

YELLING PARISH COUNCIL

Minutes of the Parish Council meeting held on 25th August 2021 **in the Village Hall at 7.30 p.m.**

Minute
Ref.

21.41 Apologies for absence:

Miss K. Davies, Mr T. Race

21.41.1 Present:

Mrs S. Ascroft (Chairman), Mr A. Fusco (Vice-chairman), Mr J. Peal, Mr C Griffith, and Mr J. Bownass.

Mr S. Ferguson (County Councillor), R. West (District Councillor) and one parishioner.

21.42 Agenda Item 2: Declarations of interest:

None.

21.43 Agenda Item 3: Public Open Forum:

The Chairman noted the terms under which members of the public could bring matters forward under this item.

The parishioner made the following representations in opposition to the planning application submitted for Yelling Baptist Chapel to be considered under Item 8:

- The overbearing nature of the proposed extension and the adverse impacts which will be caused to the residential amenity of neighbouring properties, loss of privacy, loss of light, etc.;
- The misleading drafting of the Design, Access & Heritage Statement generally and specific shortcomings on the impact to the Chapel's surroundings;
- Omission of protected species surveys given the presence of bat roosts noted and the conditions restricting alternations imposed under the residential dwelling application approved in 2016;
- Concerns about the structural integrity of proposed retaining walls to boundaries with neighbouring properties.

21.44 Agenda Item 4: Minutes of previous meetings:

The minutes of the Annual Meeting of the Parish Council of 17th May

2021 and the Parish Council meetings of 17th May and 1st June 2021 were read. It was proposed by Mr Peal, seconded by Mr Griffith and agreed unanimously that the minutes were accurate records of the meetings and were signed by the Chairman accordingly.

21.45 Agenda Item 5: Matters arising from the minutes of previous meetings:

21.45.1 Planning Applications: HDC determinations

- Planning Application 21/00679/FUL - 97 High Street Yelling - Approval for replacement of existing dwelling with new construction.

21.45.2 New dog waste bin at Bridle End

The Clerk advised that he had not yet arranged a date for a site meeting with HDC's officer but would do so at opportunity.

21.45.3 Purchase of defibrillator

After discussion, it was agreed that a battery powered alternative similar to that installed by Mr Race at Waresley recently should be selected in preference to the original option from the East Anglian Air Ambulance.

The Clerk was asked to progress the purchase liaising with Mr Race in need.

21.45.4 Registration of village land

The Chairman advised that following the location of the common land registration documents for the Millennium Wood Claypits site, she had agreed with Mr Bownass that he would progress registration with HM Land Registry.

21.45.5 The Chairman noted that all other matters arising would be covered by items on the meeting agenda and could be considered accordingly.

21.46 Agenda Item 6: Verbal reports from County and District Councillors (if in attendance)

The Chairman welcomed Stephen Ferguson to his first meeting following his recent election. Mr Ferguson said he intended to attend as many meetings as possible.

He reported on the following items:

- The proposals for potential development of the Oxford-Cambridge Arc;
- The non-statutory consultation by the East West Railway and whether there was enough justification of the economic viability of



- the project;
- A consultation on the adverse effects house building developments were causing to the rural environment in Bedfordshire and Cambridgeshire
- Applications were now invited by Cambs CC under the Local Highway Improvement Grant Scheme;
- Ian Winfield, Cambs CC's Highways Officer for the area had been appointed to a new position so cover was temporarily being provided by other officers.

Mr West reported on the following items:

- National Air Traffic Service (NATS):
 - The minimum height of the holding pattern had been increased to 9,000 feet;
 - He had received a number of complaints about the proposals from residents and was personally disappointed with the consultation process.
- East West Railway:

Concerns about the effect on village communities and that detailed proposals were needed for:

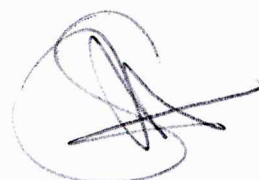
 - the preferred route;
 - infrastructure improvements
 - mitigation measures.
- A428 Improvements
 - The application to the Planning Inspectorate had reached the inspection stage. All documents would be available online but it should be noted that this was a very technical part of the procedure.
 - Speculation about development within the Oxford-Cambridge Arc was likely to lead to a negative perception from the general public and details of the potential locations rather than speculative dwelling numbers were more useful to the area.

The Chairman thanked Mr Ferguson and Mr West for their comments.

21.47 Agenda Item 10: Presentation by Village Tree Officer

Mr Sleigh joined the meeting at 20.00.

The Chairman suggested that the order of the agenda be revised to allow Mr Sleigh's to address the meeting. There were no objections.



Mr Sleigh advised that he had agreed to become Tree Officer for the village last year. It had taken a while to fully appreciate what the role entailed but the main responsibilities were:

- (a) planting initiatives;
- (b) pruning and maintenance
- (c) education for schools and wider communities.

With the size of the village, some of these responsibilities were not relevant and needed to be tailored to the village's particular needs.

Mr Sleigh confirmed that;

- the Council can refer questions from parishioners to him.
- he can provide information for the Council's website as required;
- he can advise further in need on the regulations covering trees subject to Tree Preservation Orders and in the Conservation Area generally.

The Chairman thanked Mr Sleigh for his attendance and comments.

21.48 Agenda Item 7: Planning Applications 21/01843/HHFUL & 21/01844/LBC
- Friends Farmhouse 181 High Street

The Chairman confirmed that the members of the Council had had the opportunity to review the documentation associated with these applications for planning and listed building consent for the construction of a swimming pool and decking area.

It was noted that:

- (a) the proposed swimming pool and associated decking area is located immediately behind the main dwelling at the rear of the property and is not visible from the public highway;
- (b) the setting of the listed barn at the property is remote from the proposed location of the swimming pool and is screened from it by the dwelling house;
- (c) the intended location and setting of the swimming pool and associated decking will not create significant concerns as far as visual intrusion or loss of privacy to neighbouring properties;

After discussion, it was proposed by Mr Bownass, seconded by Mr Peal and carried unanimously to recommend approval as the proposal will not give rise to any significant adverse impacts on, (i), the residential amenity of neighbouring properties, (ii), the listed building noted above or, (iii), the character of the Yelling Conservation Area.

21.49 Agenda Item 8: Planning Application 21/01358/FUL - Yelling Baptist Chapel, High Street

The Chairman confirmed that the members of the Council had had the opportunity to review the documentation associated with this application for a double and single storey rear extension.

It was noted that this was a contentious application. The original documentation provided by the applicant's agent contained a number of material errors. The Clerk had drawn these to HDC's planning officer's attention on several occasions and the version now under consideration was the third iteration. The Clerk had discussed this in detail with Mr West who had confirmed that, in the event that HDC's officer recommendation was in favour of approval, he would request that the application be referred to the Development Management Committee for determination.

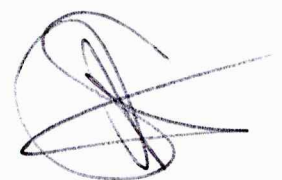
After discussion, it was proposed by Mr Fusco, seconded by Mr Bownass and carried unanimously to recommend refusal for the following principal reasons:

- The absence of any proper environmental assessment given the presence of protected species of bats noted under application 16/02417/FUL and anecdotal evidence from residents that bats are still using the building;
- The documentation provided in support of the current application is confused about the nature of the proposal, its impact and interaction with neighbouring residential properties and the contextual location within the Yelling Conservation Area;
- The contention within section 7.7 of the Design, Access & Heritage Statement that the proposals are considered acceptable as any perceived minor loss of heritage value is clearly offset by an 'overriding public need' which is at odds with the benefit stated at section 7.2 that the proposal is to improve the community use and value of the church, i.e. a uniquely organisational benefit and the assessment of the Chapel's community value by the Planning Officer for application 16/02417/FUL.
- The inclusion of a first floor bedroom in the proposed floor plans which suggests a change in use is contemplated;
- The proximity of the proposed extension to nearby dwellings and the resultant adverse impact on their residential amenity.

21.50 Agenda Item 9: Planning Application 21/01585/HHFUL - 138 High Street

The Chairman confirmed that the members of the Council had had the opportunity to review the documentation associated with this application for the installation of increased insulation at the dwelling to:

- (a) the uninsulated flat kitchen roof and



(b) the external surfaces at the east, west and rear elevations;

with the insulation to the surfaces at (b) above to be covered with timber-effect compressed cement-fibre "Hardieplank" cladding.

It was noted that "Hardieplank" cladding was not, of itself, understood to be an insulation medium and the supportive documentation for the application did not provide any substantive details of the overall dimensions of the insulation and cladding.

After discussion, it was proposed by Mr Griffith, seconded by Mr Bownass and carried by majority with one abstention, to recommend approval as the proposed changes to the dwelling did not appear to give rise to any significant adverse impacts to the residential amenity of neighbouring properties or the character of the Yelling Conservation Area but on condition that Huntingdon District Council were satisfied that the necessary insulation and cladding can be accommodated satisfactorily without detriment to the external appearance of the property.

21.51 Agenda Item 11: East West Railway Company - Public consultation and route proposals

The non-statutory consultation on this very contentious proposal had closed on 9th June. A further statutory consultation is intended in late 2021 or early 2022 which will take into account responses to the non-statutory consultation to further develop the railway operations, infrastructure including route alignments, stations and level crossings. There is increasing scepticism about the economic viability of the proposal.

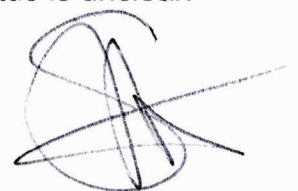
It was noted that the A428 Improvement project team would not acknowledge the existence of the East West Railway proposals as a factor influencing the application for a Development Consent Order.

21.52 Agenda Item 12: Traffic management strategy plan

(a) A428 Black Cat to Caxton Gibbet - Cambourne Area Community Forum meeting

National Highways, (formerly Highways England), had released data to the Forum concerning the projected traffic increases to local communities during the construction stage. There was some discrepancy between National Highways' starting data and the Council's own statistics but, regardless, very significant increases were expected.

A reference from the Project Team has suggested that the application for funding of the feasibility study for the footway between Bridle End and Chapel Corner from National Highways Designated Funds may have been located but its status is unclear.



Mr Griffith proposed a vote of thanks to the Chairman and Mr Bownass for attending the Forum meetings to date.

(b) Highways England Development Consent Order application

The Development Consent Order (DCO) application had entered the examination stage on 18th August and the draft examination timetable has been published by the Planning Inspectorate.

(c) Toseland Crossroads

Mr Peal noted that:

- the road from the crossroads to Graveley had been resurfaced and the road markings renewed;
- a further month had to elapse before the coloured carriageway strips could be added but weather conditions meant this schedule was not certain;
- it now appeared that road between the crossroads and the A428 was not going to be resurfaced and neither would coloured carriageway strips be applied. It appeared that Cambs CC had never intended to complete these works and considered that any impression the Council had formed otherwise was erroneous.

This was a further disappointment after Cambs CC's reluctance to consider installing rumble strips but left the Council with little opportunity other than to continue to monitor the situation.

The Chairman advised that she had contacted two satellite navigation providers, Garmin and Tom-Tom, to enquire about how the crossroads were mapped on their systems. Garmin had been quite helpful and advised that it would be looked into but Tom-Tom had been more reluctant to give any commitment to take action.

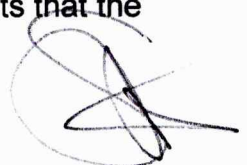
(d) Traffic Statistics

Mr Bownass circulated updated traffic statistics covering June and July. These indicated that traffic flows were now very similar to those seen in June and July 2020.

21.53 Agenda Item 13: Footpath, footway and carriageway matters

(a) Village drainage maintenance

The poor surface water drainage at the eastern approach to the village was noted. There were concerns from residents that the



drainage channels under the carriageway had collapsed or that any soakaways were blocked. Mr Ferguson suggested that in the first instance this should be logged on Cambs CC's online highways fault system with details copied to him.

(b) Overgrown footpaths

It was noted that the footpath between Papworth St Agnes/Gravelly and Yelling/Croxton was overgrown. Mr Ferguson offered to refer this to Cambs CC's Rights of Way Officer.

(c) Highways England Designated Fund Application for footway feasibility study funding

As noted under Minute 21.52 (a) above, the Council's application may still be under consideration. The Clerk advised that he would seek clarification from May King at National Highways.

21.54 Agenda Item 14: Local Highway Improvement Grant Scheme 2022/23 - Potential funding application for footway between Bridle End and Chapel Corner

Applications under the above scheme were required by 30th September. The Chairman had contacted a Highways Project Manager at Cambs CC to discuss the particular difficulties affecting the location. The suggestion was to submit an application which would prompt a feasibility assessment and details of the potential; costs involved.

Mr Ferguson confirmed he would support this initiative.

It was agreed that the Clerk should prepare the application.

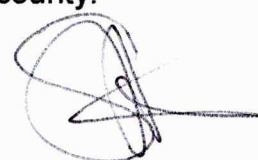
21.55 Agenda Item 15: National Air Traffic Service (NATS): Consultation on plans for altered flight paths and holding pattern arrangements for Luton airport - Update

Mr West had advised earlier in the meeting that HDC's recommendation to increase the minimum height to 9,000 feet to reduce noise impacts at ground level had been agreed.

The Civil Aviation Authority approve a formal Airspace Change Proposal, implementation would be no earlier than February 2022.

21.56 Agenda Item 16: 20's Plenty parish council briefing note

The Clerk advised that a briefing note had been received from 20's Plenty For Us, a national campaign group seeking wide area default 20 mph speed limits as the default, with higher limits as an exception if road users are protected. The briefing sought the Council's consideration to passing a resolution in support of the default position in the county.



After discussion, it was concluded that:

- the statutory speed limits in the parish and surrounding area were appropriate;
- any proposals to amend them, would be unlikely to gain the support of either Cambs CC or the Police Authority;

and no action would be taken.

21.57 Agenda Item 17: Best Kept Garden Cup Competition - Update

The Cup had been awarded to the residents at 39 High Street, Deborah Chapman and Peter Milsom.

Phil Jackson's efforts in arranging the judging were commended.

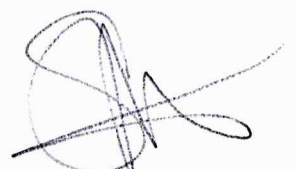
21.58 Agenda Item 18: Accounts to pay

None.

21.59 Agenda Item 19: Items for future consideration - (for information only)

None

21.60 The meeting closed at 21.10.

A handwritten signature in blue ink, consisting of a large, stylized 'S' followed by a horizontal line and a small flourish.