

**PARISH COUNCIL MEETING OF MELDRETH PARISH COUNCIL**

**Minutes unApproved** of the Parish Council Meeting held on Thursday 3<sup>rd</sup> December 2015 at 7.30 p.m. in the Green Room of Meldreth Village Hall.

**Present:** Mr C A Land (**CAL**) - Chairman, Mr R A Searles (**RAS**) - Vice Chairman, Mrs C.J. Fallon (**CJF**), Mr D Lee (**DL**), Mr A Keena (**AK**), Mr N Pellatt (**NP**) and Mr D Stewart (**DS**). Mr A Young (**AY**) – New Councillor.

**In attendance:** J Damant (Clerk), Cllr P Hart (SCDC) and Cllr S van de Ven (CCC)

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- 210/12/15**     **To receive any apologies for absence:**  
Apologies received from Mr S Hawkins
- 211/12/15**     **Councillors to disclose any Pecuniary Interests (disclosable pecuniary interests (DPIs) include interests held by a member's spouse, civil partner or similar) listed on the Agenda:**  
There were no declarations declared.
- 212/12/15**     **Public Participation: [For up to 15 minutes members of the public may contribute their views and comments to the Parish Council - 3mins per item]**  
There were five members of the public in attendance.
- 213/12/15**     **To sign and approve Minutes of meeting dated 5<sup>th</sup> November 2015:**  
The minutes were proposed by DS, seconded by NP all agreed. The Chairman then signed the minutes as a true record.
- 214/12/15**     **Report from District Councillor:**  
The Electoral Review (see item 229/12/15)  
SCDC are looking into increasing their housing needs to 19,500 new homes.  
The automatic referral to the Planning Committee at SCDC is presently on hold for 6 months.  
There will be funding for parishes looking into undergoing a Neighbourhood Plan, Foxton are presently undergoing this procedure.
- 215/12/15**     **Report from County Councillor:**  
**Kneesworth Road footway:** Cllr van de Ven will be meeting CCC Highways about various jobs, including this. As reported last month, the site meeting planned for late October had to be cancelled at the last minute.  
**County budget consultation:** Looks like CCC will be allowed to raise an extra 2% toward social care – this from Autumn Statement. Spending Review has mixed implications for councils. There's concern about the end of revenue support grant and the burden of funding the Living Wage.  
**Mobile Libraries** – looks like this cut will not factor in the new budget, after much lobbying by local residents.  
**128 bus** – Meeting for users to be held in January, date to be set shortly. Cllr van de Ven believes that it is very likely that Meldreth will lose the bus. There have been discussions with councils and Royston and District Community Transport to find ways of providing shuttle to Royston perhaps via Meldreth Station. There is also concern that Community Transport grants themselves are not secure.  
**Meldreth Station:** David Piggott has retired from Meldreth Station. The Meldreth, Shepreth and Foxton Rail User Group has invited David for a celebration of his service on December 12<sup>th</sup>, 11am, at Meldreth Station.  
**Practical Solutions Group – would Meldreth like to join?** This group has met in Melbourn for many years, coordinating efforts to provide positive activities for all the generations but especially younger and older. This was originally set up by the Crime and Disorder Partnership to deal with anti-social behaviour but then decided to turn to pro-active, positive ideas. They meet every 2-3 months at Melbourn Village College (MVC) which takes a key role in coordinating community activities. You may know of the 'Celebrating Ages' Tea at MVC, served by students for older people in the catchment area, including Meldreth. Ideas for supporting MAYD are mainstay. There is also a close connection with Police and County/District Council social support officers who attend – and these are helpful relationships.

**Blue badges consultation:** A small increase is being proposed to help cover administrative costs. *'Currently it costs us around £312,700 to administer the Blue Badge scheme but the council only receives £97,000 in income from Blue Badge Applicants to deliver the service. With £41 million to find in savings next year and more demand on Council services the authority is looking at ways to reduce costs while protecting front line services. The Council is looking to increase the cost of applying for a Blue Badge for three years from the current £9 to the national £10 rate - just over 33p a year extra - and for replacing lost or stolen badges from £5 to £10'.*

Questions: DS enquired about the cost of £1.2m for the new cycle path with goes through Harston, as to where the funding came from? Cllr van de Ven stated that the funding came from the Department of Transport. Signs will be erected once the work has been completed and that there is no law stating that cyclists have to go on the cycle path if they wish to cycle on the road.

216/12/15

**Co-option:**

Mr Andrew Young was nominated by RAS, seconded by DS all agreed. Mr A Young then signed his 'Acceptance of Office and duty to abide by the Code of Conduct'. Mr Young then took his seat.

217/12/15

**Solar Farms:**

**SunEdison (Bury Lane)** on the one-off Community Benefit payment of £50,000.

Awaiting confirmation before agreement can be signed on projects being put forward. Clerk has still not heard back from SunEdison but agreed to telephone her..

**Lightsource (Substation)** A request has been received from Lightsource regarding that Meldreth PC and Melbourn PC consider a donation to Fowlmere RSPB Nature Reserve. A financial assistance form has been forwarded to RSPB Fowlmere.

218/12/15

**Solar Money Working Group:**

Minutes of the 19<sup>th</sup> November were circulated. There are presently 6 members on the group looking into projects for Solar Money funding. The solar group will be meeting Bridget Smith to see if she would be able to offer any assistance in gaining funding and what her charges would be.

219/12/15

**Matters arising: (no actions information only)**

Mr Paul Ray has expressed his thanks to the Parish Council on behalf of the Village Hall Trust concerning the implementation of the solar panels.

220/12/15

**Overnight Parking along Station Road at Sudely Grove:**

Order has been submitted to Highways.

221/12/15

**Planning: Cllrs. Land, Searles, Fallon, Hawkins, Pellatt and Stewart (Full details of planning meetings are available via the Clerk, website or notice board).**

Planning meeting held on 19<sup>th</sup> November 2015

**Fenny Lane Farm (information only), S/2065/15/PB** - Prior Approved Application –proposal to convert two agricultural buildings into three dwellings – permission has now been granted.

**40 Bell Close, S/2507/15/FL** - Single storey link between house and swimming pool

The Parish Council recommendation was 'No Objection'

**1 Flambards Close (information only), S/2618/15/FL** - Lawful development certificate –

Class A –Garage conversion to kitchen and associated internal alterations

**SCDC Decisions:**

**S/2235/15/FL 4 Oakrits** - Permission Granted for first floor side extension and alterations to the front entrance porch

**S/2131/15/FL 31 High Street** - Permission Granted for extension and alterations to existing garage

**Housing Development Proposal at Marley/Eternit:**

Mr Munnery representing Marley/Eternit reminded Councillors that they had attended a Parish Council meeting in the past and now wanted to explain where Marley Eternit were with their plans for the site in Meldreth. Mr Munnery and Mr Colder dealt with the planning and strategy work for all the Marley Eternit factory sites across the UK. Mr Munnery referred to the recent decision made by SCOPE on the Meldreth Manor site where they had decided to retain the school for its current use. As a result the Eternit site would now be dealt with in isolation. A marketing exercise had taken place with the Agent Savills, which was now complete, and following a further site review a briefing note on the future was now ready.

Mr Colder then explained that the site was a genuine Brownfield site being a redundant industrial site. He distributed some drawings to attendees and Councillors at the meeting. Mr Colder advised that Marley-Eternit could go directly for pre-application advice from South Cambridgeshire District Council, on the planning application, but historically found that it was better to go through a public consultation. This would start with the Parish Council and local stakeholders. It was hoped the consultation would commence early in 2016.

Mr Colder gave a breakdown of the drawings for the area where it was proposed that an area that had redundant buildings on site be redistributed as an area of housing for approximately 170 homes. He was aware that this area was outside the village envelope and would like to move the housing closer. Mr Munnery advised a reason for wanting to move closer to the village was that to develop on a formal commercial site, where asbestos had been used in the manufacturing process, would be a lot more expensive in terms of clearing up. He then gave a report on Marley-Eternit, which was part of a larger European group, adding that in the European countries there was grant money available for capital investment and new technology. This was not happening in the UK.

The Chairman stated that he was aware there was shortly to be a meeting at the factory to discuss what was going to happen. Mr Munnery was unaware of this and would follow up. It was advised that there was currently a problem with transport from the site and would soon be additional vehicle movements from Shepreth. Mr Colder replied that as part of the planning process there would be a Traffic Impact Assessment carried out. This could include provision for cycle paths and public transport.

The representatives were asked if there would be provision for affordable housing amongst the new homes. Mr Colder stated that this was the point of the consultation. The community would have the opportunity to suggest what they would like to see on the site.

The Chairman suggested that there was likely to be a lot of opposition to the development from the village. Melbourn had recently also recommended refusal on a large housing area. Mr Munnery stated that the community could lose out with Section 106 provision if the two parties could not work together.

SH asked as the land was no use to Eternit, and finding a suitable use was vital for the future of the commercial site itself, whether there would be any contribution to use locally. Mr Munnery advised that a decision would be based in Belgium but there was an indication that there would depend on how changes to the existing factory were made.

SH then referred to the previous use of asbestos and asked if this had been taken into account. It was confirmed that the cost of dealing with this was a key element.

A discussion on different types of housing and the provision of an addition school and Doctor's surgery took place. Section 106/CIL money would need to be negotiated for these.

The representatives were asked that at the time of the first round of consultation details of how any benefit for the community could be provided. It was agreed that examples would be taken from other recent developments.

County Cllr Van de Ven expressed her concern over the lack of publicity regarding this presentation. She added that on the basis of transparency all the village needed to be aware. This would be a large development which Whaddon and Melbourn should be informed about. The Chairman stated that this was the first meeting advising of the proposals. He confirmed that neighbouring parishes would be kept updated.

Mr Colder concluded the presentation by advising that he and Mr Munnery would be willing to come out again to a meeting. Next time there would be more information gathered for a presentation.

Planning meeting held on 3rd December 2015 – Verbal Report

**1a Chiswick End, S/2720/15/FL**, Single storey rear extension and car port for 2 cars in forecourt. Meldreth Parish Council recommend **Approval** with no comments.

SCDC Decisions: Land off Whaddon Road, S/1447/15/FL. Erection of six affordable houses with associated car parking spaces has been **REFUSED**

222/12/15

**Marley/Eternit:**

There was a discussion regarding the proposal of 170 houses on their brown field site. During the planning meeting of the 19<sup>th</sup> November it was felt that the matter should now be discussed in the main meeting. RAS expressed concern on the latest proposal which is to build on arable land and that the brown field site be returned to the countryside. It does not seem a probable option to return a contaminated brown field site to open countryside. It was proposed that the arable land would be a better option as it is closer to the main village and that the brown field site would be decontaminated. Philippa Hart stated that to decontaminate the site would be expensive and that there would be viability issues if this was to happen so the better option for the developers would be to build on the arable land which is not contaminated. The issues of putting in a new school and doctors surgery would be an issue for CCC and not a developers decision.

The village would be included in any discussion.

Clerk to respond to Mr Munnery that the Parish Council would like a transparent public consultation. It will also be requested that a leaflet drop be given to every household; however, the Parish Council would like to see the leaflet beforehand. Earliest date will be sometime in February.

**Action: Clerk**

Philipa Hart stated that Melbourn were concerned that if there were no affordable housing within this development, it may have an affect on them. Brownfield sites will cost more to develop so the affordable allocation may be less.

**223/12/15**

**Eternit General Items:**

- New signage – the old Eternit sign to be replaced by a sign for the Sports and Social Club. DS has read over the documentation sent to the Clerk by SCDC. It was felt that if the Parish Council agree to this then all business would be able to advertise. In the past it was a 'gentleman's agreement'. It was agreed to not pursue this.
- Registering as a 'Community Asset'. The Social Club are presently looking into this. CAL is still waiting for the number of Meldreth residents who are presently members of the club.

**Action: CAL**

**224/12/15**

**Village Maintenance:**

There has been an incident where a resident was injured by the overhanging hedge near Sudely Grove. A resident is helping the Clerk in locating the landowner to have this hedge cut back.

**Action: Clerk**

Tree: there is a tree branch overhanging the ditch at the recreation ground which is the responsibility of the householder. Clerk to write.

**Action: Clerk**

Ditches: some of the houses which back onto the ditch at the recreation ground are using bark which is being laid very close to the ditch. The area between the fence and the ditch is the responsibility of the householder.

**225/12/15**

**Playground:**

1. Monthly Report

JF and CAL have inspected the play area and all equipment appears to be in good working order. The Witch's Hat and Zip wire are being well used by all age groups however the area of ground on either side of the matting will need monitoring as the grass may get worn.

2. Clerk has contacted Hill Trident who installed the original fencing to seek a quote to have the railings extended, awaiting a response.

**Action: Clerk**

3. Quotes to trim vegetation on the ditch and remove tree stumps within the ditch along with other various tree works around the recreation ground. Clerk has now received two quotes and is trying to get a third. A decision to be made at the next meeting.

**226/12/15**

**Pavilion:**

DS reported that a meeting with Bridget Smith has been arranged to see if she would be able to help in funding matters concerning the pavilion. DS reported that there are major cracks along the back wall and that the toilets and shower rooms are build on a 'raff' and would need to be taken down along with other walls, therefore the option of doing a total rebuild is becoming a stronger option.

**227/12/15**

**Trigg Trust:**

Mr J Chamberlain has resigned from the Trigg Charity Trust which now leaves an opening, this does not need to be a Parish Councillor. JF reported that the matter is in hand.

**228/12/15**

**Mettle Hill:**

The 'Working Group' have published their report in Meldreth Matters.

Proposals – AY suggested that all interested parties should submit their interest with a proposal and that the Parish Council would like to put up a public display of all proposals before the Annual Village Meeting. Clerk to contact all parties who have shown an interest to see if they would be willing to attend a public event showing their proposals.

**Action: Clerk/AY**

Mettle Hill Fighting Fund – There is presently £4,550.96 being held in the fund, it was proposed by AY and seconded by RAS to have this money transferred to the Parish Council where it will be ring fenced for Mettle Hill.

**Action: Clerk**

- 229/12/15 Correspondence and Clerk's Report:** Other items may be included for information.  
**Boundary Commission for SCDC** – 10 week consultation period from 24<sup>th</sup> November until 1<sup>st</sup> February 2016. It is being proposed that there should be 45 Councillors elected and that wards may be changed, views are being sought on how this can be achieved. There are three criteria which are set out in law:
- Electoral equality – each councillor represents roughly the same number of electorates
  - The wards should reflect as far as possible, interests and identities of local communities
  - Efficient and convenient local government is provided.
- SCDC Liason Meeting** on the 8<sup>th</sup> December at Cambourne, CAL to attend. **Action: CAL**  
**Village items** - Clerk has contacted Mr Chappell to look at the bus shelter at the Stocks, slabs at the play ground and the rabbit fencing at the burial ground.  
**Proposed modification of SCDC and Cambridge City's Local Plan** – consultation runs from 2<sup>nd</sup> December until 25<sup>th</sup> January.  
**Bus Stop** – it has been reported that cars are parking in the bus space near the station which is causing the bus to stop and block resident's drives. This has been reported to the PCSO.  
**Melbourn Hub** – it is proposed by Melbourn PC to hold an information evening whereby all neighbouring parishes will be invited to see what the Hub has to offer and how residents from other parishes are using the facilities and benefiting from it
- 230/12/15 Highway Items:**  
The South Cambridgeshire Local Highway Improvement 2016/17 Panel meeting will be assessing the LHI 16/17 applications Friday 22<sup>nd</sup> and Monday 25<sup>th</sup> January 2016.  
SH and RAS to attend on Friday 22<sup>nd</sup>. **Action: SH/RAS**
- 231/12/15 Footway at Biddal's Blvd:**  
Cllr van de Ven reported that a meeting will be taking place tomorrow on the 4<sup>th</sup> December.
- 232/12/15 Precept 2016/17:**  
Meeting to take place on the 17<sup>th</sup> December after Planning. **Action: Finance Working Gp**
- 233/12/15 Councillors' Reports:**  
**DL/DS**  
The Community Orchard at Melrose is now reported via the developers 'Stonewater Housing Association' who have taken over from Jepheson's, to be contaminated with asbestos. This is the reason why the orchard project has not progressed any further. DS has emailed Rob Mungovan to enquire whether he was aware of this.  
**DL**  
Has been looking into the landscaping at Melrose, on the delegation report it includes the landscaping aspect, which does not appear to have happened as requested by the Planning Dept. DL has had no response from the Planning Department. RAS suggested that the Clerk should look into this. **Action: Clerk**  
**DS**  
MAYD will be meeting on the 12<sup>th</sup> January.  
**JF**  
The water heater has broken again and will need to be replaced. **Action: Clerk/JF**  
There were 16 rabbits removed from the burial ground, however it was reported that the rabbits are going under the fence. See item 229/12/15 **Action: Clerk**  
**CAL**  
Whadden have Community Speed Signs of 20mph can the Clerk enquire as to where they got these from. **Action: Clerk**
- 234/12/15 Financial Assistance:**  
There will be a meeting on 17<sup>th</sup> December following the Planning meeting.
- 235/12/15 To receive details of cheques to be drawn on the Parish Council's account as detailed or amended by late payments. To approve payments:**  
LGA Local Government Act; TCA Telecommunications Act; OSA Open Spaces Act; PHA Public Health Act; PCA Parish Council Act  
**1. Payments including any additional payments:**

**Payments already made:**

	<b>Payment</b>	<b>Vat</b>	<b>Item</b>	<b>Power</b>
Staff	£ 1,120.95	0	November salaries	LGA 1972 s112
D P Gardens	£ 514.16	0	Grass cutting (October)	OSA 1906 s9/10
Talk Talk	£ 20.31	0	Broadband	TCA 1984
BT	£ 193.96	32.33	Telephone	TCA 1984

**Payments for approval:**

Inland Revenue	£ 220.05	0	November PAYE/NI	LGA 1972 s112
Arco	£ 20.04	3.34	Litter Picker Wellingtons	LGA 1972 s113

**Deposits:**

There were no deposits

Payment were proposed by CAL, seconded by JF all agreed.

**236/12/15 East Anglian Air Ambulance Training and Defib Machine (eaaa)**

Clerk has contacted the primary school again to see if CPR training would be of benefit to key stage 2 pupils but has not received a response.

The clerk has also contacted Jon Needle to see if he can come out and talk about what is needed to install a defibrillator machine within the village.

**237/12/15 Agenda items for the next meeting:**

Precept  
 Defibrillator and CPR training  
 Community Speed Signs  
 Landscaping at Melrose  
 Marley/Eternit public consultation  
 Mettle Hill public consultation of proposals  
 Financial Assistance

There being no further business to discuss the Chairman closed the meeting at 10.03pm

The next meeting will be held in the 'Green Room' of the Village Hall on January 7<sup>th</sup> 2016 at 7.30pm

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 Chairman

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 Date

For the avoidance of doubt the only legally acceptable version of the Minutes of Meldreth Parish Council are those signed in Public Meetings by the Chairman. They are available for public inspection from the Clerk