



CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

A meeting of this Council was held at The Hub Community Centre, Cambourne on Tuesday 3rd February 2015

Present:

Cllr S Crocker (Chairman)
Cllr Ms R Betson
Cllr P Gavigan
Cllr T Hudson
Cllr S Masters

Cllr J O'Dwyer
Cllr J Patel
Cllr Mrs R Poulton
Cllr Mrs L Selway

In attendance:

John Vickery Parish Clerk
Liz Pinchen Deputy Parish Clerk

11 members of the Public were in attendance for the meeting.

1. APOLOGIES

Apologies for absence were received from Cllr G Cooper, Cllr Mrs L Doidge, Cllr Dr G Mehboob and Cllr Dr S Smith

It was:

RESOLVED that the apologies for absence from Cllr G Cooper, Cllr Mrs L Doidge, Cllr Dr G Mehboob and Dr S Smith be approved.

2. MINUTES OF LAST MEETING

It was noted that apologies for absence from Cllr Mrs L Selway had not been recorded in the Minutes of the Special Council Meeting held on 27th January 2015

It was:

RESOLVED that the minutes of Council Meeting M133 held on 13th January 2015 and Special Council meeting M134 held on 27th January 2015 were confirmed as correct as amended and duly signed by the Chairman.

3. MEMBERS DECLARATION OF INTEREST OR REQUEST FOR DISPENSATION for items on the agenda.

Cllr Mrs L Selway declared a personal non disclosable interest in Item 11 General Correspondence, hall hire for Karate, as she knows both parties and would take no part in the discussion..

4. CHAIRMAN'S ANNOUNCEMENTS

Signed

Date 3rd March 2015

- Roger Hume has passed away on 2nd February 2015. Cambourne Parish Council extend their condolences to Roger's family. A card will available in the Parish Office for those wishing to sign it. Details of the funeral arrangements will passed on to Councillors when known.
- Byrn Maidmen, MD Taylor Wimpey East Anglia, extended his condolences to Roger's family on behalf of MCA.

5. PARISH PLAN

The Parish Clerk reported that the Parish Plan launch event on 17th January 2015 had been successful. 51 members of the public had attended to hear a presentation for the Parish Chairman. Over 30 Expression of interest forms had been completed. The Parish Clerk reported on the process for selecting a Steering Committee (report attached).

The Parish Clerk congratulated the Parish Chairman on a successful launch event and the positive comments that had been received about the presentation.

It was:

RESOLVED that the report be received and that Cllr Ruth Betson, Cllr Sean Masters, and Cllr Patrick Gavigan be the Parish Council representatives to the Steering Committee.

6. PLANNING APPLICATION - LAND TO THE WEST OF CAMBOURNE

[S/2903/14/OL](#) - Development of up to 2,350 residential units including affordable housing; retail, use classes A1-A5 (up to 1.04 ha); offices/light industry, use class B1 (up to 5.66ha); community and leisure facilities, use class D1 and D2 (up to 0.92 ha); Two primary schools and one secondary school (up to 11.28 ha), use class D1; three vehicular access points including the extension and modification of Sheepfold Lane, a four arm roundabout provided on A1198/Caxton Bypass and an access point off the A1198, south of the Caxton Gibbet to serve the proposed employment uses; a network of segregated pedestrian and cycle routes; sustainable drainage system and other infrastructure; together with associated earth works, parking, open space, including equipped play, playing fields and landscaping. – Land to the West of Cambourne (Excluding Swansley Wood Farm)

For - Taylor Wimpey UK Ltd & Bovis Homes Ltd

Bryn Maidman, MD Taylor Wimpey East Anglia, Nick Smith, Major Projects, Dick Longdin, Randall Thorp, and Andrew Dutton, Strategic Land Director, Bovis Homes were in attendance for this item.

Dick Longdin gave a short presentation on the rationale for the proposal. The proposal for 1200 homes contained in the Local Plan is on an area of land whose boundary does not follow any physical feature and therefore does not make sense from a landscape point of view. Policy dictates that development on Green Belt land must have a strong physical boundary; the site for the 1200 homes does not meet this. Whilst the proposed area is not Green Belt it does have strong physical boundaries in the A1198, A428 and the existing Cambourne. When Cambourne was first planned 24 years ago the inspector consider the area in question was part of the wider visual landscape. Since then with the development of Cambourne, the duelling of the A428 and development

at Caxton Gibbett the landscape character has changed. MCA feel it is better to plan for the whole of the site now rather than face future piecemeal development. The larger plan will give much better value for Cambourne. The SCDC plan for 1200 homes would not generate enough population for a new secondary school or sufficient open space.

The following comments and concerns were raised:

The Chairman stated that his personal opinion was that development of the site was inevitable and that development of the site as a whole was preferable to piecemeal development. However there are issues with the proposal which will need to be addressed.

- There must be a review of the boundary as at present the site is within Caxton parish who are not set up to be able to govern a development of this scale whereas Cambourne Parish Council has the experience to be able to do so. Therefore a local Governance review should be carried out to bring the proposed site into Cambourne Parish boundary including all land bounded by the A1198, Caxton Bypass and the A428.
- There should be vehicular access to the site via the Business Park in addition to those proposed from the Caxton Bypass and Sheepfold Lane. Nick Smith reported that MCA have an interest in the Business Park but are not the controlling landowner. Discussions have been held but other Parties have invested in the Business Park and their approval is needed so an access point cannot be included in the plan. The proposal is designed so that the link is possible in the future.
- It is understood that part of the application is the expansion of Sheepfold Lane. Concerns were raised regarding commercial vehicles parking in Sheepfold Lane. Nick Smith reported that there will be restrictions in place and that discussions have been taking place with BMW regarding the parking of trailers and cars. Road improvements to Sheepfold Lane will only be carried out as part of the West Cambourne development but would be carried out at the start of the development. Access for construction traffic will be via the A248.
- The proposed athletics track needs to be an all-weather track not a grass track as stated in the Design and Access Statement. MCA confirmed that this will be taken into consideration. The athletics track has been suggested in place of a third Cricket ground as the Cricket Club will be using the existing facilities and the new ground at the Secondary School.
- The Design and Access Statement uses an average household figure of 2.7, whereas the actual figure according to the 2011 census is 2.76. On this basis there would be an additional 141 people which will have an effect on the requirement for open space provision and school and healthcare requirements. MCA confirmed that this will be taken into account.
- It was confirmed that an education study has been undertaken and has been received by the Parish Office. Concern was raised that there appeared to be a discrepancy in the Design and Access Statement in that provision has been made for school places for 20% of the population but currently 31% of the population are of school age. Concerns were raised that some of the provisions have been made based on County Council projections of requirements and in the past these have proved to be inaccurate due to the unusual demographics of Cambourne. The additional Secondary School would be required early on in the

development. Advice will be sought from the educational consultant.

- The employment area needs to have vehicular access from the settlement. MCA confirmed that it was possible to provide this but they were concerned about large commercial vehicles using the settlement roads and also the possibility that the employment area could become a rat run to the A428. Access was only for residents to access not commercial traffic.
- The transport report talks of the duelling of the A428 and the provision of a dedicated bus lane into Cambridge at a cost of £100m but the breakdown of this unclear.
- Concerns have been raised regarding the provision of medical facilities. Nick Smith confirmed that the issue is not with the provision of space but with the funding provided by the NHS for staff and services. This will need multi-party discussions to review how health in Cambourne is funded. The Health Impact Statement suggests that, following an analysis of local surgeries, there is surplus capacity at Papworth surgery and that the residents of West Cambourne would be able to register there. Concerns were raised that this would not be possible. Dr Bailey has been consulted on his views regarding the option for a satellite surgery in West Cambourne versus expansion of Sackville House but he has not yet expressed an opinion. His concerns lie with the current funding formula which does not reflect the demographics of Cambourne. There should be a meeting of all parties to include the Parish Council, South Cambs District Council, Cambridgeshire County Council, MCA, the local MP, the CCG, Monkfield Medical Practice and Dr Peter Bailey to discuss fairer health funding for Cambourne.
- Affordable housing should be set at 30% not 40%. MCA confirmed that this will be dictated by a viability assessment.
- There is a need for 3.36ha to be set aside for a Burial Ground.
- It was requested that the land adjacent to the Trailer Park, currently owned by Bovis Homes be transferred to the Parish Council and the shed on the site removed in order that the Trailer Park can be extended as the existing Trailer Park is full.
- Subsidised bus service to St Neots. MCA confirmed that they will be having discussions with both Stagecoach and Whippet. The bus companies are keen to provide routes through the settlement.
- Swimming Pool. MCA confirmed that there is an area of land set aside adjacent to the sports centre and that there was potential for funding to provide a pool but not to run it or maintain it. MCA wish to improve existing facilities within Cambourne.
- CYP funding towards a larger building.
- The development should be called West Cambourne and not Swansley Wood as has been suggested to ensure the community feels part of Cambourne.
- There should be no construction traffic entering the site from Sheepfold Lane or through any part of Cambourne.
- Phasing should run in conjunction with the highway improvement works. This will need engagement with the County Council.
- A contribution to the Cambourne Parish Council Energy Fund. MCA confirmed they are keen to further support the Energy Fund.
- The Parish Council and Parish Clerk should be involved in all s106

discussions in the same manner as the 950 extra dwellings. The Parish Clerk must have equal status with County and District officers.

- The hedge boundary between Lower Cambourne and West Cambourne needs some breaks in it to increase visibility and ensure that West Cambourne does not feel isolated from the rest of Cambourne. MCA raised concerns regarding potential ecological issues with this.
- The s106 requirements of the Church need to be considered.
- Community facilities need to be on stream in tandem with the development. There needs to be a contribution towards improved provision at The Hub at implementation of the consent to provide community space until the community space in West Cambourne is provided.
- It was suggested that representatives of MCA should try living in Cambourne for a day to get more of a sense of the issues that concern the residents on a daily basis.
- Concern was raised that the concept of West Cambourne appears to be different from the other villages as they are designed around a central green area. Dick Longdin reported that two thirds of existing Cambourne is open space but that this is a luxury that will not happen in the future due to planning policy. This is one of the great successes of Cambourne and it will be replicated in West Cambourne as far as is possible. There is more limited open space in West Cambourne but it has been put at the centre of the development not at the edges. It is intended that the open spaces will be useable and part of everyday life. The lake is an engineering requirement but it also creates an focal point and sense of arrival in the development. Whilst reduced compared to existing Cambourne the open space provision in West Cambourne is still two and a half times the policy requirement. Concern was raised as to how safely in the open space that has been designed around the main route through will be managed. MCA confirmed that this has been considered and that safety features to separate vehicles and people will be put in place.
- The Commercial land will not be developed until a late phase, possibly not until 12 – 15 years time. If it is felt that the demand for the employment land is there it can be brought forward. MCA confirmed this could be reviewed as part of the planning negotiations.
- Concern was raised regarding the effect of the constant development on the children at the Secondary School and Primary School. It was confirmed that the section of road in front of the secondary school would not be accessible to vehicles and would be a child friendly area.
- Concern was raised that the pre-school and youth provision is currently inadequate and that this must be addressed.
- A request had been made previously by the Parish Council to include some self-build and some single storey properties. MCA confirmed that they are in discussion with South Cambs District Council on the best way this can be achieved.
- There will need to be provision for a Maintenance Yard for the Grounds staff.
- Concern was raised regarding the current level of traffic on Sheepfold Lane. MCA confirmed that they will discuss this with Cambridgeshire County Council but that they can only upgrade the road as part of the application.
- This list is not exhaustive.

The councillors were given the opportunity to have a final say ahead of the voting on the resolution.

It was:

RESOLVED to recommend the application for approval in principle and in preference to the proposal contained in the Local Plan subject to satisfactory resolution of the issues discussed above.

The vote was recorded as 8 votes in favour of the resolution and 1 against. Cllr T Hudson voted against the resolution on the grounds of lack of provision of healthcare in Cambourne.

The Meeting was adjourned for a short recess

The Meeting was reconvened

7. COMMITTEE REPORTS

7.1 Planning Committee - report from 13th January 2015 PLN M215

It was:

RESOLVED that the Planning Committee report for 13th January 2015

7.2 Festival Working Party – report from 20th January 2015 FWP M1

The Chairman reported that the Festival is to take place on Saturday 12th September under the name of the Cambourne Community Fete.

RESOLVED that the Festival Working Party report for 20th January 2015 be received.

8. POST BOXES IN LOWER CAMBOURNE

Cllr Betson reported that a request had been received from a member of the public to relocate the post box on School Lane in lower Cambourne to Lower Cambourne Green or near to the Co-op.

The Parish Clerk reported that this issue had been discussed with the Post Office when dealing with the issue of dog faeces in the post box in Upper Cambourne. The Post Office have reported that they have issues with collection from the box on School Lane due to its location on a busy bend in the road.

It was:

RESOLVED that the Parish Clerk will make a request to the Post Office to provide an additional post box at the Co-op and to relocate the existing Lower Cambourne post box to a safer location.

9. TESCO CLICK AND COLLECT SERVICE

The Parish Clerk reported that the Click and Collect service would use 3 spaces in the rear car park at the Sports Centre but not at the weekends when space is at a premium. The purpose of the service is so that customers can pick their shopping up from the delivery point in Cambourne without having to go to the store and without having to pay the home delivery charge. The van would be a standard size home delivery van. Customers will still have the option to pay for a home delivery if required. All banners and signage must be temporary and not

project onto the footpath.

It was:

RESOLVED that the Tesco Click and Collect service be sited in the rear car park of the Sport Centre for a trial period of 1 year subject to all signage being temporary and that the service will be suspended on Saturdays and Sundays when peak demand for parking space is required.

10. GC26 INDEMNITY

It was:

RESOLVED that the Chairman and Vice Chairman be delegated authority to sign the Indemnity on behalf of the Parish Council.

11. GENERAL CORRESPONDANCE

Jane Barratt –Administration, Cambourne Karate School.

Email regarding hall hire for Karate.

Cllr Mr L Selway took no part in the discussion.

The Parish Clerk reported that originally only one of each type of class or group had been given space in The Hub to give them opportunity to become established. However, now the population is much larger and there is more demand for classes and groups this is no longer relevant. The additional karate class is offering a slightly different option. Concerns were raised that there was a risk of setting a precedent and this required a fuller discussion. It was suggested that a trial period be imposed and that the impact on the existing business be assessed.

It was:

RESOLVED that the email be received and that the additional Karate classes be allowed for a trial period of 1 year and then reviewed with no additional bookings during that period.

Cllr Mrs L Selway and Cllr Mrs R Poulton abstained from the vote.

SCDC – January E-Bulletin

It was:

RESOLVED that the E-Bulletin be received.

Cambridgeshire County Council – Highways Fault Reporting

It was:

RESOLVED that the report be received and the information be posted on the website and Facebook page.

12. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Exclusion of the press and the public.

MOVE: that in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and by reason of the confidential nature of the remainder of the business, the Press and the Public be excluded from the Meeting.

13. FREEDOM OF INFORMATION REQUEST

Signed

Date 3rd March 2015
7-8

It was:

RESOLVED that the Parish Clerk respond to the request inline with the statutory time frame and the Freedom of Information Publication Scheme.

14. NEW PARISH COUNCIL BUILDINGS

It was:

RESOLVED that that the report be received and the recommended actions be agreed.

15. PURCHASE OF BBQ

It was:

RESOLVED that that the report be received and that the Chairman, Vice Chairman and Parish Clerk be delegated authority to purchase a suitable 6 burner BBQ up to the agreed value of £750.

**16. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960
RE-ADMITTANCE OF THE PRESS AND THE PUBLIC.**

MOVE: that the confidential business having been concluded, the Press and Public be re-admitted to the meeting.

17. DATE OF NEXT MEETING – 3rd March 2015