

Minutes of a Meeting of FULBOURN PARISH COUNCIL held in The Fulbourn Centre, Home End, Fulbourn on Wednesday, 12<sup>th</sup> October 2016.

**Present:** Councillor Drage (Chairman), and Councillors Cone (and District) Lacey (from Item 218.2), Lockwood, Rickett, Smith, Thorn, Ward, County & District Councillor Williams (until Item 219) the Clerk and 4 parishioners.

	Action
<p><b>215 To accept apologies for absence.</b> Cllrs Bullen, Dawson, Newell and Scarr.</p> <p><b>216 To notify the clerk of any declarations of interest that will be declared by members for any item to be discussed.</b> None received.</p> <p><b>217 Cambridgeshire &amp; Peterborough NHS – Re-developing Fulbourn and Ida Darwin sites.</b> Sarah Warner – Chief Operating Officer, Alison Manton – Associate Director of Estates both from NHS Foundation Trust and Garth Hanlon, Agent came to give Council an overview ahead of a Public Exhibition to be held at The Swifts on 16<sup>th</sup> November 2016 3pm – 7pm. Sarah said the long-term plan was to provide the best health care environment for patients and staff. The proposal is to redevelopment the Ida Darwin site for residential use and the Trust wanted to get views from the Parish Council and public before submitting a planning application. Garth Hanlon handed round presentation boards which are intended to be used for the Public Exhibition. He explained the Planning Policy Context was consistent with the brief and framework set in 2013.</p> <p>Alison said the Ida Darwin site had been built in the 1950/60’s. It was a Model of Care for learning disabilities but the site was no longer up to date and was being used for other purposes. The disability services were being moved into modern buildings in the city. There are three inpatient wards on the site which will move to the Fulbourn Hospital site. Many of the buildings at Ida Darwin have aging infrastructure and it is too expensive to upgrade them so the NHS Trust is beginning to decamp from the site. Fulbourn Hospital has the capacity to be developed to cater all the requirements needed.</p> <p>Garth said a detailed tree survey has been carried out. He said the redevelopment would be carried out over two phases; there would be 40% Affordable Housing and they were aiming towards providing Keyworkers housing too. Alan Carter, a Housing Expert with the City Council and who is familiar with the village of Fulbourn has been assisting The Trust. The layout of housing is similar to the previous application with community provision but with the exclusion of an Extra Care Home. The Trust wish to gauge the Parish Council and public’s opinion on what should be included in the community provision. Phase II would occur perhaps 10 years after Phase I and would incorporate a learning centre.</p> <p>The boards also showed how The NHS Trust will develop the Fulbourn Hospital site in the future from value realised from the Ida Darwin one. Funds will not cover all they require so they will have to prioritise; Mulberry Ward will be first followed by George Mackenzie House. A Statement of Community Involvement will need to be completed after the Public Exhibition. Standing Orders were then suspended for a Questions and Answers session.</p> <p>When asked about the Masterplan of the footprint over both sites –it was confirmed they were working to the same footprint. There were concerns about the green space at the front of Fulbourn Hospital – The development could be over 10 years away, and as it is in a Conservation Area, a full planning application would be required.</p> <p>Asked about Affordable Housing, the village does have a need – The Trust hopes to offer some protection for Fulbourn people by having part in perpetuity. They would also like to help staff with housing.</p> <p>Headway was not listed on the presentation boards – this would be corrected.</p> <p>Would the buildings be single storey – yes apart from Eliazbeth House which would have two</p> <p>The Chairman thanked the guests for their presentation. Standing Orders were resumed.</p>	

<p><b>Public &amp; Press - You are invited to attend the whole meeting and are welcome to speak at our Open Forum at the beginning of the meeting.</b> There were no questions.</p>	<p>1283</p>
<p><b>218 To receive reports from County and District Councillors.</b>  218.1 County Councillor Williams &amp; District Councillor Williams gave a joint verbal report. He advised the Local Government Boundary Commission is going to parliament and the Fulbourn ward would see Horningsea and Fen Ditton excluded. For SCDC Fulbourn and Teversham would be together. Cllr Williams said Fulbourn Primary School were visited by Ofsted on 11/10/16; has been chasing for an update on the zebra crossing to be installed in Cambridge Road; has arranged a meeting on 10<sup>th</sup> November to try and get Virgin Media on the Swifts Estate which will also be attended by Lucy Fraser MP and Connecting Cambridgeshire. Cllr Williams said there were staffing issues at Balfour Beatty which is delaying quotations being provided for the Parish Council's replacement lights and the Police are reviewing their presence in the villages. The County Council has become a Committed Authority so in future all road works will have to display a permit number and end date. Cllr Ward thought the Parish Council should be advised of any planned road works in the village. Cllr Williams said he was able to get a list from Streetworks. Cllr Lacey arrived. Cllr Williams said the chaos being caused along Cambridge Road was due to gas leaks and the gas main was in a poor condition. Cllr Ward added the contractors were using a camera to try to resolve the problems.  218.2 District Councillor Cone issued the attached report. Reports accepted.</p>	
<p><b>219 Fulbourn Health Centre.</b>  Following Item 217, the Community Space on the Ida Darwin site could have the potential use to house a new Health Centre. It would be nearer to Cornford House however many parishioners would need to be ferried to the site and Council felt there would not be too much support to move to this site. Standing Orders were suspended. Council was told the PPG (Patient Participation Group) would prefer a replacement building but not to relocate from the present site. Standing Orders resumed. Council was aware that patients were being asked to travel to Cornford House for appointments; visit Sainsbury's for blood tests, had to wait for appointments and a nurse was not always available at Haggis Gap which is also a branch of Cornford House. Cllr Ward proposed we write expressing these concerns to the Practice Manager at Haggis Gap, proposal seconded by Cllr Cone and agreed by the Council. It was also agreed to send a copy to the PPG.</p>	<p>Clerk</p>
<p><b>220 To approve the minutes of the last meeting.</b>  The Minutes were accepted as a true record and signed by the Chairman.</p>	
<p><b>221 Matters arising from the last meeting.</b>  221.1 <u>Pavilion update.</u> Two quotations for works had been received with a third due. As a decision will be required, this will be placed on the November agenda for resolution.  221.2 <u>Cambs Acre.</u> Cllrs Drage &amp; Thorn attended a fundraising session in Ely.  221.3 <u>Defibrillator.</u> Cllr Smith said this was now in place outside the Co-operative Stores in The High Street. The equipment needs to be registered with the ambulance service and training to be arranged as many parishioners have expressed an interest in this.  221.4 <u>Christmas lights.</u> Council will write to Mr &amp; Mrs Wright asking permission to use electricity for this event planned for 10/12/16. The primary school choir will be invited to perform; mulled wine and mince pies will be provided.  Having attended Fulbourn Feast AGM on 11/10/16, Cllr Drage suggested the Parish Council's Communication Committee works with the Feast for the benefit of the village both on Feast Day and to perhaps make the Christmas event larger.  221.5 <u>Recreation Ground.</u> Following drainage works, Cllr Ward will speak to the Football Club regarding ground work repairs and re-seeding which needs to be done early in 2017.  221.6 <u>Marshall Group meeting.</u> Cllr Smith attended this and issued a report of the proposals.</p>	<p>Nov  Agenda   Clerk   Clerk   GW</p>

**222 To consider planning applications.**

Appeal: S/1451/16/FL, 20 Impett’s Lane – dismissed.

Amendment: S/1976/16/FL, Home End – Demolition of existing Scout Hut and Youth Building – erection of a single storey community building; incorporating youth centre, scout hall, meeting rooms and ancillary and support facilities including re-forming access to highway, increasing access road width and provision of footpaths.

Permissions: S/1275/15/FL, Land to the east of Cox’s Drove – Erection of six dwellings; S/1055/16/FL, L’Abri, Teversham Road – Demolition of existing dwelling and attached accommodation and erection of replacement dwelling;

S/1818/16/FL, 6 Wilbraham Road – Erect free-standing garage/workshop;

S/2200/16/FL, 17 Hinton Road – Erection of dwelling.

S/2825/15/LD, Valley Farm, Balsham Road – Occupation of dwelling house not limited to persons employed in agriculture, horticulture or forestry.

New application: S/2465/16/VC, Willow Lodge, Cox’s Drove – Removal of conditions 3 (materials), 4 (landscaping), 5 (landscaping), 6 (boundary treatment) and 7 (tree protection) of planning consent S/0096/15/FL – erection of 4 bedroom dwelling and car port.

Recommendation Support.

**223 Completion of End of Year Accounts.**

The accounts had been signed off by the External Auditors. Cllr Cone proposed accepting the end of year accounts, proposal seconded by Cllr Thorn and agreed by the Council.

**224 Correspondence.**

224.1 CCC – Winter Health Packs available for those vulnerable in the community.

224.2 CCC – A new Definitive Map and Statement of Public Rights of Way for Cambridgeshire has been produced which shows all legal changes that have taken place since 11<sup>th</sup> May 2016. It can be viewed on the County Council’s website at [www.cambridgeshire.gov.uk/rights of way](http://www.cambridgeshire.gov.uk/rights_of_way).

224.3 **Marshall Group Ltd** – Presentation being held on 29/9/16 at Colville School regarding the proposal to construct a purpose build Aircraft Engine Testing Facility to reduce noise associated with engine testing at Cambridge Airport. Cllr Smith attended and issued notes to the meeting.

224.4 **SCDC** – Parish Planning Forum on Monday, 10/10/16, 6.30pm in Cambourne.

224.5 **SCDC** – Great Shelford and Stapleford Parish Councils have submitted a joint application to have their two parishes designated as a neighbour area with a view to develop a Neighbourhood Plan; comments for this to be received by 2/11/16.questionnaire.

224.6 CCC – Flood Awareness and Preparedness questionnaire for completion. Council identified numerous areas prone to flooding around the village to enable the Clerk to complete the questionnaire.

Clerk

224.7 **Cambs & Peterborough NHS** – From Sept 2017 Outpatient services will operate from both the Princess of Wales Ely and Doddington Hospitals.

224.8 **Fulbourn Arts** – Thanking Council for donation towards future village events.

224.9 **M Bernard** – Enquiring about in-pavement lighting along the cycle way from Yarrow Road to Fulbourn. This has been discussed before; Council suggested applying to the CCC under the Local Minor Improvement Scheme which Cllr Cone offered to undertake.

GC

224.10 **SCDC** – September 2016 e-bulletin.

224.11 **Cambs Constabulary** – Next Police Panel meeting in Sawston on 18/10/16. A representative from the Parish Council will attend.

224.12 **FA4Y** – Request for donations as approved in Council’s precept. The Clerk has asked for a copy of the Annual Accounts. Referred to Finance Committee.

Finance

224.13 **SCDC** – Inspectors examining the Cambridge and South Cambridgeshire Local Plans have released a revised programme of the South Cambridgeshire only hearing sessions. See [www.scambs.gov.uk/local-plan-examination](http://www.scambs.gov.uk/local-plan-examination).

224.14 **CCC** – Changes to Advocacy Services from 10/10/16 for adults, carers, children and

young people: see [www.totalvoicecp.org](http://www.totalvoicecp.org)

224.15 **Fulbourn Forum** – News of planned events and Teversham Road Appeal update.

224.16 **Cambridgeshire Alliance** – Organisation run by people with disabilities for people with disabilities, their families and their carers’. The Clerk has set up a link on the Council’s website under Citizens Help offering more information. The organisation would like to work with the Parish Council. The Clerk will enquire how this can be achieved.

224.17 **Townley Trust** – Request meeting before 19/10/16 to discuss timescale of Council’s planning application and how it would impact on The Fulbourn Centre. Council would be happy to meet in the future but felt a meeting at this stage would be a bit premature as a decision is still awaited.

224.18 **SFF (Save Fulbourns Fields)** – one letter thanking the Parish Council for its donation towards legal fees. A second letter from Alex Andrews requesting additional funding as she said the Teversham Road inquiry went on longer than envisaged. The PC had always known this would be a 6/7 day Inquiry due to the amount of evidence submitted. As well as debating Alex’s letter, the discussion also centred on SFF’s letter of 9 May 2016 to the PC which requested a ‘maximum’ donation of £5,000. Council subsequently agreed a maximum donation of £5000 to match SFF self funding on the understanding that the professional adviser, George Crutcher, would be representing all three parties at the inquiry. Council had fully supported SFF throughout the campaign and Cllr Cone had worked hard behind the scenes at SCDC. Following discussion Cllr Ward proposed the request for additional funding is refused as Council had voted to match fund up to a maximum of £5K on the basis of the facts it had been given in May. The proposal was seconded by Cllr Smith. Following a vote the motion was accepted. Cllr Cone abstained from voting.

1285

Clerk

Clerk

Clerk

**225 To resolve the accounts for the month.**

HM Revenue & Customs: Tax & NI.....541.88	ESPO: New bins.....600.00R
Barclays: Monthly fees.....16.77R	Algar: New sign.....102.00R
T Fretwell: RFO fees.....500.00	B’s Travel: Shopper bus.....275.00R
BT; Internet fees.....154.56R	e-on: Pavilion gas.....138.15
PKF Littlejohn: External audit fees.....720.00	CAS Ltd: Insurance.....464.95

Cllr Thorn proposed accepting the accounts, proposal seconded by Cllr Cone and agreed.

**226 Council Committees.**

Ida Darwin Steering Group. Notes from a meeting held on 6/10/16 were circulated.

**227 To receive items for inclusion on the next Agenda for decision and/or action.**

Fulbourn Primary School.

There was no further business and the meeting closed at 10.15pm.

Attached reports:  
Item 218.2

## District Councillor report to Parish Council October 2016

### Ice Rink

At the last full Council meeting at SCDC I was pleased to support the £1.85 million loan that was needed to get the ice rink project off the ground. I believe this will be a good investment for SCDC as not only will we make money on the loan, we will be helping a project get off the ground that will be used by our residents across SCDC. This loan will be added to the existing pot of cash worth almost £3 million and will provide one of the best ice facilities in the country. This project will have benefits for local residents who can enjoy the facilities, clubs around the district, employment, attracting visitors to our region and Cambridge University.

### Impett's Lane Bin collections

I have reported the non collection of bins on Impett's Lane to the Officer in charge who has in turn informed the Supervisor of this round to take extra care when making bin collections from Impett's Lane. Statistically SCDC is very good at not missing bins around our district, but it is very important that we maintain this standard by reporting any bins that are not collected.

### Ida Darwin site

I have met with developers / NHS estates on 2 occasions, once with Councillors from SCDC and once with the Parish Council's working party group. The developers have reflected on the reasons for refusal given on submission of the last application on this site i.e heights of buildings and community space and will want to re-submit an application in the near future. This particular site has already been outlined in the emerging Local Plan for development. As District Councillor I will do my utmost to work with developers to make sure the development is policy compliant ( with a big emphasis on the 40% affordable housing) and addresses local issues.

### Teversham Road

The inquiry into 110 houses on Teversham Road has now taken place as this application was rejected by SCDC. The applicant appealed SCDC's decision therefore causing a public inquiry. The inquiry took place on the 13th of September and was expected to run for six days, however it over ran by half a day. The applicant had appointed a Barrister QC to put their case forward to the inspector. SCDC took the decision to defend the committee's decision which was based on a recommendation of refusal from planning officers within SCDC.

SCDC appointed their own barrister QC to put across the reasons for refusal at the inquiry. Fulbourn Parish Council also contributed £5000 to a planning consultant working for groups and residents within the village to make our case from a local perspective. The Parish Council has been very well represented by SCDC and by the appointed planning consultant.

Issues that were considered at the inquiry covered all the main concerns that the Parish Council and SCDC had. These issues included lack of affordable housing, drainage, Poor well, access to development, open spaces being wet over a portion of the year, board walks due to wet fields, landscape and ecology.

The inspector will now balance the large amount of evidence from both the applicant and SCDC and come to a decision based on the evidence given. When a result is given Parishioners will be made aware through the Pump and the Parish Council website.

Graham Cone