



CAMBOURNE PARISH COUNCIL

District of South Cambridgeshire

A meeting of this Council was held at The Hub Community Centre, Cambourne on Tuesday 12th April 2016

Present:

Cllr S Crocker (Chairman)
Cllr R Betson
Cllr P Gavigan
Cllr T Hudson
Cllr Dr G Mehboob

Cllr J O'Dwyer
Cllr J Patel
Cllr Mrs R Poulton
Cllr Mrs J Sawford
Cllr G Thompson

In attendance:

John Vickery Parish Clerk
Liz Pinchen Deputy Parish Clerk
Jessica Lydon Office Administrator
Michael Stirrop MD Bovis Homes
Ben Coles Strategic Land Regional Director Taylor Wimpey East Anglia
Nick Smith Consultant Major Projects.

No members of the public were in attendance

1. APOLOGIES

Apologies for absence were received from Cllr Dr S Smith.

It was:

RESOLVED that the apologies for absence from Cllr Dr S Smith be approved.

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

Cllr S Crocker declared a personal non-disclosable interest in Items on the agenda as a District Councillor.

Cllr Dr G Mehboob and Cllr G Thompson declared a disclosable pecuniary interest in Item 4 Management Companies due to the location of their dwellings.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made no announcements.

4. MANAGEMENT COMPANIES

The Chairman reported that the Council has been approached by residents in Upper Cambourne in areas where there are management companies in place as there are concerns regarding the level of fees being charged and the lack of performance and support from the companies. There have been issues with management companies in general and in the past Bovis Homes have assisted in helping to close them down where public open spaces have been adopted.

Signed

Date 17th May 2016

It is requested that where there are areas of public open space that are ready to be transferred to the Parish Council that this process is speeded up.

Michael Stirrop reported that David Ivel, Technical Director, Bovis Homes is working with a lawyer to progress this process. Management companies are widely used in the housebuilding industry, particularly where there are private parking areas. Bovis Homes have a contractual relationship with the management companies and will deal with any issues raised.

In the newer areas of development areas it has been endeavoured to keep private parking courts to areas of affordable housing so that they come under the remit of the housing association or design them out.

It was felt that more information about the structure and rights of management companies should be given to prospective purchasers, possibly through the welcome packs.

Cllr Mrs R Betson joined the meeting at this point.

Information on management companies should also be given to purchasers by their conveyancing solicitor.

The Parish Clerk reported that discussions will be held regarding putting Parish support in order to fulfil the duties of the management companies. It is requested that these areas are avoided whenever possible in the future and that when pre-application discussions take place that where there is the possibility of a management company being involved that this is clearly indicated.

It was:

RESOLVED that the report be received and that in future drawings shown at pre-application presentations would indicate where management companies are envisaged.

5. 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.

6. CAMBOURNE

An update on the development of Cambourne was received from MCA

It was:

RESOLVED that the report be received.

7. 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.

8. DATE OF NEXT MEETING – 17th May 2016