

BARRINGTON PARISH COUNCIL

Minutes of Meeting held on 20th February 2018.

Present: Councillors Hatton (Chairman); Day, Gardiner, Granger, Gibson, McCormick, Potter and Rhodes-Kemp. Also District Councillor Van de Weyer. 1 member of the public for items 1 – 8. Mrs V Tookey in attendance as Clerk. Also Mrs V Parkes (Independent Internal Auditor).

1.	Apologies for Absence: None received.	
2.	Declarations of Interest: Cllr Granger item 6.2 and Cllr Gardiner for item 14.1.4.	
3.	Minutes of Meeting held on 16th January were signed as agreed on proposition of Cllr Potter.	
4.	Increase in number of Parish Councillors: Clerk outlined process which requires S.C.D.C. Development Officer to compile a report which goes to the next Civic Affairs Committee Meeting for a decision. Following discussion, on proposition of Cllr Granger it was unanimously agreed to request an increase to 13. The earliest this increase could take effect will be April 2019.	VT
5.	Election May 2018 : Deadline for receipt of Nominations is 4 p.m. on Friday 6 th April. Council agreed to distribute edited version of the CAPALC information flyer.	VT
6.	<p>CEMEX ISSUES</p> <p>6.1 <u>Strategy Meeting 30.1.18</u></p> <p>6.1.1 Council had met on 30.1.18 to reprise the S106 and agreed actions as follows:-</p> <p>6.1.1 <i>Public Open Space</i> – Cllrs Gibson and Potter to endeavour to enlist help from villagers regarding advice during design and hand over period.</p> <p>6.1.2 <i>Water Report</i> within the Reserved Matters – Clerk to seek assistance in the first instance from Pat Matthews at S.C.D.C.</p> <p>6.1.3 <i>Cycle parking</i> at Foxton – Changes to Foxton station to be monitored.</p> <p>6.1.4 <i>Bus Stops and cycle crossing</i> between the two accesses – The Reduce Speed Working Group to take these items into account during the design for Haslingfield road area of plan.</p> <p>6.1.5 <i>Health Provision</i> –following Cllr Rhodes-Kemp and Clerks meetings with Harston Practice, Heidi Allen and Harston P.C. it is apparent the extreme pressure both Harston and Melbourn practices are under. Agreed to enlist the A10 “necklace” of villages in an approach to NHS England.</p> <p>6.1.6 <i>Village Hall</i> - Clerk had quotation for legal work regarding changing the ownership of the village hall, which currently is vested with the Charity Commissioners. Clerk to contact CAPALC/NALC.</p> <p>6.1.7 Clerk to continue to push for a <i>meeting with Redrow</i> at the earliest opportunity.</p> <p>6.2 <u>Sports and Recreation Working Groups</u> :- At the joint meeting of the Trustees and Parish Council in July 2017, a <u>Village Hall Steering Group</u> was agreed but changes were necessary. Composition now is Mr R Bridges, Mr M Fesco, Mr I Hopwood, Cllrs Hatton, Granger and Rhodes-Kemp, and District Cllr Van de Weyer. Yet to be formed were Working Groups to (a) deal with Architects and consultants, and (b) another to have oversight of the building works. Working Group to deal with the ownership/legal issues was initially A Fletcher and V Tookey.</p> <p>6.3 <u>Project Manager</u> :- Council agreed the need for a project manager to oversee development, fund raising and consultations with the village. Draft job spec had been circulated. Councillors to</p>	<p>RG/ SP</p> <p>VT</p> <p>HG/ RRK</p> <p>RRK /VT</p> <p>VT</p> <p>VT</p> <p>VT</p>

	<p>visit Gamlingay Hub. Clerk to arrange with Bridget Smith who was the project manager for Gamlingay.</p> <p>6.4 <u>Liaison Group Meeting</u>:- Clerk had requested meeting be called. County Cllr Kindersley to check with CEMEX.</p> <p>Clerk had informed CEMEX of Councils concerns regarding state of entrance and safety/security issues.</p>	<p>VT</p> <p>SK</p>
7.	<p>Cambs County Council: County Cllr Kindersley had previously circulated his report but picked up on (a) <u>Children's Centres</u> – the date of change to this service has been moved to August. With the closure of Bassingbourn the proposal is to focus on a Melbourn zone to include the Bassingbourn area villages. He is concerned the changes proposed will not meet the need of families. (b) <u>Potholes</u> – Highways do not have budget for all repairs and are only “fire-fighting” on the A and B roads. (c) <u>Internet in Libraries</u> – now discussing proposal to charge for this use. County Cllr Kindersley left at 8.45 p.m.</p>	
8.	<p>South Cambs District Council: 8.1 <u>Cleaner Communities</u>. Despite expressing interest Barrington has not been asked to take part in the trial scheme. 8.2 S.C.D.C. request for <u>Councils expectation of its district councillor</u>. Clerk to respond. 8.3 <u>Parish Planning forum</u> was attended by Cllrs Granger and Gibson who reported back. Issues around development with Barrington's Conservation Area were discussed. District Cllr Van de Weyer reported that the :- 8.4 <u>Council Tax</u> has been agreed and will rise by £5 (3.7%). 8.5 There is a consultation to close the <u>Magistrates Courts</u> and move service to Huntingdon. 8.6 The Greater Cambridge Partnership <u>metro proposal is awaiting</u> a further report. Group are looking at Foxton Level crossing. He and Cllr Gibson had attended meeting regarding the additional Hauxton P and R. On proposal of Cllr Gibson it was agreed that Clerk write to Orwell, Meldreth, Melbourn, Shepreth, Fowlmere, Newton, Thriplow, Haslingfield Parish Councils and encourage them to send representation to Foxton Parish Council meeting on <u>5th March</u> at which the GCP will be attending. Had deck parking been considered ?. Cllr Gibson to raise this. 8.7 <u>Keep Britain Tidy Litter Pick</u> – Cllr Granger reported that he has enlisted the help of the Scout Group and other volunteers have come forward for Friday 2nd and Saturday 3rd March. SCDC provide the litter grabbers and will take away the debris collected. Clerk has ordered hi viz jackets and checked insurance cover. 8.8 <u>General Data Protection Regulations</u> comes into force on 25th May. NALC are recommending that Clerk should not be the Data Protection Officer. Cllrs Potter and Rhodes-Kemp, together with Clerk will attend training session on 8th May at Harston at cost of £25 per person. Clerk reported that cost of outsourcing this role to CAPALC or the LGAS looks to be around £300 per annum. BPC is registered with the Information Commissioner's Office. These regulations also affect the Green Charity.</p>	<p>VT</p> <p>VT</p> <p>RG</p> <p>JG</p> <p>ALL/</p>
9.	<p>Play and Recreation Areas Reports: 9.1 <u>Challis Green Play areas</u>: Cllr Day had pre-circulated her monthly report. Ranger has weeded the <u>Under 5's</u> and surface cleared the ditch alongside the area. Annual inspection is due April/May. The Under 5's notice has had further vandalism. The Cableway on Challis Green area still awaits attention. Cllr McCormick to retrieve tensioning equipment and Clerk to ask Herts and Cambs to undertake the work. 9.2 <u>Q.E.II Woodland</u>: Cllr Rhodes-kemp reported that next meeting of the Working Party is the 26th February. Cllr Gardiner and Clerk had agreed that a nursery bed for the saplings be created in the wildflower area.</p>	<p>VT</p> <p>VT</p> <p>RRK /HG</p>

	9.3 Revels: Date set for 22 nd September. It will be fifth birthday event. Working Party comprises Cllrs Potter and McCormick, Mrs E Hall, Mrs V Tookey, Mr L McGrory and Mr B Whybrow. Band for the evening has been booked.	HM C/S P																																				
10.	<p>Financial Matters:-</p> <p>10.1 Independent Internal auditor and Clerk attended Webinar on 23rd January with PFK Little John the <u>External auditors</u>. The webinar covered the forthcoming changes.</p> <p>10.2 <u>Cashbook summary</u> was tabled by clerk.</p> <p>10.3 <u>Bank Balance at 6th February : £7133.58</u> (v.a.t. claim of £817.48 and £275 BWRA awaited)</p> <p>10.4 <u>Unpresented cheques :-</u> None</p> <p>10.5 Council considered donation towards Coronation Day event as requested by Forget Me Not Club. On proposition of Cllr Potter it was agreed to allocate £100 from S137 expenditure.</p> <p>10.6 Letter to thanks received from Harston and District Mobile Warden Scheme for Councils continued support and additional financial contribution.</p> <p>10.7 Cheques totalling £4564.51 were authorised for payment on proposition of Cllr Gardiner.</p> <table> <tr> <td>0040</td> <td>Mr K Hunt Clearing ditch Daphmoir/Challis Green</td> <td>£ 70.00</td> </tr> <tr> <td>0041</td> <td>Balfour Beatty: Maintenance 4 BPC street lamps</td> <td>£ 144.00</td> </tr> <tr> <td>0042</td> <td>MVC Enrichment programme</td> <td>£ 250.00</td> </tr> <tr> <td>0043</td> <td>SCDC : Election costs</td> <td>£2012.74</td> </tr> <tr> <td>0044</td> <td>Wildlife Trust annual subscription</td> <td>£ 36.00</td> </tr> <tr> <td>0045</td> <td>Staples UK : Ink cartridges for g.c.</td> <td>£ 107.50</td> </tr> <tr> <td>0046</td> <td>Village Hall Trustees PC and YC meetings</td> <td>£ 105.00</td> </tr> <tr> <td>0047</td> <td>Mrs V Tookey 5 wks salary to 23.2.18</td> <td>£1252.98</td> </tr> <tr> <td>0048</td> <td>Herts and Cambs Inv 3699 Ranger duties</td> <td>£ 100.80</td> </tr> <tr> <td>0049</td> <td>HMRC NI/TAX</td> <td>£ 435.49</td> </tr> <tr> <td>0050</td> <td>Fields in Trust Annual subscription</td> <td>£ 50.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total :</td> <td>£4564.51</td> </tr> </table>	0040	Mr K Hunt Clearing ditch Daphmoir/Challis Green	£ 70.00	0041	Balfour Beatty: Maintenance 4 BPC street lamps	£ 144.00	0042	MVC Enrichment programme	£ 250.00	0043	SCDC : Election costs	£2012.74	0044	Wildlife Trust annual subscription	£ 36.00	0045	Staples UK : Ink cartridges for g.c.	£ 107.50	0046	Village Hall Trustees PC and YC meetings	£ 105.00	0047	Mrs V Tookey 5 wks salary to 23.2.18	£1252.98	0048	Herts and Cambs Inv 3699 Ranger duties	£ 100.80	0049	HMRC NI/TAX	£ 435.49	0050	Fields in Trust Annual subscription	£ 50.00	Total :		£4564.51	ALL VT VT
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11.	Village Hall Trustee : Appointment of a Trustee was discussed following Mr A Fletchers retirement from the Council. Cllr Rhodes-Kemp was appointed pro tem to May, on proposition of Cllr Granger.	RRK / VT																																				
12.	Communications protocol: The model protocol (taken from the S.C.D.C. Governance Toolkit) previously distributed to be updated to include how Council communicates with villagers.	VT																																				
13.	Barrington Youth Club Report: Mrs V Tookey had circulated report on activities, staffing and current financial state of the youth club. Mrs H McCormick was undertaking the Youth Worker training.																																					
14.	<p>Planning Items :-</p> <p>14.1 For consideration-</p> <p>14.1.1 <i>S/0308/18/FL 14 Orwell Road</i> : Demolition of existing extension and erection of two storey extension. Creation of new private vehicle access adjacent existing private vehicle access which is to be given over to new approved dwelling adjacent. Agreed to support on proposition of Cllr Gardiner. Cllr McCormick left at 10.10 p.m.</p> <p>14.1.2 <i>S/0300/18/FL 4 Foxton Road</i>: Small, single storey extension to rear of existing garage. Replace oil tank to make way. Agreed to support on proposition of Cllr Hatton.</p> <p>14.1.3 <i>S/3787/17/FL 7 Back Lane</i>: Demolition of the existing single storey dwelling, the erection of 2 new dwellings and works to the existing access road. Amended plans had been received and Councillors had again viewed site from a neighbour's property.</p>	VT																																				

On proposition of Cllr Rhodes-Kemp council voted to **object to this application** and would urge S.C.D.C. to reject. Barrington Parish Councils previous comments are still applicable. The application is an undesirable development in a unique area of Barrington. There is no road frontage, and there are issues relating to privacy, visual interference, light pollution and noise from traffic movements during and after construction.

Access, highway safety and traffic

The plot is reached from the main highway i.e. High Street, across Barrington Green firstly via a "permitted way" and then off a private road. Both of these are very narrow and only one vehicle in width. There is no footway. The "permitted way" leads to Back Lane which is a bridleway and footpath so any vehicles would need to use this for access. The construction of "permitted ways" does not conform to highway standards and is not tarmaced. The top surface is sprayed with bitumen only. Passing places are not provided, so two vehicles wishing to pass would necessitate at least one of them using Barrington Green which is likely to cause significant damage, especially in winter. The section of "permitted way" which leads to this proposal, already provides vehicular access to 8 properties.

Application for vehicular access to a second property on this plot would need to be made to the Green Charity, Barrington.

Construction traffic and movement of materials to the site would cause disruption to the residents of Back Lane. There is no room for parking so all construction traffic and storage of materials would need to be on the applicant's property.

The bridleway/footpath has to have open access, with walkers, horse riders taking precedence. The area is very tranquil and a favourite walk for many people, residents and visitors alike. The redevelopment of the CEMEX site (of 220 properties) allows for a pedestrian link to the village and school joining FP3 – adding to the footfall.

The proposal allows for widening of the track to take two way traffic. This will involve removal of tree screening and orchard which will have a detrimental impact on the Conservation Area.

Effect on Listed Building and Conservation Area The plot is within the conservation area of Barrington and surrounded by 12 houses, 6 of which are listed. The applicant has not provided evidence that the proposal would not adversely impact on conservation and the neighbouring listed buildings – most of which do not have foundations and which are affected by vibration of traffic and construction works. The proposal breaks the precedent that all of the more recent development in this part of Back Lane has been single storey.

There has now been a series of applications in this part of our Conservation Area, two of which have been granted; and granted it would appear without due regard for such designation. There are no Conservation Officer reports available for No. 9 and Greenwood on S.C.D.C. website. Furthermore the view from Barrington High Street will be irrevocably changed. A picture is provided to show how the roof height of the current bungalow (to be demolished) is visible on the street scene. With the current proposals for a much higher roof height this will be exacerbated.

Overlooking/Privacy

Although amended Plot 2 still remains very close to the boundary and hence the gardens of the Listed properties at 14, 16 and 18 High Street. There is limited space for a green screen.

Residents of 14, 16, and 18 High Street would suffer visual intrusion and loss of a sense of privacy. The amendment which places Plot 2 further back from the "track" will result in a greater mass of building being presented to these properties. The proposed large houses will be seen from 16 other properties. There are no plans to show how the ridge of the 2.5 and 2 storey buildings compares with the neighbouring properties.

Should approval be granted any widening of the access road within the Applicants ownership would be intrusive for no. 3 Back Lane which has rooms close to the boundary.

Parking

As already mentioned there is a very narrow access to the applicant's property and all construction traffic and materials would need to be stored on his property. Parking is not allowed on Barrington Green, indeed sewage and water pipes run close to the surface for a fairly long stretch of the permitted way closest to No, 7.

Noise

Residents from Nos. 36a, 34, 32, 28, 26, 22/24, 2, 18, 14, 12, 10, 8, 6, 2 High Street together with Greenwood, 1 and 3 Back Lane will all be affected by noise and disturbance relating to the demolition of one property and the construction of the two proposed.

Add to this the new properties already granted for No.9 and Greenwood, together with the extension and refurbishment of No. 9 Back Lane. Further noise, disturbance and disruption.

	<p><u>Sewage</u> It is the intention to use the existing sewer. BPC wish to point out that Back Lane is renowned for sewage problems including odours and backwash. The main sewer in the vicinity also serves part of Orwell. Some relining has been undertaken but additional properties will exacerbate the problems.</p> <p><u>Conclusion</u> In summary, Barrington Parish Council opposes the application on the grounds stated above. In particular, intensification of use within the Conservation Area and the cumulative impact upon the Conservation Area, the Green Permitted Ways, and the Green is unacceptable. There is no demonstrable need for additional housing in this historic part of Barrington and the application should be refused.</p> <p>Barrington Parish Council also requests that this application goes to full committee.</p> <p><i>14.1.4 S/0319/18/FL 62 Glebe Road:</i> Two storey side, single storey front and single storey rear extensions. Council noted that this was a retrospective application, following concerns raised by residents and a subsequent visit by Enforcement Officer. Council agreed to support on proposition of Cllr Hatton.</p> <p><u>14.2 Permissions granted :-</u></p> <p><i>14.2.1 S/3970/17/FL 28 Foxtan Road.</i> Front dormer and rear single storey extension. <i>14.2.2 S/4206/17/FL 28 Malthouse Way.</i> Front extension and first floor side window. <i>14.2.3 S/3127/17/FL Land rear of Greenwood, Back Lane.</i> New 1.5 storey dwelling with detached garage, parking, landscaping and access arrangements. <i>14.2.4 S/3910/17/FL 6 Bendyshe Way.</i> Side and rear extension.</p> <p><u>14.3 39 West Green:</u> At the owners request Clerk had sought guidance from S.C.D.C. regarding the watercourse. Cllr Day and Clerk also met with the owners and architect. Investigations were taking place to ensure that the current access could accommodate the required weight of vehicles. It was hoped that all that would be required would be a kerb along the fenced boundary of the Awarded Watercourse as the intention is to use a transshipment method during construction.</p>	VT
	<p>There being no further business the meeting was closed at 10.45 p.m.</p> <p>SIGNED Chairman 20th March 2018</p>	

	<p>Dates of next meetings (starting at 7.30 p.m.)</p> <p>March 20th April 17th May 15th plus A.G.M.</p> <p>June 19th July 17th August 21st September 18th October 16th</p> <p>November 20th December 18th <u>Annual Parish Meeting Tuesday 1st May</u></p>	
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BARRINGTON PARISH COUNCIL

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Sheila Potter	01223 871863
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Vacancy	

To report potholes, highway matters, or street lighting problems please use the County Council system @ www.cambridgeshire.gov.uk

The Green Charity, Barrington

Registered Charity N° 205227

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