YELLING PARISH COUNCIL

Minutes of the Meeting of the Parish Council held on 8th August 2024 in the Village Hall at 7.30 p.m.

Minute Ref.

24.53 Agenda Item 1: Apologies for absence:

Mr G. Reilly-Lloyd.

Mr S. Ferguson, (County Councillor).

24.53.1 Present:

Miss K. Davies, (Chair), Mr A. Fusco (Vice chair), Mrs S. Ascroft, Mr J. Peal, Mr C. Griffith and Mr T. Race.

Mr J. Catmur, (District Councillor), by remote access.

Twenty members of the public.

24.54 Agenda Item 2: Declarations of interest:

None.

24.55 Agenda Item 3: Public Open Forum

The Chair invited comments on agenda items from the members of the public.

The comments made were to express opposition to the approval of Agenda Item 7.In summary, the objections raised centred on:

- ambiguity and lack of clarity in the proposal for which approval was sought;
- the applicant's past behaviour in relation to the conditioning of previous consents;
- the economic justification for the proposal.

The Chair acknowledged the various concerns and thanked the members of the public for attending the meeting to raise them.

24.56 Agenda Item 4: Minutes of the Annual Meeting of the Parish Council of 28th May 2024

The minutes of the Annual Meeting of the Parish Council of 28th May

KAD

2024 were read. It was proposed by Mr Fusco, seconded by Mr Peal and agreed unanimously that the minutes were an accurate record of the meeting and signed by the Chair accordingly.

24.57 Agenda Item 5: Matters arising from the minutes of the meeting of 5th December 2023

24.57.1 Planning Applications: HDC determinations

- Application 23/02274/FUL - Land at Pencroft Farm, Bridle End: Approved

24.57.2 Quotations for repainting of dragon's teeth & white lining at eastern village approach

The Clerk advised that Simon Dixon, the new Local Highways Officer had advised the costs of the works would be £2,116.12 which had been accepted and would now be progressed.

24.57.3 Water leakage & drainage problems - Bridle End and near to Holy Cross Church

It was noted that some works had been carried out but it seemed unclear if these would fully remediate the problem and the position would need to be monitored for further action.

24.57.4 Best Kept Garden Cup

Mr Jackson had advised that he would be standing down as organiser following this year's competition so the Council would need to give consideration to his replacement.

24.57.5 The Chair noted that all other matters arising were covered by items on the meeting agenda and could be considered accordingly.

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

Mr Catmur noted the following points:

- the newly elected Liberal Democrat MP, Ian Sollon, was establishing his office and was interested in being informed of any issued where he might be able to help constituents;
- changes in policy are anticipated with the new Labour administration;
- HDC's call for land available for development was being screened for suitability in meet the new Government's targets. Additional submissions might be required;
- there have been no substantive updates on East West Rail's infrastructure proposals;

WS

- it is likely that Government policy will provide additional support for low carbon energy projects.

24.59 Agenda Item 7: Planning Application 24/00938/FUL - Retrospective siting of a single mobile home with associated parking and amenity as part of a proposed traveller site

The Chair confirmed that the members of the Council had had the opportunity to review the documentation associated with this application.

After discussion it was proposed by Mr Fusco, seconded by Mrs Ascroft and carried unanimously to recommend refusal as:

(a) The application documentation contains a number of inconsistent and inaccurate comments and creates ambiguity about the exact nature of the proposal and needs clarification;
(b) The proposal is predicated on the fact that the applicant and any others intended to use the site have traveller status for planning purposes and this should be considered a material planning consideration overriding other development plan policies which limit or prevent development. Objective evidence needs to be presented to unequivocally demonstrate that status to the District Council's satisfaction and this is absent.
(c) The application site location and the intended mixed use do not meet the requirements for consideration under by policies D and F of 'Planning Policy for Traveller Sites (PPTS), August 2015', (as amended).
(d) The application does not satisfy all of the criteria set out in and as required by Planning policy LP27, Gypsies, Travellers and Travelling Showpeople.
(e) The intended mixed use partly as a traveller site is inconsistent with the District Council's approvals of previous planning consents 19/02608/FUL and 22/01500/FUL and their conditioning to protect residential amenity and preserve the rural, non-domestic character of the area. The construction and other activities undertaken since do not demonstrate due regard for these consents and there are concerns this could suggest future escalation.
(f) It is unclear whether the consent being sought is or should be intended to be personal, temporary or permanent in nature.

24.60 The members of the public left the meeting.

24.61 Agenda Item 8: Traffic management strategy plan

(a) A428 Highways England Development - Update

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The timetable to complete the entire development extended to early 2027. The Council noted that regular communications about the progress of the construction works programme, road closures, etc. were being provided by Highways England's Project Team.

(b) Traffic statistics

No update available.

24.62 Agenda Item 9: Footpath, footway and carriageway matters

(a) Maintenance of verges and footways

Mr Race noted that the maintenance of verges and vegetation within the village was often carried out on an ad-hoc basis and suggested that consideration might be given to engaging a professional contractor on a regular basis.

Mr Catmur noted that;

(i) it was unclear whether the County Council considered this obligation rested with parishes in all situations and;

(ii) that maintenance of roadside verges and watercourses generally fell to residents with properties adjacent to the public highway under the provisions of Common Law and that this would need to be considered.

It was further noted that questions of public liability, insurance, etc. would have to be clarified so consideration of this matter would need to be deferred to a future meeting(s).

(b) Road traffic accident at traffic calming measure on 30th July

The Clerk advised that he had been contacted by a member of the public who had had an accident after hitting the kerbing which was obscured by overgrown vegetation, No other vehicles were involved, no injuries were sustained but her vehicle had damage to the two nearside tyres and suspension.

He noted that the responsibility for maintaining the verge at that location rested with Cambridgeshire County Council and he had informed the motorist accordingly. He had also reported the overgrown vegetation using the highways fault reporting portal.

(c) Flood risk assessment and mitigation

The recent flood risk assessment and mitigation reports from HDC were noted for consideration at a future meeting.

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It was agreed that clarification should be sought as to whether surface drainage problems should be reported to Anglian Water.

24.63 Agenda Item 10: National Air Traffic Services - Luton Airport stacking pattern

London Luton Airport has published the Post-Implementation Review of the airspace change, co-sponsored by NATS, which was introduced in February 2022. This concludes that the changes met the intended objective of maintaining safety by reducing complexity, workload of air traffic controllers and delays. The Civil Aviation Authority which had initially approved the changes will now evaluate whether the anticipate impacts and benefits are as expected and is expected to publish its conclusion in due course.

24.64 Agenda Item 11: East West Rail - update

There had been no further developments since the last meeting.

24.65 Agenda Item 12: North Weald Solar Farm - Community Liaison Group

Mr Race noted that:

- following various comments and objections, planning application 24/00295/FUL was subject to review and revision;
- a community benefit fund was proposed and various fund management options were under consideration;
- further meetings of the Community Liaison Group would be held as appropriate.

24.66 Agenda Item 13: Cotton Farm Community Benefit Fund - Funding opportunities

Mrs Ascroft had obtained further information about the collapsible gazebo to support the application but it was noted that the current funding period had closed on 1st August so this would now need to be deferred until the next period opens on 2nd May 2025. Applications from other village groups should be encouraged.

24.67 Agenda Item 14: Highways Act 1980 & Commons Act 2006 - Notice of landowner deposit- Land surrounding cricket pitch field

The Clerk advised that he had discussed this with Mr Bownass who had indicated that, in principle, he would be prepared to investigate and coordinate the evidentiary requirements and the information required to support an application should it prove appropriate.

24.68 Agenda Item 15: Refurbishment of village sign

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Mr Peal advised that he had established that he had confirmed that the then original donors of the sign, the Johnson family, had no objection to its refurbishment in principle but were keen to retain the original village themes in the event that it needed to be replaced.

Mr Race advised that he thought he had a source who could provide a digitised copy of the original to provide to any specialist sign manufacturer and Mr Peal has identified an artist in the village who was prepared to assist with artwork for the digitised copy. Mr Peal and Mrs Ascroft agreed to work on identifying a manufacturer when appropriate.

24.69 Agenda Item 16: Purchase of replacement bench near village sign

After discussion, it was proposed by Mr Griffith, seconded by Mrs Ascroft and carried unanimously that a replacement wooden bench be purchased. It was also agreed that consideration be given to dedicating the bench in memory of Mrs Violet Tack.

24.70 Agenda Item 17: Accounts to pay

It was proposed by Mr Peal, seconded by Mr Race and carried unanimously that the following account be approved for payment;

- Yelling Village Hall - Hire charges £48.00

24.71 Agenda Item 18: Items for future consideration - (for information only)

- Best Kept Garden Cup - Recognition of Mr Jackson's support and his successor.
- Huntingdonshire District Council - Offer of free compost.
- Report that two of the street lights near speed cushion were not working.

24.72 The meeting closed at 21.40.

14/1/2025