

**MINUTES of a meeting of Little Downham Parish Council held in the Village Hall,
Main Street, Little Downham, on Thursday, 20 April 2017 commencing at 7.00pm.**

Councillors present: JL Waters, in the chair, and JW Barker, CE Hall, LEA Joel, MM Oldfield, G Ord, MAC Seidler, BL Taylor, GH Taylor and KO Winters. **Clerk:** Mrs J Wardle

Other attendees: Dist. Cllrs A Bailey, M Bradley and County Cllr L Dupre and one parishioner.

169/16 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE - None

170/16 TO RECEIVE DECLARATIONS OF INTEREST

1. **Cllr BL Taylor** declared a pecuniary interest (Declaration 006-2017):
2. **Cllr GH Taylor** declared a pecuniary interest (Declaration 007-2017):
in item 175/16.1 (East Cambridgeshire Local Plan – additional new suggested sites) because they are the landowners of the three new suggested sites.

171/16 PUBLIC FORUM

1. Mr Moore expressed objections to item 175/16.2.4 (Application 17/00526/FUL) concerning access to the new development, parking issues in the area near his home, and, on behalf of this neighbours who could not attend the meeting, an invasion of privacy in their homes and gardens and that the plan measurements of the gardens are still considered to be incorrect.

172/16 COUNTY AND DISTRICT COUNCILLORS' REPORTS

1. Dist. Cllr Bradley reported that he was chasing up on the clearance of flytipping on land at The Hythe and that he and Dist. Cllr Bailey had visited the new Leisure Village and Leisure Centre sites. He apologised that he would have to leave to attend another meeting.

7.10pm Cllr Bradley was thanked for his report as he left.

2. Dist. Cllr Bailey had nothing to report on this occasion due to the elections.
3. County Cllr Dupre informed that meetings had been postponed due to the elections, but the County Council had been asked for options of a 'unitary authority' in order to lose a tier of local government following the new Combined Authority Devolution tier.

173/16 TO APPROVE MINUTES OF PREVIOUS MEETINGS

1. **Resolved unanimously that the minutes of 23 March 2017 be signed by the Chairman as a true record.**

174/16 MATTERS TO REPORT

1. **(Min.147/16.3) Pavilion update** – The Chairman and Clerk reported that they had met with Greg Saberton on 12/04/17 at the Pavilion. Greg is drawing up draft plans and specifications based on the Council's specifications and some suggestions he discussed during the meeting.
2. **(Min.166/16.3) Urgent repairs to Lawn Lane Bus Shelter** – It was reported that approved quote from N&C Glass had been estimated and was subject to accurate measurements. As a result, N&C Glass informed that a larger Polycarbonate sheet was required for the missing upper pane. The Clerk had noticed that a lower pane of the Ely Road shelter was damaged too, so asked N&C Glass to provide another quote and hopefully both panes could be cut from the same sheet. The Clerk was still waiting for a revised quote from N&C Glass.
3. **Cannon Street bus shelter** – A local resident expressed concerns about rubbish, and possibly rats, under a large bush adjacent to the shelter. The overgrown shrub was on the highway verge and reported to CCC. ECDC offered to clear rubbish when the shrub was removed.
4. **Trees on Cub Green** – Mrs Booth expressed concerns regarding damage to a tree on Cub Green and that another tree was causing damage to her wall. She requested a joint inspection of the trees on Cub Green and her boundary wall. Cllrs JL Waters, JW Barker, KO Winters and the Clerk will arrange to meet Mrs Booth.

175/16 PLANNING MATTERS

7.19pm Having declared an interest in the next item, Cllrs BL & GH Taylor left the meeting.

1. **East Cambs Draft Local Plan - Parish Council Consultation on additional new suggested development sites in Pymoor** – Three new sites were suggested for development in Pymoor. The Council reviewed each one separately and resolved to comment as follows:

- **Site 16/09 – Land at Mount Pleasant Farm, Main Street, Pymoor CB6 2DY** (Agricultural land proposed for housing development [proposed 273 dwellings based on size of site]) – The Council voted against this proposal. A recorded vote result was as follows: In favour (7) Cllrs JW Barker, CE Hall, RS Martin, MM Oldfield, G Ord, MAC Seidler, JL Waters. Against (1) – Cllr KO Winters. The following comment was approved.
Little Downham Parish Council does not support this suggested site for development for the following reasons: The scale and density of the site is considered too much for the entrance of Pymoor and would result in an overdevelopment of the village; The development would have a detrimental impact on local infrastructure in the parish; The site is in the open countryside, outside the development envelope of Pymoor and is on a flood plain; There is a lack of school places in the parish.
- **Site 16/10 – Land at Straight Furlong, Pymoor** (Agricultural land proposed for housing development [proposed 70 dwellings based on size of site]) - The Council voted unanimously against this proposal. The following comment was approved.
Little Downham Parish Council does not support this suggested site for development for the following reasons: The scale and density of the site is considered too much for Straight Furlong and would result in an overdevelopment of the village; The development would have a detrimental impact on local infrastructure in the parish; The site is in the open countryside outside the development envelope of Pymoor and is on a flood plain; There is a lack of school places in the parish.
- **Site 16/11 – Land at former Memorial Hall, Hundred Foot Bank, Pymoor** (Derelict building proposed for housing development [proposed 3 dwellings based on size of site]) – Little Downham Parish Council unanimously had no issues with one dwelling or three terrace houses on this suggested site.

7.36pm Cllr Winters left the room. Cllrs BL & GH Taylor returned to the meeting.

7.37pm County Cllr Dupre left the meeting.

7.39pm Cllr Winters returned to the meeting.

2. Planning correspondence -

- 2.1** **17/00110/FUL** Mr S R Cole, Alpaca Lifestyle Farm, First Drove, Lt Downham – Erection of an Agricultural Dwelling.

Resolved - Little Downham Parish Council had no concerns regarding this application. It was recommended that an agricultural condition be applied.

7.47pm Dist. Cllr Bailey left the meeting.

- 2.2** **17/00457/FUL** Mr Brian Mulley, 59 Cannon Street, Lt Downham - Demolition of vacant property, and construction a new 3 bedroom chalet dwelling with associated parking.

Resolved - Little Downham Parish Council had no concerns regarding this application.

- 2.3** **17/00466/FUL** Mr Riza Top, 29-33 Main Street, Lt Downham - Installation of new external extraction system (retrospective).

Resolved - Little Downham Parish Council had no concerns regarding this application.

- 2.4** **17/00526/FUL** Mr And Mrs Youngman, 24 Kiln Close, Lt Downham – Erection of a three bed bungalow and double garage **POTENTIAL DEPARTURE**

Resolved - Little Downham Parish Council had concerns regarding this application and recommended outright refusal for the following reasons:

1. Overdevelopment of the site – The proposed dwelling is considered to have a cramped appearance within the narrow site. The provision of roof windows is considered to be an unacceptable substitute for standard windows along the south west elevation and in the living room and would result in a loss of amenity to occupiers and have a ‘prison-like’ feel within Bedrooms 1 and 2 and the bathroom.

2. Backland development – The proposed dwelling is considered as backland development and too close to the small gardens of the adjacent bungalows, Nos. 22, 24, 26 and 28 Orchard Estate. The door and windows on the north east elevation overlook the adjacent properties, which is considered detrimental to neighbouring occupiers and would result in an invasion of privacy.

3. Access and Parking Concerns – There is a lack of parking spaces in Orchard Estate and existing congested parking issues in front of the narrow access to Nos. 20a, 20b and the proposed development site, which further raises local residents’ concerns of difficulty for emergency access to properties in the vicinity. The increase of vehicles to and from the new dwelling will increase the situation and could cause friction between neighbours, which would

have a detrimental effect on local residents living in that area.

4. Measurements – The Parish Council has been informed that there is a discrepancy with the plans and the measurement of gardens, which they consider is misleading to their actual size and the proximity of the proposed dwelling to the properties of Nos. 22, 24, 26 and 28 Orchard Estate.

5. Outside the development envelope – Although this is not a reason for refusal on its own, it is observed that the development site is outside of the development envelope of Orchard Estate and Lawn Lane.

Additional comment

6. The Parish Council is aware of local residents' concerns and representations regarding this development and has taken this into account when making the above comments. It also considers that the proposed development fails to comply with policy ENV2 of the East Cambs Local Plan 2015, as it will have a significant detrimental effect on neighbouring properties for the reasons stated above.

2.5 17/00546/FUL Mr And Mrs B Tidy, Land To East Of Sunnysdene, Pymoor Lane Pymoor – Erection of a four bed dwelling **POTENTIAL DEPARTURE.**
Resolved - Little Downham Parish Council had no concerns regarding this application.

2.6 17/00569/TPO Ely Diocesan Office, The Rectory, Main Street, Lt Downham – T1 Sycamore (in front garden) – Fell.
Resolved - Little Downham Parish Council had no concerns regarding this application. It was felt that the trees are an enhancement of Main Street and therefore requested that a new tree is planted nearby.

For information only:

2.7 ECDC - Applications approved: 16/01253/FUL, 17/00055/OUT, 17/00264/FUL

2.8 ECDC - Applications withdrawn: 17/00163/ARN

176/16 FINANCE

1. Monthly Internal Audit was carried out by Cllrs G Ord and JL Waters.

2. To approve bills and other items for payment - It was proposed by Cllr G Ord and seconded by Cllr JL Waters.

Resolved unanimously to approve BACS payments 571 – 580 and Direct Debits for the total sum of £5421.31.

177/16 COUNCIL MATTERS

1. Parish Council Vacancy following resignation of Linda Joel – update – The Clerk read Linda Joel's resignation letter that was given to the Chairman after the meeting on 23/03/17. As required by law, ECDC was informed of the vacancy and notices had been on public display. ECDC confirmed that the Parish Council could co-opt to fill the vacancy. It was agreed to advertise to fill the vacancy in early May and co-opt at the 25th May meeting.

178/16 PARISH COUNCIL LAND AND ASSETS

1. To appoint Inspector for Annual Inspections at Lt Downham and Pymoor Play Areas – Three service providers were considered.

Resolved unanimously to approve the unaccompanied annual play area inspections be carried out by Wicksteed Leisure Ltd @ £45 each + VAT.

2. Littleport Rangers FC - request permission for bouncy castles on Pymoor Rec field – The Council had no objections to the request.

Resolved unanimously to grant permission as requested and stipulate that the following conditions apply:

- that they will carry out an inspection of the field where the marquee is to be sited to ensure there are no harmful objects on the ground before and after the event;
- that any damage to the recreation field or car park is made good as soon as possible after the event;
- No fireworks are permitted.

3. Conservation Group – proposed kissing gate at north west entrance of Holts Spinney – The council had no objections to the proposal of gates at the Spinney entrances to restrict anti-social motorcycle access and riding round Holts Meadows. It suggested maintaining wheelchair and mobility access and agreed to purchase the items if the group's funds were low.

179/16 PARISH MATTERS

1. **To consider Parish litter picking (Min.163/16.1)** – ECDC confirmed that equipment was available. It was decided to hold the community litter pick event on Sunday, 21st May at 10.30 am to 12.30 pm and meet at Little Downham Recreation Area. People from Pymoor are welcome to attend and borrow equipment to litter pick in Pymoor. The Clerk will produce posters for the notice boards and website and arrange to collect the equipment in due course.
Resolved to purchase 12 varying sizes of children’s high-vis jackets costing £25.07.

180/16 HIGHWAYS, PARISH PATHS & BYWAYS

1. **Replies re matters reported from previous meetings:**
 - 1.1 **Cannon Street, Lt Downham** – Cllr Hall confirmed that the hedge has been trimmed back.
 - 1.2 **Cowbridge Hall Road, Lt Downham** – The potholes of varying sizes were reported.
2. **To report current matters of concern:**
 - 2.1 **Vehicles parked on parish council land** – Concern was expressed that people were parking on Council land at Townsend and Church Green causing damage to the grass and in some cases, advertising cars for sale. The Council will monitor the occurrences.
 - 2.2 **Proposed Dog Bin at Townsend/Main Street Junction, Lt Downham** – It was suggested that a new red dog bin be positioned on the grass area adjacent to the post box.

181/16 EXCLUSION OF PUBLIC AND PRESS

8.41pm It is hereby resolved in accordance with Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 that as publicity would be prejudicial to the public interest by reason of the confidential nature of the business about to be transacted at Agenda Item 182/16 it is advisable in the public interest that the public and press be temporarily excluded from this meeting and they are herewith instructed to withdraw.

182/16 PARISH COUNCIL LAND AND ASSETS

1. **Tenders for 2017 Grazing season: Myles Meadow (Min.166/16.1)** – No applications were received for cattle grazing or the cutting of hay. It was decided to keep advertising.
2. **New Cemetery Land – to consider pre-planning application advice response from ECDC (Min.158/16.3)** – Members were issued with a copy of the formal response from ECDC dated 27/03/17 and noted the various points relating to the land and the checklist of the documents needed to validate a formal planning application or to avoid conditions being applied. It was decided to obtain quotes from cemetery planners and land agents.

183/16 REQUEST OF ITEMS FOR FUTURE CONSIDERATION - None

There being no further business, the meeting was closed at 8.40 pm.

Signed (Chairman) Date