

Girton Parish Council

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The Pavilion
Girton Recreation Ground
Cambridge Road, Girton
Cambridge CB3 0FH

Minutes of the Meeting of Girton Parish Council held on Wednesday 20th November, 2013 at St Vincent's Close Community Centre, Girton, at 7.30 p.m.

Residents in the parish were invited to attend this meeting and to speak at Item 13/129.2

Present: Cllrs: de Lacey (Chairman), Williams, Bromwich, Clift, Cockley, Garner, Godby, Gordon, Hiley (from item 132/13.1), Noble, L Taylor, Thorrold, Westley

Cllr T Bygott (SCDC) (until start of item 13/130)

R Fenn-Tripp (Turley Associates), D Ford (Frontier Estates) (until start of item 13/129.2)

1 member of the public

In attendance: S Cumming (Clerk), N Stone (RFO)

13/126 Welcome from the Chairman The Chairman welcomed everyone to the meeting, particularly the representatives from Frontier Estates and Turley Associates.

13/127 Apologies and reasons for absence Cllrs Simpson and M Taylor, County Councillor J Reynolds and PCSO Mani had sent apologies and the Chairman accepted their reasons for absence.

13/128 Members' declarations of interest for items on the agenda Cllr Gordon is a Trustee of Girton Town Charity but this is not an interest which would prevent him voting.

13/129 Public Participation session on agenda items & matters of mutual interest:

1. Representatives from Frontier Estates to talk about the proposal for a care home on land at Wellbrook Way.

Duncan Ford explained that Frontier Estates were keen to have met with the parish council as soon as possible. Healthcare consultants Carter Wood identified the current site's potential for relocation from the Brookfields site in Mill Road, Cambridge. Discussions are at an early stage with the healthcare management trust for relocation to this site. A localised need for dementia care has been identified, and the developers aim to deliver a scheme to meet Care Quality Commission standards. The care home would complement Abbeyfield's provision.

Rebecca Fenn-Tripp spoke about the planned care home, which will be a two-storey building with 75 single en-suite bedrooms, dining facilities, lounge, laundry and hairdressers. There will be 33 car parking spaces including 2 disabled spaces. The development will have the equivalent of 60 full-time staff with 22-23 on site at any time. There will be a minibus scheme and lift-share scheme for staff, with the transport assessment to be submitted with the application. The Planning Officer desires to see public art as part of the Section 106 agreement and this could be part of the community centre development opposite. 25% of residents may have Alzheimers, and there will be controlled access to the separate sections of the building.

Ms Fenn-Tripp and Mr Ford answered questions from councillors. These included the boundary treatment, the continuation of the footpath which runs the length of Wellbrook Way, possible contamination of the site and the differential settlement issues

in other parts of Wellbrook Way. The Chairman thanked Ms Fenn-Tripp and Mr Ford, who left the meeting at this point.

2. Members of the Public. The member of the public present at the meeting did not wish to speak.

3. County Councillor's Report (*Appendix A*) Cllr Reynolds had sent apologies to the meeting. Any questions arising from his report should be emailed to Cllr Reynolds and copied to the Clerk.

4. District Councillors' Reports (*Appendix B*) Cllr Bygott spoke of the programme for council house building now being underway, with the first to be finished by Christmas. South Cambs Ltd are to build houses and operate in the private rental sector - £7 million will be invested.

SCDC is consulting on its priorities for the Corporate Plan 2014-2019 between 2nd December 2013 and 31st January 2014. It is also consulting on a revised commercial inspection and enforcement policy: it is intended to combine the Planning Enforcement department and the Hygiene and Safety enforcement department.

Questions were raised over the street lighting and whether the District Councillors could consult County Councillor John Reynolds. There have been a large number of complaints.

5. Police Report (*Appendix C*). The Clerk will forward any questions arising from the Police Report to PCSO Mani.

Cllr Bygott left the meeting at this point.

13/130 To confirm the Minutes of the Parish Council Meeting held on Wednesday 16th October, 2013 (previously circulated)

The Minutes were proposed as a true record of the meeting by Cllr Thorrold, seconded by Cllr Garner, approved unanimously and signed by the Chairman.

13/131 Matters arising from the Minutes (for information only)

13/117.3 The Clerk has contacted Balfour Beatty and Cambridgeshire County Council regarding issues with new street lighting (see correspondence item 13/134.1)

13/120.3 Approval has been given for the proposed gate on Footpath 8.

13/120.4 A post-box at Wellbrook Way has been requested and Royal Mail are to undertake a site visit by the end of November.

Noted by the Council.

13/132 Business items requiring a decision, or consideration by the Council

1. To confirm that the Council regards the Town Charity's proposed Community Hall at Wellbrook Way as an integral part of the public open space, and therefore that the car parking facility on the Council's land will be fully available to users of the Hall. The Council is most appreciative of this facility being developed by the Charity.

Proposed by Cllr de Lacey, seconded by Cllr Godby. Girton Parish Council are to write to SCDC stating that the car park can be used by hall users, to be hand delivered by Cllr de Lacey. Approved with one abstention.

2. To approve a protocol and charging schedule for the occasional use of the Council's open spaces such as the Hibbert-Ware Garden, Smithy Green and the Mayfield Triangle, by residents of Girton (*Appendix D*)

Proposed by Cllr de Lacey, seconded by Cllr Godby. The hire agreement should preclude tents and marquees with enclosed sides and the Highway Authority would want to comment on the visibility splay not being compromised. Health and safety concerns of allowing pedestrians to cross the road between two venues were raised. The proposal fell, with four votes in favour, eight votes against and one abstention.

3. To approve the appointment of a contractor for the Wellbrook Way landscape

maintenance contract for 3 years from April 2014 to March 2017, as agreed by the Environment Committee (*Appendix E*). Cllr Gordon spoke to this item. The lowest priced quotation from Paul Laston had been put forward by the Environment Committee. Approved unanimously.

4. To approve the extension of the current contract for grass cutting at the Recreation Ground until 31st December 2014, as agreed by the Sports and Recreation Committee. A rolling 3-year contract had been in place from 1st April and the Sports and Recreation Committee would like to bring the contract round to 31st December 2014 and then contractors would be sought for a three year period after this. The current contractor is happy to continue the contract. Approved unanimously.

5. To approve a donation of £150 to St Vincent's Close Community Centre and a donation of £50 to Orchard Close Community Centre, in thanks for the use of their facilities for Parish Council meetings during 2013, the Council requesting that accounts be submitted to us to show how the donations were used. These will come from the budget for donations.

Proposed by Cllr de Lacey, seconded by Cllr Godby. Approved unanimously.

6. To approve the plans for the redevelopment of the recreation ground car park. The Health and Safety Officer considers the current situation in the car park to be intolerable. A ballpark figure of £60,000 has been given for the works. Cllr de Lacey proposed an amended motion: 'To approve further investigation of the plans and to go ahead to the Finance Committee'. The amended motion was seconded by Cllr L Taylor. Work will have to be done in the car park in the near future even if the redevelopment does not go ahead. Approved with one abstention.

7. To appoint a contractor to undertake sanding and resealing the Pavilion hall floor (*Appendix F*) Cllr de Lacey proposed Floor Sand Solutions Ltd which was the cheapest quotation. Seconded by Cllr Thorrold. Approved unanimously, with the caveat that the address details of the contractor be confirmed before going ahead.

13/133 Finance and Resource Management

1. To approve payments for the previous month. Proposed by Cllr Garner, seconded by Cllr Godby. Approved with one abstention.

2. To approve the balance sheet (*Appendix G*) Proposed by Cllr de Lacey, seconded by Cllr Garner. Approved unanimously.

3. To receive the Finance Report from 1st April 2013 to date (*Appendix H*) Received by the Council. The Chairman thanked the RFO for her work.

4. To approve receiving electronic versions only of utility bills, and paying utility bills through BACS or by Direct Debit (at the discretion of the Finance Officer and as appropriate) (see correspondence item 13/134.8)

Proposed by Cllr de Lacey, seconded by Cllr Godby. The RFO agreed to check whether it would be advantageous to pay by Direct Debit because the scheme offers protection. Agreed unanimously.

13/134 Correspondence (to be received)

1. 18 Oct 2013: Letter to Balfour Beatty regarding H&S concerns over street lighting

2. 18 Oct 2013: Correspondence about speeding traffic and street lighting

3. 21 Oct 2013: Chairman's letter regarding street lighting concerns

4. 21 Oct 2013: Concerns regarding NW Cambridge development

5. 28 Oct 2013: Correspondence regarding poor state of footpaths in Girton

6. 29 Oct 2013: Correspondence about street lighting in Church Lane

7. 1 Nov 2013: Correspondence regarding severed conduit at Cockerton Road

8. 5 Nov 2013: Letter from BT concerning bill payment fees

9. 6 Nov 2013: Information regarding Cambridgeshire's healthcare 111 calls

10. 9 Nov 2013: Grants available to local councils and communities

11. 13 Nov 2013: Correspondence about street lighting issues in Thornton Close Received by the Council. Cllr de Lacey agreed to speak again to County Councillor Reynolds about the police survey of traffic speeds in Dodford Lane.

13/135 To receive reports

1. Chairman's Report (*Appendix I*)
2. Girton Town Charity. A trustee intends to step down in Summer 2014 and the Charity would like to start advertising the post after Christmas. The charity's lawyers are to look at the constitution within the next year and may need an amendment to grant express powers to make grants to the parish council. There are some signs of more personal distress in the village particularly over housing. Villagers are to be encouraged to go to Citizens Advice Bureau outreach sessions if they have financial problems.
3. Girton Youth Project (*Appendix J*) As the leader is undertaking a further degree, it is proposed to give one of the paid helpers responsibility for the Monday session., and this will be good in terms of succession planning.
4. Footpaths. Horses are using Footpath 4 and it is to be checked whether leading ponies is permitted. An update was given on the request from dog-walkers to improve the footpath from Girton Wood to Histon: shavings are to be put at the top end of 10 Acre Field to be spread on paths.
5. Water Management (*Appendix K*) Cllr Bromwich summarised his report.
6. Bowling Green Committee. It was noted that the Bowls Club are well-organised to get the Club off the ground. The turf should be laid in the first two weeks of December.
7. Wellbrook Way Development Committee. The Town Charity are still awaiting notification from SCDC Planning Department regarding the outline planning permission requested in May 2013. Cllr de Lacey agreed to talk to SCDC officers.

13/136 To receive unconfirmed Committee Minutes

1. Planning Committee Meetings of 28th October and 15th November, 2013 (previously circulated)
 2. Environment Committee Meetings of 30th October and 15th November, 2013 (previously circulated)
 3. Sports & Recreation Committee Meeting, and Sports & Recreation Committee Meeting with Users, of 31st October, 2013 (previously circulated)
- Received by the Council.

13/137 Matters raised by Members (for information only)

The turning head at Cherry Bounds Road needs urgent remediation.

Further to the works in the field alongside Marks Way, residents are concerned about security.

It was suggested that there could be acknowledgement of the planters' donors on the planters themselves.

Concerns have been raised regarding the level of darkness resulting from the loss of street lights.

The meeting closed at 9.10 p.m.