusal on the grounds of the proposed dwelling being located within open countryside requiring a change of use from agricultural land which was not appropriate here, seconded by Mr B Sutton, 7 for, 1 against, 1 abstentions. It was felt however that we did not feel we wanted to request referral to the Planning Committee.
It was noted that the determination regarding the proposed development in Fen End has been delegated to Officers rather than being referred to the planning committee. It was noted that our concerns regarding highway issues had not been deemed to be significant in the light of the comments made by County Council highways.
- 11.2 Permissions-** The District Council have granted permission for single storey outbuilding at 22 King Street, new pitched roof extension at 15 Station Road and extension at 5a Lowburyholme Road.
- 11.3 Refusals-**The application for the erection of two dwellings adj to 79 Willingham Road has been refused.
- 11.4 Appeals etc-**We have been notified that the District Council has decided that the determination of the proposed development off Fen End will be the Planning Officers rather than Planning Committee.
- 12 NOTEWORTHY ISSUES ARISING FROM A STUDY OF THE PC MINUTES**
Mr Twiss had circulated his observations to Councillors and drew their attention to the salient issues namely the fact that we need reports from any organisation we grant more than a £2,000 donation to, the ownership of the Doles Green lane hedge which is our responsibility on the side of the estate up to Metcalfe lane, the side bounding the recreation ground and fields being the responsibility of the land owners and OCA and Turn Lane ditch, it was agreed we should refer this on to our County Councillor as the responsibility for enforcement of maintenance lies with the County.
- 13 PARISH BOUNDARY**
The decision from the Civic affairs meeting had been to uphold the current boundary line. Thanks were expressed to Mr Twiss for all his hard work dealing with this issue.
- 14 REGISTRATION OF LAND UNDER THE STEWARDSHIP OF THE PARISH**
Nothing to report
- 15 SPEED SIGNS**
A suitable site had been identified-where the current interactive sign is located in New Road and we will be able to borrow the portable sign.
- 16 VILLAGE BEACON**
This is in hand.
- 17 VILLAGE NOTICEBOARD**
Mr Fenn will speak to Mr Wookey about this.
- 18 ROAD SIGNS IN AND AROUND OVER FEN**
This will be held over until the next meeting when Mr Burling will be present.
- 19 UPDATES FROM PC REPRESENTATIVES ON OTHER BODIES**
OCA-New Directors have been appointed to OCE Ltd, the skate park has been removed from OCA’s asset register and finances are looking adequate.
Over Day Centre-Mr Couper reported that letters have been sent to surrounding parishes requested higher levels of support be considered.
- 20 OTHER CORRESPONDENCE**
None received
- 21 REQUESTS FOR AGENDA ITEMS FOR COMING MEETING**
Village wish list and S106.
Next meeting dates: Full Council – Tuesday 14th November 2017.

The meeting closed at 9.58pm
Chairman