

**Hardwick Parish Council**  
**Meeting held on Tuesday 30 April 2013 in the School at 7.45 pm**

Present: Councillors: I Storr (Chairman), G Chamberlain, R Worland, P Joslin, A Gill, J Humphries and A Freeman.

In attendance: 19 members of the public, including Mr Andrew Campbell (Andrew S Campbell Associates Ltd), Mr Tony Bowman, and Mrs Gail Stoehr (Clerk).

On a proposition by the Chairman, it was agreed to vary the order of business to take the open session later in the meeting.

**1. To approve apologies for absence and declarations of interest**

Apologies were received from Cllrs Stewart and Bhachu, and County Cllr Fiona Whelan.

**1.1 To receive declarations of interests from councillors on items on the agenda**

None.

**1.2 To receive written requests for dispensations for disclosable pecuniary interests (if any)**

None.

**1.3 To grant any requests for dispensation as appropriate**

None.

**2. To approve the minutes of the previous meeting on 26 March 2013**

The minutes of the meeting on 26 March were approved <sup>(Prop AG, 2nd PG)</sup> and signed by the Chairman following the addition of "by the Parish Council" under Item 5.14, and the words "with regard to Cahill's Corner" under Item 3.6.

Cllr Freeman arrived.

On a proposition by the Chairman, the meeting was suspended to allow a public discussion on the proposed development south of St Neots Road.

**Open public session including reports from the County and District Councillors**

The Parish Council meeting was adjourned at 7.57pm Mr Andrew Campbell circulated plans for a proposed development on land south of St Neots Road. He acknowledged the concern felt by Hall Drive residents but felt that there had been some misunderstanding. He outlined the proposals for access from St Neots Road whereby a bungalow would be demolished to provide private cul de sac access. The Consortium's proposals included the provision of a health centre, doctors' surgery and parking. He explained that SCDC had placed a low scoring of 3 on the village due to its limited facilities. The developers would be making a financial capital contribution to the Parish Council.

Details of the ecological study were provided. There are some badgers and a bird study is to be carried out. Mr Campbell stated that the footpath was in regular use by the public to gain access to Hall Drive, but the footpath was a cycle route only and not open to vehicles and the developers were willing to upgrade Hall Drive if required. SCDC were not proposing any development in Hardwick, and the consortium felt that development was required.

Mr Campbell asked the Parish Council to support the proposals through the Local Development Framework. The Parish Council sought clarification on the timescale. It was explained that this would be led by the LDF process, and if included in the Plan, the public could comment in July, after which there would be a Public Inspection, and the Plan would be adopted in approximately 12 months' time. Building would start in 2015.

In response to a question regarding access via Meridian Close, it was clarified that access would be via St Neots Road. It was intended that the road would be adopted by the Council.

The acreage was stated to be 12 acres of housing, with 50 community (affordable) homes.

Emergency access only would be provided via Hall Drive. There would be a barrier with a cycleway.

Consultation with the surgeries at Comberton and Bourn had not yet taken place. It was planned to incorporate elderly residents' dwellings adjacent to the health centre with a possible day care centre if required by the village.

A resident of Hall Drive asked how many houses would be built in Hall Drive. In response it was stated that none would be adjacent, but only the public footpath off the road was marked, as the plan was schematic only. The resident stated that residents adjacent to Hall Drive within the development site said they knew nothing about the plans.

Another resident of Hall Drive noted that there might be 300 people living on the development who would want to walk over Hall Drive at similar times. Concerns were expressed about pedestrian access via Hall Drive. Mr Campbell stated that only a few people walking to school would use it, and no more than the number of villagers presently using their clients' land. Concerns were expressed for the safety of children walking along Hall Drive due to the condition of the road and the presence of vehicles. Mr Campbell offered to make up the road to a pedestrian cycleway to be adopted by the authority.

A third resident of Hall Drive stated that it was not possible for people to walk and drive down Hall Drive at the same time, and it would be unsafe if more people were to access it. The width of the road presented a safety concern, and no offer to widen it had been made. The shared surface would only be 4.5 metres. The School had offered a walking bus.

A fourth resident of Hall Drive said that the road was only 11 feet wide in front of his property and there was no space for a footpath or for vehicles to pass pedestrians, especially those with pushchairs. There was insufficient space for emergency services or regular refuse collection vehicles which currently scrape through and scrape the hedges. There was concern about potential accidents.

In response to a question from a resident of Meridian Close, it was stated that the consortium owned the track, and that vehicle access to the back garden of 311 St Neots Road was via the track. However, the Parish Council did not think there were access rights via the track.

Regarding the hawthorn trees, it was stated that some would be kept but there would be selective clearance, yet to be determined.

The presence of Great Crested Newts would require the involvement of the Ecology Officer.

It was observed that the deeds of some residents of Hall Drive allowed them to use the track and the erection of a barrier gate prevented them from access. Mr Campbell indicated that the members of the consortium could already access Hall Drive. It was observed that the cycle route from St Neots Road via Millers Way was already available to use and safe. However the Parish Council clarified that Millers Way was not a right of way, although the Council had been trying to have it made a public right of way.

The Parish Council raised statutory matters such as drainage and legal issues. The consultation process via the LDF and the formal planning process were clarified. When asked, Mr Campbell offered to show the impact assessments for when the development had been built.

The meeting resumed at 8.40 pm.

### **3. Matters arising and carried forward from the last or previous meetings**

3.1 (3.3) HSSC Lease renewal

Mr Bradbury's email correspondence was considered and Parish Council appointed its Chairman, Cllr Storr to liaise with him regarding his instructions and the history of the property.

Consideration was given to an email from Mr Fred Rason, HSSC Secretary requesting that the Parish Council make a significant contribution towards the updating the smoke detection sensors, mains power circuit and secondary alarm sounder to bring the fire warning system up to current standards.

It was agreed <sup>(Prop IS, 2nd GS)</sup> to contract Cromwell Fire for the necessary upgrades at a cost of £1250 plus VAT.

3.2 (3.6) Minor Highways Improvement scheme and improvements at Cahill's Corner

It was noted that shortlisting by the County Council had taken place but Hardwick had not been invited to the meeting. Discussions regarding Cahills Corner was carried forward to the next meeting.

Cllr Chamberlain left the meeting at 8.50 pm.

3.3 (4.1) Andrew S Campbell Associates Ltd – planning proposals, land south of St Neots Road

Taken earlier.

3.4 (5.1.1) S/0255/13/FL – Land next to Casa di Foseta – report on meeting with Jean Hunter

Cllr Storr reported that SCDC had previously refused an application for three bungalows so was unlikely to approve the latest application. The Parish Council was still urging SCDC to licence the site properly with no caravan use over the winter.

Cllr Chamberlain returned during this item at 8.52 pm.

3.5 (7.2) Paving under gate, Egremont Road play area – to note action taken

It was noted that the Clerk together with the Chairman had used delegated powers to approve the quotation of £260 from Reids Playground Maintenance for the Egremont Road repairs, plus £45 for the fun box caps, resulting in a saving of £100 by having both done at the same time.

3.6 (8) Tennis Court refurbishment including surfacing and electrics – to consider quotations received

It was agreed <sup>(Prop GC, 2nd PJ)</sup> to delegate acceptance of the quotation for the electrical repairs to the Clerk in conjunction with the Chairman..

3.7 Advice on signage at Recreation Ground when ball games are played

The advice of Paul Clayden at the Local Councils Advisory Service, that a warning sign was not necessary, was noted. HSSC are to be informed.

**4. Correspondence/communications received**

4.1 Resident – request for new playground

It was agreed to thank the resident for her offer but to respond that the Parish Council has provided a wide range of play equipment over four sites, which are very well used.

4.2 Resident – ball games at Grace Crescent

It was agreed to write to Hundred Houses to pass on the resident's comments.

4.3 Hardwick Community Association affiliation

It was agreed <sup>(Prop IS, 2nd RW)</sup> to affiliate to the Community Association at a cost of £15.

4.4 PCSO Karen Mahoney – Neighbourhood Watch

In response to the request from PCSO Mahoney the Parish Council agreed to cover the cost of hire for the school community room for a meeting about Neighbourhood Watch.

- 4.5 SCDC Local Plan – Parish Council proposals  
Noted.

- 4.6 Resident – request for broken concrete post repair adjacent to 96 Limes Road  
It was agreed that the Chairman would take a look and that the Clerk would put repairs in hand if the post was the Parish Council's responsibility.

## **5. Planning applications and decision notices**

- 5.1 Planning applications received since the last meeting

On a proposition by the Chairman, it was agreed to vary the order of business to take item 5.1.1 last.

- 5.1.2 S/0630/13/FL – Land adj 3 Lark Rise – Two dwellings

This application will be going to the Planning Committee on 8 May.

- 5.1.3 S/0854/13/FL – 17 St Neots Road – Single storey extension to existing garage

The Parish Council recommended approval as there was a similar development in the vicinity. <sup>(Prop GC, 2nd IS)</sup>

- 5.1.4 S/0562/13/FL – Land adj 311 St Neots Road – erection of dwelling

The Parish Council recommended approval. <sup>(Prop GC, 2nd PJ)</sup>

- 5.1.1 S/0282/13/FL – 147 St Neots Road – Proposed mixed use development of hotel, restaurant and takeaway and associated works

The Chairman proposed that the application should be approved without any comments but this proposal was not seconded.

A second proposal <sup>(Prop GC, 2nd PJ, 5 in favour, 1 against, 1 abstention)</sup> was made to recommend approval subject to the requirement that the parking arrangements be extended to prevent cars parking on Cambridge Road. This could be attained by moving the building from its existing footprint or by approaching the owner of the adjacent property to obtain parking permission. Yellow lines should be provided in Cambridge road between BT and the junction. If the Planning Officer is minded to recommend refusal the Parish Council will speak at the Planning Committee

The Chairman requested the vote be recorded which was Cllrs Chamberlain, Joslin, Humphries, Gill and Worland in favour; Cllr Storr against the proposal (because of the required parking conditions) and Cllr Freeman abstained.

- 5.2 SCDC Decision notices

- 5.2.1 S/2460/12/FL – Sunday school building, St Mary's Church, Main Street – Retrospective application for temporary portacabin – Permission granted by SCDC.  
Noted.

- 5.3 Tree works applications

None. It was noted that a supplementary quotation of £280 from Acacia Tree Surgery for surveying additional areas had been accepted by the Clerk under her delegated powers.

## **6. Members reports and items**

- 6.1 Trees

Cllr Gill reported that he had looked at the trees as requested at the last meeting and that the alleged tree work had taken place some time ago and was of no concern to the Parish Council. He also reported on a complaint that had been made to SCDC

regarding the removal of hawthorn trees by Meridian Close and a gate which had been erected and blocked off at Hall Drive.

## 6.2 Footpaths

Cllr Joslin reported on work to the Wimpole Way and circulated photographs. The cost of the work had been covered by a grant from CCC.

## 7. Finance, procedure and risk assessment

### 7.1 To receive the financial report and approve the payment of bills

The financial report was received and considered and invoices and bank statements were checked before the cheques were signed at the end of the meeting. The payments as listed in the finance report were unanimously approved for payment <sup>(Prop GC, 2nd AG)</sup>

It was agreed not to affiliate to CAPALC.

C Lyon (Hardwick Happenings Honorarium)	£40.00
SCDC (Eurobin)	£14.70
SCDC (Ellison Lane dog bin)	£29.70
Comberton Parish Council (Shared training)	£10.00
Salaries	£315.20
Playsafety Ltd (Play inspection)	£390.00
Algar Signcraft (Signs)	£283.20
CGM (Bike stands)	£168.00
RPM (Play equipment repairs)	£402.00
Hugh Pearl Land Drainage (Drainage work)	£4119.60
Hardwick School (Room hire)	£48.00
CGM (Wimpole Way repair)	£2016.00
Victoire Press (Hardwick Happenings)	£569.00
Grounds by Rounds (Grass cutting)	£303.01
Chris Fuller (Turf)	£77.40
LGS Services (Admin Support)	£1302.38
Canalbs Ltd (Internal audit)	£113.35

Credits including the Precept and the SCDC Precept grant and County Council's Wimpole Way grants were noted.

### 7.2 Internal Auditor report to the Council and to appoint an Internal Auditor for FY 2014

The advice from the Internal Auditor was considered and noted. It was agreed to re-appoint Mrs Jacquie Wilson of Canalbs as Internal Auditor for the financial year ending 2014 at an hourly rate of £35ph plus mileage.

### 7.3 Approval of accounts and completion of the Annual Governance Statement FY2013

The accounts for FY 2013 were approved <sup>(Prop GC, 2nd PJ)</sup> by resolution of Hardwick Parish Council and the Annual Return Section 1 and supporting papers were signed by the Chairman. The questions 1-8 in the Annual Governance Statement were considered and answered "Yes" and Question 9 answered "Not applicable" before being signed by the Chairman.

### 7.4 Play areas and skate park inspection reports

The reports for the Church Play Area and the Skatepark were received. The Parish Council confirmed that it would cover the cost of the paint for the painting of the play equipment at Egremont Road by the Mears Group.

### 7.5 To consider any quotes for urgent work required because of risk

None.

### 7.6 Banking and High Interest Deposit Account rates

Lloyds Bank interest rates were noted and the Clerk reported she was looking into Cambridge Building Society and Savings Bonds. Carried forward.

**8. Members items for the next agenda and for the Clerk's information and Closure of meeting**

There was no further business and the meeting closed at 10.05 pm.

Signed .....Chairman .....date.

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APPROVED