

# BARRINGTON PARISH COUNCIL

Minutes of Meeting held on Tuesday 21<sup>st</sup> May 2019

Present : Councillors Rhodes-Kemp, Bird, Brass, Day, Gibson, Granger, Lock, Kemp, and Mc Bride.  
District Cllr Van de Weyer from item 3 onwards. Mrs V Parkes (Independent Internal Auditor) and Mrs V Tookey (Clerk) were also in attendance.

1	<b>Apologies for absence:</b> District Cllr Van de Weyer for lateness.	
2	<b>Declarations of Interest:</b> None were recorded.	
3	<b>Minutes of the Meeting held on 16<sup>th</sup> April 2019</b> having been previously circulated were agreed on proposition of Cllr Bird, seconded Cllr Granger.  District Cllr Van de Weyer joined the meeting at this point.	
4	<b>Minutes of the Annual Parish Meeting held on the 7<sup>th</sup> May 2019</b> had been previously circulated. The Minutes were agreed on the proposition of Cllr Day and seconded by Cllr Gibson. These Minutes would now be circulated in the newsletter.	VT
5	<b>Minutes of the Planning Committee held on 30<sup>th</sup> April 2019</b> had been previously circulated. The Minutes were agreed on the proposition of Cllr Kemp and seconded by Cllr Day.	
6	<b>Minutes of the Finance Committee held on 1<sup>st</sup> May 2019</b> had been previously circulated. The Minutes were agreed on the proposition of Cllr Gibson and seconded Cllr Rhodes-Kemp.	
7	<b>Minutes of Extraordinary Meeting held on 1<sup>st</sup> May 2019</b> had been previously circulated The Minutes were agreed on the proposition of Cllr Rhodes-Kemp and seconded by Cllr Gibson.	
8	<b>Cambridgeshire County Council:</b> 8.1 County Cllr Kindersley added to his report at the recent Annual Parish Meeting by stating that the Council had spent time discussing climate change and had resolved to be <u>carbon neutral by 2050</u> . 8.2 The <u>move from Shire hall</u> was also still being discussed. 8.3 <u>Haslingfield Road verge</u> : During the work required to bring gas to the housing development several rare plants were disturbed/excavated and then buried under rubble. Clerk had enlisted help of both County and District Councillors to ascertain the contractors. Clerk had also sought advice from Dr B Glover regarding possible restoration works. A meeting with the contractors is to be arranged. Council will need to be pro-active when and if similar works take place for water pipes. Council may have to install wooden markers to protect the ecology of this verge. 8.4 <u>Pre-School Provision under S106 Agreement</u> : County Cllr Kindersley was asked to prompt Ms J German regarding a meeting.  County Cllr Kindersley left the meeting at this point at 8.45 p.m.	AVd W/ VT  SK
9	<b>South Cambridgeshire District Council:</b> District Cllr Van de Weyer reported on the following:- 9.1 <u>Zero Carbon initiative</u> : a new grant scheme for community projects. 9.2 <u>Vulnerable Persons Resettlement Scheme</u> : Five families from Syria were being supported under this scheme. 9.3 <u>Chief Executive</u> : The Combined Authority were in the process of appointing an Interim CE. 9.4 <u>Metro</u> : Plans are proceeding with estimated cost of £4b. The business case will take a year and cost several million pounds. 9.5 <u>Marshalls</u> : The move from their Cambridge site has been announced which will allow for 10,000 houses on the company's land by 2030.	
10	<b>Planning items:</b> 10.1 <u>for consideration</u> 10.1.1 <u>S/1594/19/FL Side extension to house to form garage. 2 Haslingfield Road.</u> Council discussed this application which is in the conservation area. The application did not show access to the main highway, which would be across Barrington Green. Nor had there been the relevant notification to the Green Charity. On proposition of Cllr Kemp, seconded Cllr Day it was agreed that Council objects on the grounds of inappropriate impact on the conservation area. It was also agreed to comment that application did not show access to the public highway.	

10.1.2 CEMEX S/0204/16/CW *Importation by rail and deposit of inert restoration material to restore former clay and chalk quarry* Extract from County Council communication:- "On 4 October 2018 the Planning Committee reconsidered the planning application and resolved to grant planning permission subject to conditions. The previous (2010) application included the whole of the branch line because it needed to be rebuilt and this constituted development for which planning permission was needed. Running trains on the rebuilt branch line is not development. CEMEX included part of the branch line in the current planning application area because the long term surface water management scheme may involve the installation of a larger pipe from the quarry to the river. The southern part of the branch line (from the river to the main line including Foxton Sidings) is within the applicant's control. CEMEX need the whole of the branch line to carry out the development. For this reason we invited CEMEX to amend the planning application to include the whole of the branch line within the application area. This would mean that the branch line between the river and the main line, including Foxton Sidings, would have the same status as the rest of the site in terms of applying, and if necessary, enforcing the planning conditions. CEMEX has amended the application as set out in their letter dated 15 May 2019 and submitted amended drawings. Nothing has changed since the Planning Committee decision on 4 October 2018 in terms of the times, frequency, age, stabling or idling of trains or the planning conditions that were agreed at that meeting. The proposed amendment is to allow an effective means of applying the previously agreed conditions to the whole of the branch line".

On proposition of Cllr Bird, seconded Cllr Kemp it was agreed to support this application. The Clerk to ascertain whether CEMEX had received permission for the unfiltered water to go along the side of the railway line to the river. Council expressed thanks to Messrs Goding and Stapleton for their assistance.

VT

10.2 for Information only

10.2.1 S/1368/18/DC Conditions 4, 5 (drawings windows and door and sample roofing) for *43 High Street*.

10.3 Notification of Appeals

10.3.1 An appeal has been lodged against refusal - *14 Glebe Road*, Barrington for a detached garage.

10.3.2 The Appeal re *7 Back Lane* has been dismissed by the Inspector. Extract from Inspectors Report:

- "The appeal site is located within an area which is characterised by traditional cottages of modest scale and height, in generous plots with long rear gardens and spacious gaps between buildings. It has a pleasant, open and green feel.
- The existing bungalow is of no special historic or architectural interest. Due to its height, it is barely visible from outside of the site and as such has a neutral impact on the CA and the setting of the surrounding listed buildings. No objections have been raised regarding the demolition of the existing bungalow.
- The proposed new dwellings are substantial in terms of both footprint and height, particularly in comparison to surrounding properties. The space between the dwellings and their proximity to the site boundaries is also uncharacteristic of the immediate area despite the fact that the long rear gardens would be retained.
- According to the submitted Design and Access Statement (DAS), the proposal is intended to reflect a farmhouse and barn in a farm courtyard layout. However, the DAS does not go on to explain the logic behind this. The historic maps included within the statement do not suggest the site has ever formed part of a farm nor does it sit within farmland, it is surrounded by residential properties, primarily low rise cottages. To my mind the proposed buildings, although of high quality design, do not reflect or preserve the character and appearance of the site and its immediate surroundings.
- Given that numerous dwellings around the site are grade II listed and the site lies within the CA, Sections 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require me to have special regard to the desirability of preserving the setting of the listed buildings and to preserving or enhancing the character or appearance of the CA.
- In this respect I have already noted that the development would give rise to harm to the character and appearance of the area. The open views through the gaps between the listed

cottages to the south form an important part of their setting, as does the absence of any visible built development immediately behind them. Furthermore, the height of the dwellings and lack of space between plots would introduce housing in a manner that does not follow the historic development pattern and would erode the strong sense of openness that currently exists. These factors lead me to the view that the development would not preserve the setting of the listed buildings or the character of the CA.

- I have had regard to the High Street Views document prepared by the architect and I acknowledge the existing and proposed landscaping, including the fact that trees within Conservation Areas are subject to controls by the council. However, I saw on my site visit that the tree cover on the southern boundary, adjacent to the proposed dwelling on plot 2, is relatively weak, particularly in winter when the trees are not in leaf. Furthermore despite the Conservation Area protection, the long term health of these trees cannot be relied upon and new tree planting takes time to become effective. Given the height of the proposed dwellings at 8.4m and 9.1m the planting along the southern boundary would not in my view provide an effective screen.
- Paragraph 196 of the Framework states that where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. In this case, the replacement of a 1960's bungalow with two new houses would be a public benefit however such a benefit is clearly very limited. To my mind, the public benefits of the additional dwelling would not outweigh the harm to the CA or to the setting of the listed buildings. Therefore the proposal would be contrary to the historic environment aims of the Framework.
- For the above reasons, I conclude that the proposal would cause harm to the character of the CA and to the setting of the adjacent listed buildings contrary to Policies HQ/1 and NH/14 of the LP, which amongst other matters seek to preserve or enhance the character of the area and the significance of heritage assets, including their setting. It would also conflict with the conservation and environmental aims of the Framework.
- Concerns have been raised regarding vehicular access to the site. From the evidence before me it is my understanding that the roads are privately owned and maintained and as such the highway authority have no objection. Separate consent would be required from the Barrington Green Charity for widening the road and allowing additional properties to be served from it. This is a private matter to be resolved between the owner/developer and the Charity. Whilst the widening of the road could impact upon the historic character of the CA, it would appear that these works have already been granted, at least in part, by previous planning permissions. I also note the comments of the Definitive Map Officer regarding the conflict between traffic and users of the Public Bridleway, however I do not consider the traffic generated by one additional dwelling would be significant.
- I have had regard to comments made in respect of construction traffic and disturbance, overlooking and privacy, sewerage, impact on the protected village amenity area, impact on trees and wildlife and the absence of need for the type of dwellings proposed particularly in light of the large housing development under construction on the edge of the village.

Based upon all I have seen and read these matters do not add significant weight to my view that planning permission should be refused.”

#### 10.4 Applications dealt with at BPC Planning Committee – referenced in Minutes of 30<sup>th</sup> April 2019

10.4.1 S/3485/18/RM: Reserved Matters - Haslingfield Road site.

10.4.2 S/1427/19/RM: Reserved Matters – Haslingfield Road site.

10.4.3 S/1300/19/LB + S/1299/19/FL - 44 West Green

11	<p><b>Financial Matters:-</b></p> <p><u>11.1 Annual Governance and Audit Report for 2018/19 Section 1:</u> had been previously circulated. The AGAR Section 1 was signed as agreed on proposition of Cllr Gibson, and seconded by Cllr Kemp.</p> <p><u>11.2 Annual Governance and Audit Report for 2018/19 Section 2:</u> had been previously circulated. The AGAR Section 2 was signed as agreed on the proposition of Cllr Gibson, and seconded by Cllr Bird</p> <p><u>11.3 Cashbook summary</u> to date was tabled by the Clerk. Cllr Gibson also tabled cash flow projections which were explained.</p> <p><u>11.4 Authorisation of cheques:</u> The following cheques were signed on the proposition of Cllr Day, and seconded by Cllr Gibson.</p> <p><i>HSBC Precept 1 Account:</i></p> <table border="0"> <tr> <td>201</td> <td>A2B Bus and Coach (agreed last meeting donation from S137)</td> <td>£120.00</td> </tr> <tr> <td>202</td> <td>CBS Opening of Account with 18/19 Reserve (as recommended by Finance Committee 1.5.19)</td> <td>£1500.00</td> </tr> <tr> <td>203</td> <td>Cambs County Council – street lighting energy 18/19</td> <td>£2906.81</td> </tr> <tr> <td>204</td> <td>Hales Printers annual booklets</td> <td>£ 220.00</td> </tr> <tr> <td>205</td> <td>Village Hall trustees p.c. mtgs £45 g.c. mtgs £30 youth club £75</td> <td>£150.00</td> </tr> <tr> <td>206</td> <td>Staples - Stationery and computer ink p.c.</td> <td>£71.30</td> </tr> <tr> <td>207</td> <td>HMRC (includes £523.97 for S106 hours)</td> <td>£1030.37</td> </tr> <tr> <td>208</td> <td>cheque destroyed</td> <td></td> </tr> <tr> <td>209</td> <td>V Tookey 5 wks salary 22.4.19 – 24.5.19 plus reimbursement- Sundries for catering £50.40 PDF writer IT £21.14</td> <td>£1388.14</td> </tr> <tr> <td>210</td> <td>Herts and Cambs Inv 4685 cut all areas £468 Inv 4681 Rec areas £144 Inv 4682 Ranger 14 hours £235.20 Inv 4683 Verge cut 1.5.19 £228 Inv 4684 strim village 9.5.19 £204 Inv 4635 rec areas 18.4.19 £144 Inv 4634 rec area 11.4.19 £144 Inv 4636 all areas 25.4.19 £468</td> <td>£2035.20</td> </tr> <tr> <td>211</td> <td>CAPALC Membership/GDPR</td> <td>£388.87</td> </tr> <tr> <td>212</td> <td>BPC (Lloyds Account) transfer 106 monies (as per recommendation F.C. 1.5.19)</td> <td>£111,702.13</td> </tr> <tr> <td>213</td> <td>Royston and District Transport donation 19/20 yr (as per recommendation F.C. 1.5.19) (S137)</td> <td>£200.00</td> </tr> <tr> <td>214</td> <td>MSFCRP Group (donation as per recommendation FC 1.5.19)</td> <td>£200.00</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>Total : £121,912.82</b></td> <td></td> </tr> <p><i>Lloyds Account</i></p> <table border="0"> <tr> <td>0001</td> <td>V Tookey - Salary 15.10.18 – 29.3.19</td> <td>£1357.68</td> </tr> <tr> <td>002</td> <td>BPC – refund NI/TAX</td> <td>£ 523.97</td> </tr> <tr> <td>003</td> <td>BPC – refund expenditure May 18 – March 19</td> <td>£1742.30</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>Total £3623.95</b></td> <td></td> </tr> </table> </table>	201	A2B Bus and Coach (agreed last meeting donation from S137)	£120.00	202	CBS Opening of Account with 18/19 Reserve (as recommended by Finance Committee 1.5.19)	£1500.00	203	Cambs County Council – street lighting energy 18/19	£2906.81	204	Hales Printers annual booklets	£ 220.00	205	Village Hall trustees p.c. mtgs £45 g.c. mtgs £30 youth club £75	£150.00	206	Staples - Stationery and computer ink p.c.	£71.30	207	HMRC (includes £523.97 for S106 hours)	£1030.37	208	cheque destroyed		209	V Tookey 5 wks salary 22.4.19 – 24.5.19 plus reimbursement- Sundries for catering £50.40 PDF writer IT £21.14	£1388.14	210	Herts and Cambs Inv 4685 cut all areas £468 Inv 4681 Rec areas £144 Inv 4682 Ranger 14 hours £235.20 Inv 4683 Verge cut 1.5.19 £228 Inv 4684 strim village 9.5.19 £204 Inv 4635 rec areas 18.4.19 £144 Inv 4634 rec area 11.4.19 £144 Inv 4636 all areas 25.4.19 £468	£2035.20	211	CAPALC Membership/GDPR	£388.87	212	BPC (Lloyds Account) transfer 106 monies (as per recommendation F.C. 1.5.19)	£111,702.13	213	Royston and District Transport donation 19/20 yr (as per recommendation F.C. 1.5.19) (S137)	£200.00	214	MSFCRP Group (donation as per recommendation FC 1.5.19)	£200.00	<b>Total : £121,912.82</b>			0001	V Tookey - Salary 15.10.18 – 29.3.19	£1357.68	002	BPC – refund NI/TAX	£ 523.97	003	BPC – refund expenditure May 18 – March 19	£1742.30	<b>Total £3623.95</b>			<p>VT VT</p> <p>VT</p>
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12	<p><b>Haslingfield Road Development</b></p> <p><u>12.1 Update on planning issues:</u> There was no further news on the Reserved Matters applications as item 10.4.1/10.4.2.</p> <p><u>12.2 Meeting with Sporting Groups:</u> A pre-meeting with the Project Co-ordinator, Bridget Smith has been arranged for 30<sup>th</sup> May. A query was raised as to the amount of land which was being transferred for sports use and whether more could be available. Clerk to pursue.</p>	<p>ALL VT</p>																																																									
13	<p><b>Play and Recreation Areas Report:</b></p> <p>13.1 <u>Cllr Day's monthly report</u> on the Challis Green play area and the Under 5's had been previously circulated. Fresh notices regarding prohibiting dogs on the play areas to be erected. New parking</p>																																																										

	prohibition signs required. The Rocking Horse requires attention and Clerk to seek Justin's advice. Monitoring of the safety surfacing continues. <u>13.2 Q.E.II Woodland</u> - When questioned Clerk confirmed that the Ranger was now in charge of emptying the bin in the Q.E.II Woodland. The Woodland Working Group was spreading more chippings. Nettle clearance was in hand. Clerk reported that her query regarding invoice for the <u>emptying of two litter bins</u> had still not be satisfactorily answered by SCDC. Council are only required to pay for servicing the bin on the far side of the Challis Green play area.	VT
14	<b>Challis Green Pond:</b> Council agreed that the Clerk continue to work with Froglife on the de-silting project for this pond.	VT
15	<b>Meetings through month were recorded:</b> 15.1 Woodland Working Group 27 <sup>th</sup> April 15.2 Planning committee 30 <sup>th</sup> April 15.3 Finance Meeting 1 <sup>st</sup> May 15.4 Extraordinary Meeting 1 <sup>st</sup> May	
	There being no further business the Chairman closed the meeting at 9.45 p.m.  Signed ..... Chairman 18 <sup>th</sup> June 2019	

**Dates of meetings:-** July 16<sup>th</sup> August 20<sup>th</sup> September 17<sup>th</sup>  
October 15<sup>th</sup> November 19<sup>th</sup> December 17<sup>th</sup>

Planning Committee Meetings set for the following dates – if needed :-  
7<sup>th</sup> August, 4<sup>th</sup> September, 2<sup>nd</sup> October,  
6<sup>th</sup> November and 4<sup>th</sup> December.

**2020** : January 21<sup>st</sup> February 18<sup>th</sup> March 17<sup>th</sup> April 21<sup>st</sup>  
*May 5<sup>th</sup> A.P.M.* May 19<sup>th</sup> June 16<sup>th</sup> July 21<sup>st</sup> August 18<sup>th</sup>  
September 15<sup>th</sup> October 20<sup>th</sup> November 17<sup>th</sup> December 15<sup>th</sup>

**BARRINGTON PARISH COUNCIL** [www.barringtoncams.com](http://www.barringtoncams.com)  
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<b>Vice Chairman</b> Anne Day	01223 871437
Peter Bird	07976 900435
Mark Brass	07500 040916
Richard Gibson	01223 872864
John Granger	07775 562029
Ray Kemp	01223 871542
Simon Lock	07470 491949
Jacque McBride	01223 870968

**The Green Charity, Barrington** Registered Charity N<sup>o</sup> 205227  
**Chairman:** Cllr Anne Day **Secretary :** Sheila Potter  
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