

THRIPLow PARISH COUNCIL

Minutes of the Parish Council Meeting held on Monday 8th July 2019 in the Thriplow Village Hall Committee Room at 7.30 pm

Present

Councillors: Mark Brogan, David Easthope, Jane Gough, Kit Jackson, Charlotte Kirby, Owen Mackay, Carly Richman, Terry Smith

District/

County Cllr: Peter Topping (part-time)

Clerk to the

Council: Martyn Corbet

Also in attendance - Aly Anderson, Carlos Cardoso, Kevin Clarke, Karen Duthie, Simon Everett, Amanda Johnston, Karen Lemon, Peter McDevitt, Sabrina Melvin, Alfie Mullett, Darren Mullett, Jane Mullett, Sharon Mullett, Eva Nabbanja, Rowan Pashley, A. Reid, Kevin Rochfort, Karen Yates.

1. Apologies for Absence

There were no apologies for absence

2. Minutes of the Parish Council Meeting held on the 13th May 2019

These minutes had previously been distributed, The following amendments were agreed:

Cllr Easthope said that the last sentence of Paragraph 15 (e) should read "It has not yet been possible to make a grant application as we are still waiting for the grant application process to begin"

Subject to these amendments the minutes were approved and signed by the chairman.

3. Matters arising from the above-mentioned minutes not otherwise covered by this agenda

There were no matters arising

4. Minutes of the Extraordinary Parish Council Meeting held on the 13th June 2019

These minutes had previously been distributed. Cllr Easthope raised several points regarding these minutes. Discussion and approval of the same was adjourned to the next meeting

5. Matters arising from the above-mentioned minutes not otherwise covered by this agenda

Please refer to paragraph 4 above;

6. Election of a Vice –Chairman

Cllr Gough indicated her willingness to stand for this position. She was nominated by Cllr Brogan and seconded by Cllr Easthope. Cllr Gough was duly elected by a majority.

Cllr Kirby commented that nothing has changed during the last 12 months. She felt that there should be alterations to the way the parish council operates;

7. Updates on:

a) Watercourses

Cllr MacKay again said he would rather someone else take on this task. This important matter is in a state of "limbo". It was agreed that Cllr Mackay and the parish clerk would compose a letter to SCDC about the situation;

b) proposal to replace the Kingsway Notice Board

The parish clerk confirmed the notice board has been installed. It still needs its header. Cllrs Kirby and Richman queried its size. Cllr Kirby asked about the removal of the old Kingsway and Hurdles Way notice boards. The parish clerk will get these removed;

c) defibrillator installation

Cllr Jackson said that on the 17th June he had organised a briefing which was attended by 12 residents. There will be another later in the year. He would like to involve the school. It would be very helpful if a lot of people knew how to use the defibrillator. Sabrina Melvin stated that she knows someone who is able to help with training;

d) LHI Grant Application

The parish clerk said that he is still waiting to hear from Victoria Bailey of CCC. He will contact her. Cllr Easthope raised the deferred application for a grant toward the purchase of a mobile vehicle speed sign. He felt that waiting until the next round of applications after the expiration of the current application period in July was too long to wait. It was decided that such application should be made within the current application period. **MC**

8. Health and Safety

Cllr Easthope reported as follows:

“The next reports are due in September. I will send out reminders but replies will need to be sent to Kit as I shall be away for the September meeting.

Meanwhile the very large pothole in Farm Lane has been reported to Highways who have marked it for repair.

Douglas Sheldrick has touched up the lime wash on the Smithy and an invoice can be expected from him soon.

I have also repaired a rotted weatherboard at the rear of the Smithy”.

9. Parish Recreation Grounds and Parish Maintenance

a) Village & Heathfield Maintenance – update

Cllr Smith referred to the recent RoSPA report in which various items requiring attention were flagged up. A lot of minor things require doing. It was agreed that Cllr Smith will obtain quotes for this work; **TS**

b) Footpaths

Cllr Smith has received a complaint about a tree in Hurdles Way on the boundaries of numbers 8 and 9. This tree is at the rear of the properties and its roots are lifting the paving slabs. The responsibility for this is at present undetermined. Cllr Smith will investigate further; **TS**

c) Damaged signage in the village

Cllr Mackay has been going around the village and cleaning signs. Cllr Gough said that a sign has been discovered in the hedge at Daffodil Cottage which has recently been cut back. This is a “Slow Down” sign for the school. Cllr Gough said this sign could yet be more prominent. She suggested that the owner of the property might be asked to cut the hedge back further and to clean the sign. Cllr Jackson volunteered to cut back the hedge once he has spoken to the owner; **KJ**

10. Dog Litter Bins – relocation of dog litter bin at Ringstone

Cllr Richman has contacted Arnie Leader of SCDC. She has been told that the parish council will be expected to pay for the new bin. This would be a new-style combined dog and waste litter bin. The cost would be £360.00. Purchase of this bin was proposed by Cllr Richman and seconded by Cllr Brogan and agreed; **MC**

11. Tree Planting, Tree Work and POS Maintenance

(a) Tree work applications & Tree Works in general

S/1507/19/TC – 40 Church Street – no objection;

S/1814/19/TC – 36 Church Street – no objection;

The parish clerk received an email from Susan Shane regarding hedges on the Thriplow Rec which need cutting. Cllr Smith explained that these cannot be done at present because it is the wrong time of year.

12. Planning Matters

a) Responses to applications

S/1425/19/FL – 1 Church Street - demolition of existing single storey extension, erection of front porch, two storey front extensions, single storey rear extension to existing barn and conversion to habitable use and conversion of existing building to form annex, new dropped kerb and access, drive and parking space – a majority of parish councillors do not object to the application but some are concerned that the access to the property is dangerous. This should be investigated,

b) Planning decisions received

S/1088/19/FL and S/1089/19/LB – Goward's Farmhouse 28 Middle Street - single storey rear extension replacing conservatory and section of garden wall – approved;

S/0938/19/FL – Duxford Service Station – change of use from highway verge to motor sales forecourt. Groundworks to extend hardstanding to side and rear of garage and repositioning of fence – approved;

Cllr Brogan explained that work had already started prior to the granting of planning approval. He expressed disappointment that this matter had not gone to the SCDC Planning Committee and that no notice appears to have been taken of the objections of the parish council together with the need for landscaping. Cllr Easthope pointed out that it is generally speaking for the developer to interpret what “landscaping” is unless specified by the planning authority. It was noted that a 2 metre verge surrounding the site had been proposed and that the approval states that this is with the intention to have landscaping in

the form of a hedge or small trees on the site.

c) Planning appeals

No notifications of planning appeals have been received;

d) Neighbourhood Plan

Cllr Easthope reported as follows:

“An application for a grant has now been made to cover the cost of input from Cambs ACRE and advice from consultants. We expect to hear the result of our application soon.

The application has been made in the name of the parish council and any grant awarded will be paid to the parish council to be used for Neighbourhood Plan purposes.”

f) Any miscellaneous items

There were no miscellaneous items

13. Financial Matters

a) Authority was granted to pay the following:

	AMOUNT	VAT	TOTAL
Parish Clerk's salary 14 th May to 15 th July 2019	537.60		537.60
Parish Clerk's expenses	28.90		28.90
HMRC – PAYE on Parish Clerk's salary	134.40		134.40
Hardy Landscapes Ltd – grass cutting on Heathfield & Recreation Ground Grass Cutting – 22/05/19 and 20/06/19 and Village Verges on 01/06/19	483.00 483.00 405.00	96.60 96.00 81.00	579.60 579.60 496.00
Total			1655.20
British Gas – Smith Electricity	57.26	2.86	60.12
T Purdew – Painting Village Benches	350.00	70.00	420.00

Item received after publication of the agenda:

	Amount	VAT	Total
Notice Boards Online Limited – installation cost	900.00		900.00

(b) Credits received

Credits received were as follows:

	Amount
Cambridgeshire County Council – cutting verges	1283.74

c) S106 monies

The monies held in respect of Hurdles Way were invested with Saffron BS. The remaining S106 monies are invested with Cambridge BS.

There were no fixed fee deposit products available at with Cambridge BS or Saffron BS;

d) Annual Return Progress Report

The AGAR and its accompanying documents have been despatched to the external auditor.

14. Plan for play/leisure equipment on the Heathfield Open Space (formerly the Pepperslade Public Open Space)

This item was considered in an open part of the meeting notes in respect of which are recorded at the end of these minutes.

15. (a) Proposal to increase parish council efficiency

Cllr Easthope said that he felt that sub-committee should be formed He proposed to consider the procedures and operation of the parish council in order to make recommendations for improvement which would then be considered by the parish council as a whole at a future meeting.

The Chairman is automatically entitled to attend meetings of any sub-group or committee.

Cllr Easthope suggested a committee of 3, of which he would like to be a member. It was agreed that a working party should be established and that Cllr Easthope should be member. The other members are Cllrs Jackson and Richman.

(b) Proposal to increase the number of parish councillors for Heathfield Ward

The parish clerk will contact Siobhan Mellon of SCDC to find out how far this matter has Progressed;

(b) Training for the whole parish council by Ian Dewar

Ian Dewar is still ill when he is available this will be pursued;

(d) Updating the parish council electronic equipment

This matter has been dealt with

16. Parish Website

Cllrs Kirby and Richman have conducted a review but had nothing further to add at this

DE, KJ
& CR

Stage. This will be an agenda item for the next meeting;

17. Request for a defibrillator on Heathfield Ward at EMG garage

Sabrina Melvin was given permission to address the meeting. She said there is a need for a Defibrillator on Heathfield. There is one at the IWM but this is not readily accessible. She Spoken to EMG who have agreed to site it on their premises provided it is funded. Sabrina has someone who can conduct the training free of charge.

**KJ &
SM**

Cllr Brogan said that if there are parish council funds available then it made sense to have a defibrillator on Heathfield. Cllr Kirby suggested that it could be sited at Heathfield House but acknowledged this site is not readily accessible. Cllr Richman said it is right there should be a defibrillator on Heathfield. Cllr Gough believes the parish council has a duty to supply one. Sabrina Melvin will look into this further she ad Cllr Jackson will work together. If the defibrillator is located on the EMG premises then their staff would also need to be trained.

18. Work on the small grass are at The Green Man

Cllrs Easthope Jackson and Smith declared an interest and left the meeting for this item. Kevin Clarke was invited to speak by the chairman. He referred to the grassy mound which Forms part of the carpark at The Green Man. It is proposed to tarmac this over and paint white lines. Cllrs said they have no objection to this.

19. Parking on Fowlmere Road

Derek Pinner has raised concerns regarding parking near the junction of Fowlmere Road and The Green various persons are parking in such a way as to obscure the egress from the junction. This is extremely dangerous. Cllr Easthope explained this in the absence Mr Pinner in the absence of Mr Pinner who had kindly agreed not to attend this evening so as not to increase the pressure of business. Safety measures will be pursued with CCC.

20. Reports (if any):

(a) Neighbourhood Forum

Cllrs Gough was unable to attend the last air show. There is a long term plan which may see Marshalls Aerospace moving into the area. It one of several options over the next 20-30 years. The IWM would only agree if it did not detract from the museum. Their plan is still to pull down the Land Warfare building;

(b) Village Hall Management Committee

Cllr Jackson said there is a meeting on Thursday. The fire extinguishers have been chacked;

(c) Police & Neighbourhood Watch

Cllr Gough had nothing to report;

(d) District Council Information and (e) County Council Information

Entrance to Heathfield – EMG car group. I've spoken to both EMG (Nick) and Michael Sexton who is the SCDC Planning Officer dealing with the application. Michael Sexton says he did as the parish council asked and sought approval to take the application to planning committee, but this was not agreed by senior planning officers. I have in the past been to the internal meeting where what goes to planning committee is decided but I don't recall being asked by the PC to help on this one. Even then it might still have not got to planning committee.

The South Cambs planning policy of supporting local businesses means that it would be very difficult for officers or planning committee to turn down this application. Because of the large industrial unit at the back of the garage there isn't a lot of residences nearby on which to hang an objection that could be sustained if they went for appeal (as EMG undoubtedly would). There have only been 2 objections I am told.

One thing that the EMG Group will have to do as a planning condition is put forward a landscaping plan for the two metres strip round their new extension. They originally proposed a one metre wide strip with just a hedge, but that has improved. It will be very important for the PC and local residents to focus on this planning condition to make sure we get the best deal including some trees etc. It would be worth now seeing if there is any resident who has some landscaping background who could advise the parish council.

The serving of a cease and desist order action has been passed to Planning Enforcement and I have spoken to them about it but if the planning application is to be agreed shortly then it is not going to have any effect. Work does seem to have stopped on Friday.

EMG did say to me that this extra space will enable them to offload vehicles inside their premises rather than on the road. If the landscaping is done and there is no offloading on the roads, then that is an improvement.

Proposals for play equipment at Heathfield – I have secured the support of a community officer from South Cambs to help with a revised consultation exercise on this proposal, as I said I would at the May meeting. I have tried to give impartial advice to people who have contacted me about this issue, recognising there are strong views on this.

Local Highways Initiative bids - The time for considering putting in a bid for the coming process is here. The amounts that can be bid for have increased. It may be worth considering a joint bid with Fowlmere or reconsidering the proposals from Speedwatch. A community group can put in a bid, as well as the parish council.

Grass cutting on roadside verges - The county council will be cutting the verges from this month. I took up

with the highways team points raised with me about conservation and they have responded that the verges will not be cut back completely so as to protect wildlife. We have also had confirmation that the county council only sprays weed killer between the kerb and carriageway – it doesn't use round-up on the grass verges.

A505 improvement study – I have been pressing for this for the last couple of years. Now, the County Council has been granted funding to carry out a strategic transport and growth study to investigate the options to deliver multi-modal transport improvements to address current problems and future transport demand between Royston and the A11.

We need to be aware that the drivers for this (no pun intended) include:

- what transport improvements and policy interventions are required to support and enable the continued success of the internationally important life sciences cluster to the southeast of Cambridge, including aspirations for expansion of the Research Campuses and Science Parks.
- It will also take account of aspirations for new housing and development opportunities in the wider area.

Slightly further afield -

Emissions from Vetspeed chimneys - I have had confirmation back from Heidi Allen's office that she has had a reply from the Environment Agency to the letter that I drafted on behalf of local parish councils Cllr MacDonald and the concerned residents. I have seen a response from the monitoring team locally, so it may be that the pressure is resulting in them paying more attention to what is going on.

Proposal for a village "Station Fields" at Foxton – as a result of the "call for land" process run by South Cambs, developers have been putting forward propositions – one in Duxford last week, the Heydon Golf Club one, and this one from Sir Alfred McAlpine Group, making the case that proximity to a rail station will make the development sustainable. I'm told it will be autumn at the earliest before any coherent list of the sites put forward will be available, and next year before the debate on selecting sites will take place. However, before then there will be discussion about themes and strategic principles, and it will be important for the parish council to contribute to that, as it will guide the eventual selection of sites.

21. Correspondence and information received

Letters received

June 2019 – Pensions Regulator – Your Legal duties as an employer;

Emails received

14.05 – Darren Mullett – Equipment;

Darren Mullett – PO for HOS;

Notice Boards Online – Re TPC Notice Board Order;

Darren Mullett – Equipment;

Jodie Midlane – re PO for HOS;

Chris Jill – POS;

Darren Mullett – Equipment x 2;

Carlos Cardoso – POS and additional information request;

Steve Elliott – PO for HOS;

John Rimmer – TPCC;

15.05 – Darren Mullett – Invoice;

16.05 – Rachel Legroux – Tracked Council Newsletter;

Ben Stoehr – Re Thriplow Internal Audit Report and Invoice;

17.05 – David Schneider – Park Sounds;

Darren Mullett – Notes

Darren Mullett – Layout Options;

Jane Mills – Community Spaces Improvement;

Darren Mullett – Park Sounds;

18.05 – Kathryn Purkiss – Longer Statement;

19.05 – Parish Council Websites – Re website hosting for Thriplow.org.uk;

20.05 – CAPALC – NALC CEB 17.05.19;

CAPALC – NALC Newsletter;

Darren Mullett – re Notes;

21.05 – Troy – Payment Received;

Karen Lemon – Re Minutes of Parish Council Meeting 13.06.19;

22.05 – Tina Webb – Affiliation Form;

PA – SCDC Weekly Bulletin;

APAS Planning – Correspondence re 40 Church Street;

David Schneider – Heathfield Sign;

23.05 – Karen Lemon – Pepperslade POS;

Darren Mullett – HOS;

Notice Boards Online – Re TPC Notice Board x 2;

25.05 – Karen Lemon – Petition to stop development of POS x 2;

26.05 – Darren Mullett – Re Info;

28.05 – Darren Mullett – Petition etc;

29.05 – Patrick Adams – SCDC Weekly Bulletin;

- 29.05 - CAPALC - CAPALC Bulletin May 2019;
PA - SCDC Weekly Bulletin;
IHMC - Roadworks & Events Report 1-15.06.19;
Darren Mullett - PO for HoS;
- 30.05 - CAPALC - CAPALC Annual Conference;
CAPALC - NALC CEB 24.05.19
- 31.05 - Kathryn Purkiss - Longer Statement x2;
Planning Trees - SC Tree Warden Network Newsletter;
David Schneider - Re PO for HOS x 2;
- 03.06 - APAS Planning - Correspondence re Yard 2 Gravel Pit Hill;
CAPALC - NALC CEB 31.05.19;
Karen Lemon - Freedom of Information Request;
- 05.06- LDF - Greater Cambs Planning Policy Monthly Update June 2019;
Patrick Adams - SCDC Weekly Bulletin;
Clerkduxford - FYI SCDC re Aston Martin/Porsche planning application;
EditorFATN - July/August Edition;
- 06.06 - Dawn Stanley - S/1088/19/FL & S/1089/19/LB Goward's Farmhouse
Approved;
CAPALC - NALC Newsletter;
Victoria Bailey - Fwd;
- 10.06 - Greater Cambs Partnership - Whittlesford Parkway Masterplan;
CAPALC - Chief Executives Bulletin 07.06.19;
Kevin Rochfort - Freedom of Information Request;
Peter McDevitt - Re Pepperslade POS;
Karen Fachechi - Pepperslade Open Space;
- 11.06 - John Brown - Duxford Neighbours Forum;
Peter Topping - Update on Heathfield POS Discussion;
- 12.06 - Peter Topping - Re vetspeed emissions affecting Duxford;
Jason Clarke - Update on Heathfield POS Discussion;
- 13.06 - IHMC - Roadworks & Events Report 16 -30/06/19;
Jason Clarke - Update on Heathfield POS Discussion;
CAPALC - Chairmanship Training;
Tina Creek - Grass Cutting;
- 14.06 - Tina Creek - Grass Cutting;
APAS Planning - 1 Church Street;
- 15.06 - Karen Lemon - Freedom of Information request x 2;
- 16.06 - Your Freedom of Information request x 2;
- 16.06 - Kevin Rochfort - Residents Survey;
- 17.06 - Darren Mullett Re WREN documents;
Passenger Transport - Changes to Bus Services;
CAPaALC - NALC CE bulletin - 14.06.19;
LDF - Draft Bourne Airfield New Village Supp. Planning Document;
Darren Mullett - WREN documents;
- 18.06 - Stephen Woodard - Re HOS;
BHIB - TPC Special Types Insurance;
Karen Lemon - Pepperslade POS Meeting 11.07.19;
Darren Mullett - Heathfield Play Equipment Leaflet;
- 19.06 - APAS Planning - Correspondence re The Laurels Newmarket Road x 2;
David Schneider - Heathfield Play Equipment Booklet;
Darren Mullett - Heathfield Play Equipment Booklet;
Patrick Adams - SCDC Weekly Bulletin;
David Schneider - Heathfield Play Equipment Leaflet;
Martin Arthur - Dear Martyn;
Hannah Coetsee - Re TPC Survey;
- 20.06 - Linda Gallagher - Cabinet & Parish Councils Liaison Meeting;
APAS Planning - Correspondence re 1 Church Street;
CAPALC - Important information;
Kevin Rochfort - Scanned Image;
APAS Planning - Re 1 Church Street;
Nishant Gupta - Re Heathfield Notice Board;
Clerk Duxford - Decision Notice S/0350/19/FL;
Jason Clarke - Heathfield POS Survey;

21.06 - clerkduxford - August Parish Meeting;
 Gareth Bell - Planning Enforcement Advice illegal encampments;

21.06 - Darren Mullett - Fwd Heathfield Play Equipment Booklet;

23.06 - Kevin Rochfort - Freedom of Information Request;

24.06 - CAPALC - NALC Newsletter;
 Karen Lemon - Fwd Play areas and drug abuse;
 Jean Kirby - Uregent - Installation;
 David Schneider - Heathfield POS Survey;
 Hannah Coetsee - Heathfield POS Survey;
 Jason Clarke - Heathfield POS Survey;

25.06 - CAPALC - NALC CE Bulletin 21.06.19;
 David Schneider - Not HOS related;
 Notice Boards Online - Re Installation;
 David Schneider - sub-committee/working party;
 Hannah Coetsee - Heathfield POS Survey;

26.06 - Paul Payne - Parish Street Lights;
 Patrick Adams - SCDC Weekly Bulletin;
 Darren Mullett - Emails;
 Darren Mullett - Correspondence re WREN application;

27.06 - David Schneider - Re Heathfield POS Survey;
 Hollie Allen - Hear from the Dept of Transport & British Parking Ass;
 Amanda Morgan - Request from Cambs Hearing Loss Charity;
 Kathryn Purkiss - Next Parish Council Meeting;
 Jason Clarke - Heathfield POS Survey x 4;
 Kevin Rochfort - Ultra Vires renaming of Pepperslade POS x 2;
 Karen Lemon - Minutes of Parish Council sub-committee meeting;
 David Schneider - Heathfield POS Survey;
 Hannah Coetsee - Heathfield POS Survey;

28.06 - Karen Lemon - survey leaflet;
 Karen Lemon - survey - 28.06.19;
 Allison Edwards - Childrens' Play and Exercise Equipment;

29.06 - Carlos Cardoso - Pepperslade POS and additional information request;
 Maria Mosely - Survey;
 Chloe Terry - Childrens' Play and Exercise Equipment;

30.07 - Miles Parkes - MAVS;

01.07 - Karen Lemon - Scanned Image etc;
 Local Transport - Consultation on the Cambridge & Peterborough
 Combined Authority Local Transport Plan;
 LDF - Greater Cambridgeshire Local Plan;
 Jean Kirby - Invoice;
 David Schneider - Monday 8th July;
 Michael Sexton - Ref S/0938/19/FL - Duxford Service Station;
 Derek Pinner - Next week's PC meeting;
 Helen Taylor - Footway Lighting in Thriplow;
 Susan Shane - Hedges;
 Kevin Rochfort - Missing Minutes;
 Clive Fisher - MAVS;
 Andrew Strecki - Heathfield POS;

02.07 - Local Highways - Street Lighting Parish Energy Handover;
 Linda Gallagher - PC Liaison Meeting Minutes - Operation London;
 Peter Topping - Ref S/0938/19/FL - Duxford Service Station x2;
 Michael Sexton - Ref s/0938/19/FL - Duxford Service Station;
 Rural Services Network - Rural Funding Digest;
 Darren Mullett - Missing Sub-committee minutes;

03.07 - Patrick Adams - SCDC Weekly Bulletin;
 Rebecca Ward - Rectory Farm;
 Clerk duxford - Question;
 David Schneider - Exhibition 11/07 x 3;
 Darren Mullett - Exhibition 11/07;
 APAS Planning - Correspondence regarding 48 Woburn Place;
 LDF - Greater Cambridgeshire Planning Policy Monthly Update July 2018;
 Peter Ashurst - RAF Benevolent Campaign in Cambridgeshire;

- 04.07 – APAS Planning – Correspondence re application at 38 School Lane;
 APAS Planning – Correspondence re application at Rectory Farm x 2;
 Peter Topping – Rectory Farm x 3;
 Ian Papworth – Decision Notice – S/0938/19/FL;
 Bryony Hoy – public distribution;
 Darren Mullett – Exhibition 11/07;
- 05.07 – CAPALC – NALC CEB 28.06.19;
 Peter Topping – Rectory Farm x 3;
 Jason Clarke – Heathfield POS;
- 06.07 – Jill Christiaens – Your FOI Request;
 Carlos Cardoso – Re Responses to queries raised in correspondence;
 Maria Moseley – Re Pepperslade Survey;
 David Schneider – Scanned Documents x 2;
 Aly Anderson – Heathfield POS equipment x 2;

22. Date of next meeting

9th September 2019

There being no further business, the chairman thanked everyone for attending.
 The meeting closed at 10.15 pm

..... Chairman

..... Date

NOTES FROM OPEN PART OF MEETING HELD ON THE 8th July 2019

David Easthope outlined a history of the Heathfield Open Space site and in particular how it came into the possession of the parish council and what its intended use had been

At the time that the development of Pepperslade was first considered I was the District Councillor for Whittlesford & Thriplow. When the Section 106 agreement was prepared I was the parish council chairman. Tim Spicer and I signed it on behalf of the parish council.

That was all around 20 years ago and my memory isn't that good so I resorted to old minutes etc. to establish the following sequence of events:-

The original planning application for Pepperslade and the Public Open Space to the rear was made in 1995. The application sought outline approval for residential development with associated recreational use and sports pavilion. This outline application was approved subject to details of layout and the completion of a Section 106 Agreement. The agreement would include for an educational contribution to Cambridgeshire County Council for improvements at Thriplow School and would cover the transfer of land as Public Open Space to the Parish Council. It would also include a sum of money, called at the time of writing the agreement The Community Hall Contribution, which allowed for the provision of a Sports pavilion, pedestrian & vehicular links with the proposed sports facilities and public open space, drainage, lighting, car parking, play areas, landscaping, bus shelters, fencing, litter bins, village seating, the payment of any contributions to any public authority paid therefrom towards the cost of construction of roads, sewers, bridleways or any other matter or thing the parish council is lawfully empowered to do. _

The sum was £100,000, to be adjusted for inflation at the time the money was paid. The S. 106 Agreement required the public open space to be dedicated to the use of the public for recreational purposes as a Public Open Space in accordance with the Public Open Spaces Act 1906, but provided that the use of the land as public open space should not preclude the following rights of the parish council to ensure the good management and use of the same.....

The right to exclude any person, animals, vehicles or equipment therefrom either temporarily or permanently (so far as shall not be inconsistent with public amenity use)
 prescribe such reasonable charges either for general or for particular use of all or any part thereof
 to otherwise make such management or proprietary conditions governing the use thereof as it shall in its absolute discretion think fit
 to erect any community hall, pavilion, meeting room or storage building thereon or any other building ancillary to the use of the area as a public amenity use

In February 1997 a public meeting was held in the old cinema which is in IWM grounds adjacent to Heathfield, in order to learn the views of residents as to how they felt the parish council should use the S.

106 money when it had been paid. The unanimous view of the meeting was that roads and sewers should be the first priority.

In February 1998 the Section 106 Agreement was signed.

In March 1998 Martin Grant Homes received the full planning approval

In September 1999 the parish council received the S. 106 money which had to be spent within 10 years of receiving it. Martin Grant Homes could demand the repayment of any unspent money after this time.

In January 2000 a further, well attended, public meeting for all Heathfield residents was held in The Old Cinema to ascertain whether residents views had changed regarding the spending of the S. 106 money. The meeting confirmed unanimously that roads and sewers should be the first priority.

At the time of this second meeting many of the houses in Pepperslade were occupied.

In 2002 the public open space land was finally transferred to the parish council.

Mark Brogan then asked each parish councillor in turn to give their views on the project to put play and leisure equipment on part of the site.

Terry Smith - Darren Mullett (DM) has worked hard as part of the working group which consisted of David Schneider, Mark Brogan, DM and himself. Identifying the equipment residents wanted was part of the process. The money from WREN had probably been obtained quicker than expected. It had been necessary to identify the areas where the equipment might be placed to set the ball in motion. There is a demand for additional recreation facilities within the area. The plan is angled toward older age groups. Heathfield Park caters for 5-8 year olds;

Owen Mackay – expressed his support for the project;

Jane Gough – thought there is a demand for the facilities for older children and adults. 3-4 years ago Taylor Smythe spoke at a parish council meeting to say that older children would like to see something on the site. The parish council did not have the money at the time. The working party worked hard to get the funds for the benefit of the community;

Mark Brogan – said that his house overlooks the area. He recognised the wishes of the community as whole. Previously large amounts of Section 106 monies had been spent on roads and drains and The Greenway. This had been given to the parish council to provide facilities for the community. It is important to provide somewhere for children aged 9 and over to have somewhere to go. The plan does not detract from the area. The space utilised will be less than 2% of it. MB was in support of the project. He thanked DM and DS for all their hard work;

David Easthope – said he had not attended the EPCM on the 11th April but would have voted in favour of the project if he had been. He specifically referred to noise from the site and referred to the use of the Cricket Meadow in Thriplow by the cricket club and children. It is a great pleasure to hear children enjoying themselves;

Kit Jackson – said that if he had attended the EPCM he too would have supported the project. There are better recreation facilities in Thriplow than Heathfield. The parish council should support efforts to provide facilities. There is a need to balance the differing interests of residents. The Exhibition and feedback is important;

Carly Richman – would have objected if she had been at the EPCM. There has not been enough consideration for the people whose homes back onto the area. There has not been enough consultation. The previous survey had only 44 results. There is not enough concern about anti-social behaviour. She would not let her 3 children go to the area on their own. There are enough play areas on Heathfield. One of the existing ones needs to be improved. No other area has 3 play parks. The area should be left as a green space. There is dog poo everywhere;

Charlotte Kirby – was not at the EPCM. If she had been she would have objected. She agreed with all CR had said. There has not been enough consideration or consultation with Heathfield Ward residents. She had never seen agendas or minutes for the meetings of the sub-committee and was not aware of any discussions. Residents had not been able to attend the meetings. The parish council is not painted in a good light. There are plenty of play areas locally. It is not appropriate to have a third. It might be better to improve the play areas we already have

Sabrina Melvin – the first survey was put out to all the houses in the Ward. There was not a great response but people cannot be made to respond. The parish council has used the information received. It can only go on the information provided;

Kevin Rochfort – said that the survey in 2017 was over the Christmas period and that at the time most households were thinking about their Christmas celebrations;

Mark Brogan – said that the survey was delivered in early December and open until the 19th January;

Amanda Johnston – has lived on Heathfield since 1989 at that time her house overlooked green fields. There was nothing on Heathfield Ward then. Change had to be accepted and those that did not accept it could move. She had been a parish councillor and knew that there was need for something we and children could use. People who had recently moved here (30-40 years) were opposing what was originally intended for the area;

Carlos Cardoso – said that about 20% had completed the survey. Others had not felt strongly enough to complete the survey. They either did not want anything or had no strong feelings about it.

Mark Brogan – pointed out that he had ensured the survey was fair by providing a box for comment and suggestions. Only 11 households did not want anything;

Aly Anderson – we should go on the results received. We are part of a community and need to accept the need to encourage young people to go outside. There are lots of green spaces and walks;

Karen Lemon – held up the copy of the WREN application, which she had received under an FOI request, and asked how many people had seen it. She queried whether there had been 2 surveys;

Darren Mullett – pointed out there had one over Christmas and the other in relation to the Neighbourhood Plan;

Eva Nabbania - understood change should not compromise the rights of others. She had some issues arising from the fact that the plan was for the equipment to be available to Heathfield and the Village. 1. What about parking ? It is already difficult to park on Ringstone; 2. The area is secluded and would be a magnet for anti-social behaviour. Nothing is being done to protect residents on the boundaries. Policies for this need to be in place;

Aly Anderson – thought that claims about anti-social behaviour are a “red herring”. She referred to the recently distributed leaflet and said she was disgusted that there was no claimed authorship. The leaflet is scare-mongering. She asked whether the author thought that residents were hardened drug addicts looking for a place to go. As for the risk of contamination she has 2 dogs and walks them on the area. The situation regarding dog poo has improved. The idea that children might go blind is nonsense. The idea that was anti-social behaviour as a result of Heathfest was despicable and insulting;

Eva Nabbania - asked about a policy for anti-social behaviour and dealing with it;

Jane Gough – said that there is nothing to substantiate the allegation there could be anti-social behaviour. If any is seen the police should be called the same applies to drugs.

Alfie Mullett – said that the equipment in the old park had been dangerous. His father Darren had helped to make it safer. At his age there was nothing available for him. He could either go off the estate to meet friends or go to Thriplow Rec. There would no anti-social behaviour or damage to the equipment if people were using it;

Jane Mullett – when she was Alfie’s age there nothing and this affected her health. There was no place to go and find other young people her age. By opening up the area fitness will be improved as well as social inter-action. It will also bring adults and children together;

Jane Gough – said that the comments about ASOBs, drugs and vandalism were an insult to residents;

Sharon Mullett – said the whole point of the exercise is to young adults into the community. They want the Zip-Wire, Climbing Frame and gym. This is encouraging play and to educate to play respectfully. There is a duty to support children;

CR – asked if this is a social space why is the most popular part of the equipment being placed on the most unusable part of the area?

Darren Mullett – said he had made a mistake. He had 2 days to get something planned. The plan was wrong;

Mark Brogan – said that after the meeting on the 13th May the plan had been changed;

Charlotte Kirby – asked why , throughout the whole process, people had not been informed;

Kevin Rochfort – said he had never seen a published agenda for sub-committee meetings. Only 2 sets of minutes had been published. Nothing further had been published till requested;

Mark Brogan - said they had actions etc of the sub-committee had been reported to the parish council;

Kevin Rochfort - said sub-committee minutes should have been published;

Amanda Johnston – said there are various forms of communication. She listed those accessible to residents. The project was publicised to residents;

Sharon Mullett – said it would be nice to see the area landscaped;

Kevin Rochfort – said that there had been a failure of communication.

This was disputed by some present

Simon Everett said there was no lack of information everyone knew what was going on.

Mark Brogan - said that the parish council has worked closely with SCDC and Jason Clarke who works for SCDC. He has read the information supplied;

Karen Lemon said she cannot see the site from her back garden so cannot police it;

The possibility of lighting was mentioned.

Sabrina Melvin - said that if there is no lighting then children would not be out at night;

Karen Lemon – asked what people should do if they found “spliffs” on the site?

Amanda Johnston – said that they should call the police;

Kevin Rochfort – said the police are underfunded etc;

Jane Gough - said people should call the PCSO Chris Wiseman;

Amanda Johnston said her husband is a retired Chief Inspector. If there were spliffs he would know what to do. There are also 2 neighbours near her who are police persons;

Carlos Cardoso – questioned the change of name. In response David Easthope said the area had never been the Pepperslade Public Open Space. This is a name some residents have adopted;

Charlotte Kirby – said the equipment is already in production;

Mark Brogan - explained are on hold and nothing has been progressed;

Peter Topping – said this matter is like a contested planning application. The second survey is to see if there are conditions which might help the people who do not want it to overcome their objections by at least finding some way of resolving them.

Please note that these notes are not intended to be a verbatim record of the discussions which took place and the comments raised. They are intended to convey the gist of what was said by the various participants.
