

PARISH OF BARRINGTON

Minutes of Parish Council Meeting

Thursday 14th March 2024 held in the Village Hall at 7pm

Present: Cllrs Rhodes-Kemp (Chairman), Priddle, Kemp and James.
District Cllr van de Weyer (part), the Clerk/RFO with two members of the public

1 Co-option of Councillor

A member of the public in attendance was observing the meeting this time with a view to making an application for co-option at the April Parish Council meeting.

2 Apologies, welcome and introductions

Apologies had been received from Cllrs Cooper, Walker, Anscombe, Quincey and County Cllr Kindersley.

3 Declarations of Interest and Dispensations

There were no interests declared.

4 Public Forum

4.1 SCDC Area Team Leader - Michael Sexton

Mr Sexton was welcomed to the meeting.

Cllr Kemp outlined the concerns over the planning consultation process and advised that the Parish Council received some difficult planning applications for consideration partly being around the green and some with sensitive issues.

Mr Sexton was asked about the absence of the red line boundary to the highway on some applications. He replied that there had been a lot of focus on red lines within the Planning Department and officers were finding some missing on the applications. This was being addressed. It is important because affected landowners need to be so advised. Cllr Kemp explained that clearly some were not being picked up. Access from the Highway across the Green requires permission from the landowner – the Green Charity – and planning applications needed a construction management and access plan.

Mr Sexton was asked why there was little feedback to the Parish Council from Officers in comparison to the often “quite familiar” correspondence on file between officers and applicants. Mr Sexton advised that comments made through the Planning Portal were addressed in the delegation report. He suggested that if the Parish Council wanted a response from the Planning Officer directly then to contact the relevant Officer. Mr Sexton was asked about the relative weight given to Conservation officers’ views in applications. Mr Sexton explained that the Conservation and Enforcement Officers were consultees and only able to contribute to the decisions which were made by the Planning Officers. More often than not the Officers were guided by their comments, especially on Listed Building applications. The Conservation Officers were not routinely consulted on applications in a conservation area - only on Listed Building proposals.

A discussion then took place on Section 73 applications. Mr Sexton explained that these were considered as a new planning application and should not be used to substantially change the original permission. Cllr Kemp referred to a series of incremental S73 applications for a property in the village and explained the background. There was no "confusion" on the part of the Parish Council – merely a careful and informed review of s73 submissions put before it. The changes were causing a good deal of concern amongst residents. Mr Sexton was unaware of the application but offered to look at the history.

Mr Sexton advised that a number of Planning workshops were being arranged by South Cambridgeshire District Council starting with a workshop for Clerks on the 17th April which the Clerk had booked a place on. He would forward details of other sessions to the Parish Council and urged Councillors to attend.

The Chairman thanked Mr Sexton for his attendance.

4.2 Planning Application 24/00468/LBC &24/000386/HFUL

The applicant was in attendance and invited to speak to the proposal

Councillors were advised that several conversations had taken place with the SCDC Conservation Officer and Listed Building Officers whose advice had helped with the proposal. The resident answered questions on the design and the size of the extension which was to extend with improved accommodation while removing two extensions built in the 1960s - they would be demolished as part of the plan. The applicant was aware that there would be concerns over management of the building work if the application was approved and offered to work with the Parish Council to keep disruption to a minimum.

5 To approve the minutes of

5.1 The Parish Council Meeting held on the 9th February 2024

On a proposal by Cllr Rhodes-Kemp, seconded by Cllr Priddle, the minutes as circulated were agreed a true record and signed by the Chairman.

6 County and District Councillors' reports

6.1 County Council -Cllr Kindersley

Cllr Kindersley had circulated a report. He had given his apologies for the meeting.

6.1.1 Request for consideration of Hybrid meetings -all

The Chairman advised that Cllr Kindersley had made this request at the last meeting for 'green' reasons. She stated that her experience of trying to join an in person meeting remotely was disruptive for those in the room and did not result in active participation as if via a lap top screen you could only see one person at a time.and not even hear others.and if the Parish Council agreed to this extra equipment would need to be used. The Chairman reminded Councillors that the Parish Council meetings would be held in the Bowls Club from April where there was no Wi-Fi.

Councillors agreed that they would prefer Cllr Kindersley to attend face to face. When the new facilities were available in the village a remote link might be possible if Cllr Kindersley was unable to attend in person.

6.2 District Council -Cllr van de Weyer

Cllr van de Weyer reported that the District Council had adopted a new timetable for the Local Development Plan at their recent meeting. He added that the Plan had been delayed due to the requirement of a water resource Management Plan. The Government was changing the timeframe for Local Development Plans to 30 months instead of the previous six years. With the water issue Cllr van de Weyer feared that South Cambridgeshire District Council was not going to get very far forward once the new regime started.

A discussion took place re what this would look like, including the new Development Corporation which Cllr van de Weyer advised wasn't clear. He was aware of the initial document but did not think it was finalised.

He added that the District Council was opposed to the Development Corporations and was lobbying Government. The reason being that this body would be deciding on large scale building outside the Local Plan. It was to be chaired by a Peter Freeman who was a property developer and other great and goods. It left the status of the SCDC's Local Plan unclear. Comments included the lack of accountability or planning oversight or control .It was likely to lead to a massive increase in the number of very large housing developments many in South Cambs.

At present the only hurdle Cllr Van de Weyer was aware of was water scarcity.

Cllr van de Weyer was asked how the District Council intended to address the water shortage issue. He replied that there were documents which included details about a water credit scheme, water economy, and the proposal to move water from Grafham Water via a pipe(5 years). In the long term a new reservoir would be built.(15 years)

The Chairman expressed her concern over other factors which should be considered when planning a development including hospital capacity, GP surgeries, Schools, roads and infrastructure.. Cllr van de Weyer confirmed that there was a requirement in the Local Plan to take these issues into consideration but it was unclear if this applied to the Development Corporation.

The Chairman thanked Cllr van de Weyer for his report.

7 Matters Arising and Carried Forward from previous meeting (Clerk)

7.1 Update on defibrillator locations

It had been advised that a defibrillator was installed on the wall of the All Saints estate office. A location for the equipment in the Glebe Road area was now needed. Cllr James would work with Cllr Cooper to try and find a location which would need an electricity supply.

-MJ&LC

7.2 Notice Board repairs and Defibrillator sign update

The village hall notice board had been repaired at a cost of £128.00. The contractor had agreed to look at the Parish Council board in the Church car park once he had access to the key. It was agreed that the Clerk find out when he was available so that the Chairman could leave the key out for collection.

-Clerk

Cllr Priddle referred to the safety signs he had purchased with one A4 sign still to be installed on posts below the Parish Council board. It was agreed that the contractor be asked to also install the sign. The Clerk to arrange.

-Clerk

The Clerk had now identified the shape of the defibrillator sign so would order a replacement.

-Clerk

A replacement key safe for the village hall keys would also be purchased by the Clerk.

-Clerk

7.3 Update on scheduled Grounds Maintenance work

The Clerk confirmed that the contractors had now carried out the repairs to the slide mound and she had asked for a date when the Challis Pond fence could be replaced/repaired as the weather should now be improving.

8 Finances (RFO)

- 8.1 To approve the payment of accounts listed below and to approve any further invoices presented to Council that are not on the schedule (if any):

V/N	Invoice	Description	Supplier	Amount
237		Electricity charges January 2024	Southern Electric	£143.71
239-242,231		Staff Costs PAYE, Home Allowance, Pension February 2024	Staff	£4492.48
250	3045	Dig out silt from ditch to rear of school and woodland	Herts & Cambs Ground mtce	£2232.00
249	3041	Ranger duties (Jan 24) Various tasks	Herts & Cambs Ground mtce	£277.10
248		Removal of trees on school path	Herts & Cambs Ground mtce	£288.00
247		Re-imb for stationery cont and cont to SLCC membership	Litlington Parish Council	£65.63
246		Re-imb for 20i domain package	Sally Walmsley	£131.87
245		Annual lease for land use	The Green Charity	£300.00
244		Repair to notice board	Property Mgmt Services	£128.00
		Section 106 Project		
238	24	Add plans/copies of land registry docs	Bryant Land ad Property	£166.80

On a Proposal by Cllr Rhodes-kemp seconded by Cllr James the payment of invoices was approved.

- 8.2 Balances and Bank Reconciliation 29th February 2024

BANK	Balance
Unity Trust Bank	133,313.45
Lloyds	100,769.40
CBS	1,500.00
Unity Trust Deposit	611,698.15
Lloyds 32 day notice account	168,911.41
Lloyds Fixed Term Deposit	500,000.00
CCLA	820,884.32
TOTAL	2,337,076.73

- 8.3 Update on Bank Mandate

The Clerk gave an update which included the confirmation that the account with Cambridge Building Society was now active. A statement had been received by Cllr Walker. Which showed a balance of £1,539.80.

- 8.3.1 Flagstone Investment Company

Cllr Walker had prepared a paper supporting the proposal to invest via Flagstone. The Finance Working Group had met remotely with the Clerk to a large Buckinghamshire/ Correct? Parish council who explained how the company worked. Although that parish was a lot larger than Barrington the FWG all agreed that investment via this company was worth considering. It would be the responsibility of the RFO and Chair of Finance, Cllr Walker, to monitor the investments monthly and ?move funds to better performing accounts as appropriate and report back to the monthly Parish Council Meeting. All Councillors were in agreement that this would save a lot of time.

A discussion on what would happen when the Section 106 projects came to an end, and the money was used, took place and how the Flagstone account could be closed. The minimum investment amount was also not known. The Clerk to find out about the exit clause and minimum investment. **-Clerk**

On a proposal by Cllr Rhodes-Kemp, seconded by Cllr Priddle, it was agreed in principle subject to satisfactory answers regarding the exit arrangements, to go ahead with investment. All Councillors in agreement.

8.4 Village Hall Donation 2023/24 update on clarification of expenditure/income- Cllrs Rhodes-Kemp and Cooper

The Village Hall Treasurer had responded to the request for further information and agreed to meet the Finance Working Group after the 25th March. The Clerk to arrange a remote meeting. **-Clerk**

8.5 Streetlighting Energy Contract

The Clerk had asked for an updated quote for this meeting but this had not been provided. She suggested that a request for a quotation to be considered at the June meeting be arranged. If the quote was agreed the new price would follow on in October when the current SSE contract expired. This was agreed. **-Clerk**

8.6 Appointment of Internal Auditor 2023/24

It was agreed that LGS Services be appointed Internal Auditor for 2023/24 as in previous years. Clerk to arrange the audit. **-Clerk**

8.7 SCDC Indemnity Forms for additional S106 Contributions from Former Cement Works

Forms for signature for the three additional dwellings had been received for the following amounts –
Additional Outdoor Sport contribution -£6027.26 + indexation

Additional Community Fee £477.27 +indexation

Additional Village Hall Contribution £17,454.55 + indexation

Formal Childrens play space £1,500.00 + indexation

It was agreed that the Chairman and Vice Chairman sign the forms which would be arranged by the Clerk.

-Clerk

8.8 Agreement to –

8.8.1 Cutting back of ditch bank between Heselton Way and the woodland (Riparian ownership) £380 plus VAT

The Chairman explained where the ditch was. The quotation was agreed.

8.8.2 Cut back overgrown brambles between the school path and Heselton Way green and sever ivy on trees £680 plus VAT

It was advised that the brambles had not been cleared for a very long time and was a large area. The quotation was agreed.

8.8.3 Expenditure for clearing blockage in ditch under road

Quotations had been received to try and clear the blockage which had been investigated a number of times before. The blockage caused a regular problem with water gathering on the sports pitch. It was noted that children played their matches there so should be kept in a reasonable condition.

After discussion on the quotes it was agreed to appoint Biomarsh Ltd at a cost of £695.00 plus VAT to carry out an investigation and hopefully clear the blockage. **-Clerk**

Cllr Priddle referred to a hole where the goal post used to be. The contractor had been asked to fill in but it was unclear whether this had happened. The Chairman agreed to look and advise Cllr Priddle as this was a Green Charity issue. **-RRK**

9 Planning (Cllr Kemp)

9.1 Proposal - Demolish the existing conservatory and replace with single storey rear extension, new porch roof and sun tunnel roof lights to the front of the elevation

Site address: 1 Back Lane

Reference: 24/00014/HFUL

Cllr Kemp referred to the absence of the red line to the highway but proposed that this application be supported. All Councillors in agreement. It was noted that the work would need to have site access and a construction access and management plan agreed by the Green Charity.

9.2 Proposal - Demolition of existing extensions and erection of one and half storey rear extensions

Site address: 4 Challis Green

Reference: 24/00468/LBC and 24/00386/HFUL

It was noted that the explanation on the proposal given by the applicant under item 4.2 was very helpful and it was clear that the residents had worked closely with the Conservation and Planning Officers.

The plans were discussed and it was agreed that the application be strongly supported. Cllr Kemp would write some formal comments for the response to the Planning Officer to justify the strong support. **-RK**

9.3 Proposal - S73 to vary condition (Approved Plans) and condition 11 (roof detail) of planning permission 22/00898/FUL -Amendment to incorporate changes from previously approved section 73 application regarding alterations to roof space

Site address: 7 Back Lane

Reference: 24/00074/S73

Section 73 applications had been discussed with the SCDC Planning Area Team Leader earlier in the meeting. Cllr Kemp stated that he had expressed his concern in the letter sent to the Planning Officer following the last application over the wrong decision being made in the first Section 73 application which allowed access to the roof space. Cllr Kemp added that a neighbour had also submitted concerns but there appeared to be no such record on the planning portal.

Councillors agreed that an objection, as in the previous S73 application would again be made. Cllr Kemp to prepare a response for the Clerk to submit. -RK

10 All Saints Gardens (Redrow) Cllr Rhodes-Kemp

10.1 Occupancy and Numbers

The actual number was unknown as there was no input from the housing association. Cllr James estimated that it was 104 plus and would continue to try and find out for the newsletter distribution list. Cllr James also had concerns over other issues including developer related activities on the site. . It was noted that the next Liaison meeting was on the 18th April and suggested that the key points of occupancy numbers, development plan, key roles of staff and the construction plan be submitted for the agenda for that Liaison meeting. -MJ
A discussion then took place on trigger points which Cllr Kemp agreed to investigate. -RK

On another related issue it was noted that there had been no feedback from residents over the clearance of vegetation that had taken place in preparation for the cycle path.

10.2 Update on CCC salt bin and County Council map -Clerk

A map of County Council land had been provided. Cllr James advised that he would liaise with residents as to the best location for a salt bin and report back at the next meeting. -MJ

10.3 Integration of Barrington Lakes residents and the rest of the village -Cllr Rhodes-Kemp

The Chairman advised that a comment had been made on the village Facebook page indicating that the Parish Council had done nothing to integrate both sets of residents. She referred to the Carol Service and suggested that when the open space was released a joint event for the village be arranged. Cllr Kemp suggested that the comments in the survey be revisited to refresh ideas although it was agreed that it was not solely the responsibility of the Parish Council to integrate the residents.

There was a general discussion on how existing local groups could facilitate opportunities to include new residents. There were several upcoming Village events that All Saints residents could participate in eg the Village Event being organised by Cllr Cooper The point is we are all part of the village of Barrington.

10.4 Access to Open Space

There are ongoing concerns re the delay in allowing access to the Open Space especially as All Saints residents are already paying for it in charges.

11 S106 -updates

11.1 General Update -Cllrs Rhodes-Kemp

As reported under Item 8 there was a small additional Section 106 money coming from the three house development.

11.1.1 Update on Field Measurements - Cllr Rhodes-Kemp

It had been discovered while working on the land swap, confirmed by land registry, that there was a boundary dispute. The Chairman and Cllr Walker had a meeting arranged with Cemex on the 20th March. This had to be resolved before the land swap took place.

11.1.2 Update on Architects -Cllrs Rhodes-Kemp, Anscombe, Kemp

The brief had been advertised with the first triage of applicants taking place on the 8th March. Due to problems with the Parish Council email and website addresses, caused through the change to domain host, several more contractors had filed applications that had not arrived within the the deadline for applications. Applicants had been advised that the Parish Council would respond after Easter which would allow time for a further triage of new applications.

11.1.3 Proposal for Public Works Loan -Referendum

A Public Works loan would still be needed to rebuild/restore the Sports Pavilion- the process would be starting further down the line once a business plan had been compiled. The Chairman advised that the Business Group should have concluded their work in May after which preparation for the referendum could take place.

11.2 VAS/Update on LHI

At future meetings this item would be discussed under the Highway Issues heading as the VAS was part of the outstanding LHI scheme.

The Chairman reported that the County Officer, James Chapman, had advised that he was aware that the Parish Council had Section 106 money and advised that an island, with a light, was needed as part of the speed reduction project by the school. The Chairman reminded Councillors that the Section 106 money, which was allocated to different funds, was intended to mitigate the impact of the development for the existing village

A discussion took place on speed limit reduction zones in other villages where it was noted there was no lighting/island at the entrance to the restricted zone. The Chairman and Cllr James had arranged to meet Mr Chapman to discuss further with a provisional meeting date set as the 11th April.

Concerns over parking outside the school were then raised with Cllr Kemp advising that the Parish Council had been awarded money to build a car park for the school but they were against this as the County Council policy was to encourage people not to drive children to school.

11.3 Archer Bridge – Cllr Anscombe

There was no further update in Cllr Anscombe's absence

12 Village Tree Survey 2023

12.1 Schedule of works from reports 2022 and 2023 -Cllr Rhodes-Kemp

A meeting had taken place with a contractor on the 12th February to discuss the reports prepared by the Chairman. Cllr Walker and the Clerk were also in attendance. The trees highlighted were discussed and photographed by the contractor. Copies of the two tree surveys were then forwarded to him to help with the quotation.

12.1.1 Quotation for urgent works

Two quotations had been received on the 13th March which did not include the urgent work including the two trees on the school path which needed to be removed. As he was away Cllr Walker had also not seen the quotations. It was agreed that due to the amount of the total and in the absence of the Chair of Finance the Clerk contact the contractor and advise that due to insufficient attendance at the meeting the quotations could not be considered. It might be necessary to obtain a further quotation contractor would be reminded of the two trees on the school path and asked for a quotation to deal with these as soon as possible, **Clerk**

12.2 Tree Maintenance Plans-Cllr Rhodes-Kemp

The Chairman stated that a Maintenance Plan would need to be introduced as planting of new trees was required to replace those which had died over the past year. One quote to date to manage a Tree Management Plan had been received.

13 Malthouse Way – Parish Council Streetlight 1 (Clerk)

The Clerk advised that she had received a report from a resident that the light was not working. It was confirmed that the light was a Parish Council owned light and therefore not covered by the SCDC contract. Balfour Beatty had been asked to repair the lamp and when doing so observed that the concrete column was potentially high risk due the age and unknown condition at the base. They suggested that the Parish Council considered replacing with a new PFI standard galvanised post with LED lantern. A quote for £2,128.92 had been received.

Councillors agreed to monitor the condition of the column.

14 Reports to be taken as read

14.1 QEII woodland and Community Orchard -Cllr Rhodes-Kemp

The Orchard was fine. There was an issue with some trees which had fallen in the woodland. Replanting would need to be considered as part of the Tree Management Plan.

14.2 Footpaths -Cllr Rhodes-Kemp

A lot of the footpaths were under water. There were diversion signs indicating that the footpath by the Pavilion was closed. Nobody knew anything about this. The Chairman thought it might be related to UK Power Networks activity and agreed to investigate.

-RRK

14.3 Ditches -Cllr Walker (deferred until April PC meeting)

14.4 Play Areas--Cllr Cooper

Cllr Cooper had confirmed that there were no issues. The latest inspection had taken place.

14.5 Challis Green Pond – Cllr Rhodes-Kemp

The replacement/refurbishment of the fence was now awaited. The Clerk had urged a date for the work.

14.6 Green Charity -Cllr Priddle

A report would be provided next month. These were due bi-monthly. The Clerk was asked to remove the Green Charity item from the agenda when a report was not scheduled.

14.7 Back Lane update/Plan Cllr/Rhodes-Kemp

The Chairman advised that a team of volunteers had been arranged to start work May/June time. Cllr Priddle queried the clearance of the Back Lane ditch. He did not think the work had been completed although he believed the work had been paid for. The Clerk was asked to find out the position with the contractor. **-Clerk**

15 Other Correspondence (Clerk)

15.1 West Green Sewer outflow -for information

Correspondence had been received from a resident advising that there were problems with sewage and the sewer cover which was being dealt with by Anglian Water.

15.2 Transfer of Domain www.barringtonparishcouncil.gov.uk from Loho to 20i

As referred to in Item 11.1.2 the Government Domain service, JISC, had advised that the host Loho would no longer support .gov.uk addresses so another provider had to be found. As part of the process of registration with the new provider, 20i, the Clerk had to change the information held by the Cabinet Office. Emails and the website were now working properly.

16 Highway Issues (Clerk)

16.1 Update on Danger Warning Signs

Cambridgeshire County Council had agreed that the Parish Council could hold the signs to advise of hazards. They would not be provided but could be purchased for £29.50 plus VAT each. It was agreed that the Clerk order three signs, with sandbags, to be delivered to the Chairman's address. **-Clerk**

16.2 Suggestion of a Village Flagpole

Correspondence had been received from CAPALC advising of a D Day commemoration flag. There was not currently a flag pole in the village. Councillors agreed not to pursue a flag pole at this time.

17 Annual Village (Parish) Meeting -Tuesday 7th May 2024

The Chairman asked Councillors to be prepared with contributions towards the reports for the meeting. Flyers advertising the date would be prepared nearer the time. The Clerk to work on an agenda with the Chairman.

18 Date of Next Parish Council Meeting -11th April 2024

There was no further business. The Chairman closed the meeting at 9.45pm