

# **BOTTISHAM PARISH COUNCIL**

## **Minutes of meeting Tuesday 4 January at 7.45pm, in the Poppy Room, Bottisham Community Sports & Social Club**

### **PRESENT:**

Cllr Ogborn- Chair; Cllrs Buchanan, Cundell, van Someren, O'Dell, Wilson, Winkcup

### **APOLOGIES:**

Cllrs di Lorenzo, Marsh  
C/Cllr Sharp; D/Cllr Cane

### **ITEMS FROM THE PUBLIC:** None

### **116 DECLARATIONS OF INTEREST:** None

### **117 MATTERS ARISING:**

- a) **21/01703/FUL – Site south of Parsonage Barns** – see below under Planning
- b) **Damaged litter bin in Downing Close** – reported to ECDC
- c) **Review of Cemetery and Churchyard by Eastern Tree Surgery** – The Clerk reported that he had met with Michael Downs from Eastern Tree Surgery, together with Cllrs O'Dell and van Someren. Mr Downs identified one tree in the cemetery and three in the churchyard where dead wood needs to be removed to remove the risk of it falling on people or buildings. The Clerk advised that he had written to the Archdeacon, to confirm whether any additional notification or permission was required from the Diocese for the work on the trees in the churchyard for which the Parish Council has responsibility. Approval for the cost of this work is covered within item 119 below.

### **118 PLANNING:**

a) **21/01703/FUL – Site south of Parsonage Barns:** Cllr Wilson explained the background to the application with reference to the retrospective agreement to change of use from agricultural use of the site under application ref 20/01320/FUL. He noted that other comments have been lodged with ECDC, showing a balance between those supporting and those objecting to the current application. After discussion the Parish Council resolved to ask East Cambridgeshire District Council to refuse the application on the following grounds:

- It represents a further industrial development on a site within the green belt immediately adjacent to the Conservation Area and close to several residential dwellings. It is also outside the village envelope.
- The Council noted that ECDC and the Planning Inspectorate has recently refused an application from Brian Mackay Commercial Vehicles on a less sensitive Green Belt site than this one. We would also point out that the Inspector recently supported an ECDC decision not to permit residential development on Green Belt land (also outside the village envelope).
- Condition 4 in respect of application 20/01320/FUL requires that HGV vehicles only access the site via the A1303. This is not being adhered to – as has been noted by local residents and members of the Parish Council. This compromises safety both for local residents and young people attending the schools within the village.

- Condition 9 on application 20/01320/FUL made stipulations in respect of noise levels - including that the doors should be kept closed when machinery is in operation. The Parish Council specifically sought assurance on this matter. Reports from local residents and Parish Councillors indicate that this is not being adhered to, causing unacceptable levels of noise for residents. The Noise Impact Assessment provided in support of this application was carried out with the doors closed. **It is completely invalid if doors continue to be left open.**
- In not rejecting the earlier application, the Parish Council balanced its concerns that a retrospective application was being made from agricultural to industrial use, with the employment benefits to the local area. Should this application be approved, further damaging impacts would arise, while those from the previous application remain.

The Parish Council concluded that the very exceptional circumstances which must apply if planning permission were to be granted for further industrial expansion on Green Belt are not applicable in this case - most especially so close to private residences. If the business wishes to expand it should relocate to a proper industrial/brownfield location. If the Planning Officer dealing with this application is minded to approve it, the Parish Council asks that the matter be referred to the Planning Committee for decision.

The resolution to make this response to ECDC was proposed by Cllr Buchanan, seconded by Cllr O'Dell and agreed unanimously.

**b) Downing Close: Notification from Cambridgeshire County Council of intention to mark out a disabled parking space outside 8 Downing Close:** Cllr Wilson advised there were no concerns arising from this notification

**c) 21/01816/FUL – 11 Bradfords Close CB25 9DW – Extension and alteration to existing domestic property:** Notification of this application was received after dispatch of the agenda. The Council accepted Cllr Wilson's advice that there were no concerns with the application from the Council's perspective.

**119 FINANCE:** The following accounts were presented for approval:

	<u>£</u>
Jonathan Giles – Salary, Pension, PAYE and NI	749.60
I Swift – Litter picking (4 weeks)	52.50
K Levitt – Litter picking (4 weeks)	52.50
Haven Power – Streetlights (paid by DD)	47.82
E Cambs Trading Co – Grasscutting	573.30
Wave – Cemetery Water	10.42
Eastern Tree Surgery – Consultation meeting	75.00
Eastern Tree Surgery – Urgent tree works	1518.00
MKA - Update of Ecological Survey, New Cemetery	1830.00+VAT
Cambridgeshire ACRE – Subscription	57.00

Approval of these accounts was proposed by Cllr Winkcup, seconded by Cllr Buchanan and agreed unanimously.

**120 NEW CEMETERY:** Cllr Ogborn explained that he had previously understood that, once the Investment Board of the National Trust had approved the sale of the land, the final sign-off would come from the Director General. The latest advice appears to indicate that any

approval by the Investment Board would have to be ratified by the Trustee Board which takes place on 23 March. The Parish Council is now advised not to submit the planning application until that approval has been confirmed.

In the meantime, the Ecology report prepared 4 years ago by MKA will need to be updated and also take into account a new requirement for 10% biodiversity gain. The quoted cost for this work is £1830+VAT.

The Council has been advised that the application process is more likely to achieve a successful outcome if it is prepared and presented by a specialist planning consultant. Quotations have been sought from three firms. One has not returned a quotation, while Cheffins Planning and Navigate Planning Ltd indicated costs in the range of £3,000-4,500 depending on the level of work required. Michael Hendry of Navigate had submitted a comprehensive and detailed proposal and Cllr Ogborn recommended that, given a recent change in personnel at Cheffins, Michael Hendry's quotation should be accepted in the light of his established reputation in the area.

Cllr Wilson proposed and Cllr Winkcup seconded the resolution that Navigate Planning Ltd should be appointed as our planning consultants. This was approved unanimously.

**121     DATE OF NEXT MEETING:** Monday 7 February 2022 at 7.45 pm

The meeting closed at 8.40 pm