

ALCONBURY WESTON PARISH COUNCIL

www.alconburyweston-pc.gov.uk

Parish Clerk: Alison Brown

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Minutes of the Alconbury Weston Parish Council meeting held on Monday 1st August 2022 at Upton Village Hall, Upton, Green Lane, Upton PE28 5YB at 7.00 pm.

PRESENT: Councillors: M. Waring (Chair), J. Baker, P. Baker, K. Brine, N. Morton, A. Stone and A. Brown (Clerk).

Members of public: 46

HDC/CCC: 1

45.0 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Harper-Harris (personal).

46.0 DECLARATIONS OF INTEREST

None.

47.0 PUBLIC PARTICIPATION

1. 46 members of the public voiced their objections against planning application 22/01350OUT. The main reasons given by the members of the public for their objections were: a reduction of amenity, increased flood risk, problems for emergency vehicle access due to the number and position of parked cars and no justification for the development as the requirement for affordable housing has been met by the Butcher's Close development.

2. 31 members of the public voiced their objections against planning application 22/00905/FUL on grounds of a lack of information in the application relating to the design, access and heritage statement and no flood risk mitigation.

To be discussed by the Parish Council under the relevant agenda item.

48.0 PLANNING

Resolved comments to be submitted on applications where appropriate:

48.1 22/01350/OUT: Proposal: Proposed Rural Exceptions Residential Development for up to 15 Dwellings with all matters reserved except access and layout (re-submission of 21/01343/OUT) at Land Northwest Of 1 Chequers Close, Alconbury Weston -

RESOLVED: To recommend refusal of this planning application. 46 members of the Parish identified themselves and objected to this planning application. The main reasons given by the members of the public for their objections were: a reduction of amenity, increased flood risk, problems for emergency vehicle access due to the number and position of parked cars and no justification for the development as the requirement for affordable housing has been met by the Butcher's Close development.

The Parish council considered the views of the Parishioner's and determined that our reasons for recommending refusal are:

- Highfield Avenue and Wheatsheaf Road are the only roads through to Chequers Close. Both streets are unfit for the current housing stock, the current development having been designed with insufficient parking for existing residents. The original developers did not anticipate as many multi-car households as exist today and there is no provision for visitors parking. Currently parking on Highfield Avenue, Wheatsheaf Road and Chequers Close has caused public disturbance issues, as residents are often unable to park outside or near their homes, which has on occasions deteriorated into confrontation. This is a major problem within the village and the addition of a further development to this area of the village has galvanised opinion within this area against such a development. The Parish Council is frequently canvassed to act on parking issues in this area and believes that additional housing in this area will further impact the amenity of the residents of the roads leading to this proposed development.

- The roads are narrow with plenty of parking on pavements preventing pram and wheelchair use and there have been issues for emergency service vehicle access. We believe the traffic data used to support the application and CCC input is based upon a desktop study and not actual congestion, obstruction, and access issues. With this new application there now appear to be 15 dwellings and 21 parking spaces, which includes 6 communal/guest spaces. There would appear to be insufficient allowance for multi-car households and parking from this development is likely to spill onto already congested roads.
- The Parish Council have consulted the Alconbury Brook Flood Group who have provided documentary evidence that the developer's flood mitigation plans are insufficient. They advise that the developer has considerably underestimated the amount of flood water that would need to be dealt with, which therefore would be displaced by this development and forced to the High Street directly into the brook flood area during peak flooding. Currently this area is a natural floodwater retention area, and this development will force the water it cannot retain, through a below required capacity design, into the brook at peak flood times.
- Alconbury Weston's access to services and public transport has been drastically reduced (bus services now down to just five a day with the village shop and butchers along with the farm shop all now closed. Lack of infrastructure forces residents to have to drive out of the village for basic supplies. This will increase the traffic through the already packed roads as the new residents' access basic services.
- It would appear that this application is on the basis that a S106 agreement has not been signed for Butcher's Close. The Parish Council is not aware of any statutory timescale for the completion of this agreement and believes that the developer for Butcher's Close still intends to agree to the required S106. The Parish Council does not believe that both developments are required and would not be in the best interests of the village. We believed that the suggestion of development in this area was dismissed when the Butcher's Close application was approved and therefore object to the resurrection of this application and recommend refusal of the application.

48.2 22/00905/FUL: Proposal: Proposed detached dwelling at Land Rear Of 9 High Street, Alconbury Weston -

RESOLVED: To recommend refusal of this planning application. It should be noted that this application came before the Parish Council at a meeting on 1st August 2022 that was well attended by members of the Parish, who spoke about their concerns with respect to the issue of flooding in the village that was being contributed to by the amount of development that is currently being proposed in the village. A total of 31 parishioners recorded their objections to this planning application at the Parish Council meeting.

The following reasons were given for the Parish Council objection.

The design, access and heritage statement supporting this application for development within the conservation area is not of sufficient quality to be able to analyse the planning application. In particular:

- There is no analysis of the proposal against Local Policies as detailed in the Huntingdonshire Local Plan.
- It states in the executive summary that 'The proposed development has been appraised against planning policies and is considered compliant'. However, the very short document offers no analysis against any planning policy that we can find. It states that proposed property 'Is within the continuous built-up area of a settlement in accordance with Policy E2 of the Huntingdonshire local plan to 2036 and is within the Alconbury Weston Conservation Area.' There does not appear to be a policy E2, as all policies in the Huntingdonshire Local Plan start with the prefix LP. There is no other analysis against local policies.
- The justification for accepting the change in flood risk to the community is that 2 other developments have been approved in the local area. One of these developments is using a sustainable drainage solution, while this development is proposing to use soakaways, for which we find the comparison to be invalid. The other development is on the same site as this application and was for a change of use of a building.
- The Design, heritage and access statement concludes 'The proposal will have no additional impact on the existing character of the conservation area because of its situation but will provide an attractive

dwelling in keeping with its surroundings'. However, there has been no analysis, nor evidence offered, from which the conclusion has been drawn.

The flood risk assessment provided observes that there is no flood risk to the proposed property itself, as required by the EA, but the application does not offer a detailed solution for dealing with the additional surface water runoff that this property will contribute to the flooding issue that we have in Alconbury Weston. The application indicates that soakaways will be used, a solution that is not recommended by the Alconbury Brook Flood Group for new properties, who recommend sustainable drainage solutions, advice which is supported by the Alconbury Weston Parish Council. We would expect this application to address surface water runoff with a positive proposal to the issue.

This property would be the 5th property on this site, all of which share a single narrow driveway access to the High Street. As the driveway entrance is narrow and the main property on this site, 9 High Street, which is owned and lived in by the applicant, is surrounded by a high wall, 3 refuse bins are left for collection outside a window of a neighbouring property, which is in daily use, and which affects his amenity. With the recent approval of Planning Application 21/01509/FUL for this site, a 4th bin will be added to this collection in the future, and if this application is approved, a 5th bin will be added to the collection of bins outside of 5 High Street. We understand that the incremental addition of properties to this site has not highlighted this issue previously, but now that a 4th property has been approved for the site and that a 5th property is now seeking approval, there is an issue that the developer of the 4th and 5th properties on this site should now address. We believe that provision should be made at the entrance to the development site for the placement of waste bins awaiting collection, away from 5 High Street, from the properties supported by this shared drive as the shared drive is not accessible to waste collection vehicles and no provision has currently been made to store these bins while they are waiting collection.

If the Parish Council is asked to review a future application for this building, we would expect to see a detailed design, access and heritage statement, a detailed proposal as to how surface water runoff will be managed and a solution to the placing of waste bins for collection that does not affect the amenity of a neighbouring property that is not part of this development site.

48.3 To receive an update on previous applications:

- 22/01060/P3MPA - 86 Hamerton Road, Alconbury Weston, Huntingdon PE28 4JD – Refused.
- 22/01042/HHFUL - 15A High Street, Alconbury Weston, Huntingdon PE28 4JP – Permitted.
- 22/01195/HHFUL - 37 Wheatsheaf Road, Alconbury Weston, Huntingdon PE28 4LF – Pending.
- 22/00937/HHFUL: 78 Hamerton Road Alconbury Weston Huntingdon PE28 4JD – Permitted.
- 22/00145/S73: 50 Hamerton Road Alconbury Weston Huntingdon PE28 4JD – Permitted.

Cllr Gardener stated that if the Parish Council has any queries on any planning applications, he can put them to the relevant planning officer before the set deadline for comments.

49.0 PARISH COUNCIL GROUPING

It was agreed that the implications of grouping would need to be fully investigated as it was not clear from the last time this was looked into, what this meant for the 2 Parish Councils as the vast majority of residents within the parish were against any merger with Alconbury Parish Council.

RESOLVED: That the agenda item is put on hold for 12 months.

50.0 MINUTES

RESOLVED: That the minutes of the Alconbury Weston Parish Council meetings held on 20th June were agreed as a correct record of the meeting and signed by the Chair subject to the amendment agenda item 29 – Change 'In his absence' to 'In Cllr Waring's absence'.

51.0 REPORTS FROM DISTRICT AND COUNTY COUNCILLOR

Cllr Waring congratulated Cllr Gardner on his recent re-election.

Cllr Gardner read out his report which is appended to these minutes.

52.0 REPORTS FROM REPRESENTATIVES AND RESOLVE ANY ACTIONS IDENTIFIED

52.1 Grass cutting and village green

Cllr P Baker reported that the flood group have carried out the grass cutting near the Dutch bridge and brook.

52.2 Highways, Speedwatch and SID

Cllrs Stone reported that 2 Speedwatch sessions have been conducted and that another one is planned. Prior to the meeting she had circulated the latest SID data report which recorded a car travelling at 74 mph. Cllrs Morton and Stone have walked the parish with Highways.

Cllr Waring stated that the contractors laying the fibre cable for Gigaclear are leaving the highways in a mess. Cllr Gardener offered to contact Gigaclear with the issues on behalf of the Parish Council as he has a contact for them. It was agreed that Cllr Morton will collate all responses and photographs of the issues and forward them to Cllr Gardener for passing onto Gigaclear.

52.3 Communication with parishioners

Cllr Brine reported that Parish Council's do not qualify for its own Nextdoor page and has started to build a Facebook page instead which can be linked to the website. A Twitter account can also be opened. She also stated that space is limited in the noticeboards as the minutes take up so much room. Displaying councillor personal contact details on the website was discussed and it was agreed that Cllr Brine will ask all councillors which contact details they want displaying. The website enquiry form will have the Clerk's contact details.

52.4 Flood alleviation (including TABFG report)

The latest flood group report was circulated prior to the meeting and is appended to these minutes. It was agreed that Cllr P Baker will speak with Charles Dalleywater about the TABFG Community Infrastructure Levy (CIL) grant applications for projects which they want to carry out within the parish.

52.5 Flood emergency planning

It was agreed that the Parish Council needs an update on the flood plan and a report will be obtained for the next meeting. Cllr P Baker said that there are bollards stored in his farm buildings which may be of use during floods.

52.6 Play area

Cllr J. Baker reported that the goal posts are rusty and need painting. Cllr Brine said that she was aware that Stephen Brine may be able to do this and agreed to ask him.

52.7 Planter's maintenance

Cllr Waring reported that one of the planters had died and had been replaced. It was agreed to leave the decision about winter planters until later in the year.

52.8 Parish paths, trees and benches

Cllr Morton reported that he is waiting for tree works quotes which were identified on the tree report. He stated that Dan Maynard had informed him of tree which is terminal on the triangular piece of orphaned land opposite the junction into Highfield on North Road and quoted him £250 to remove it. It was suggested that HDC can be approached to ask if they own it and cut it down however this may take some time.

RESOLVED: That the Parish Council will pay for the removal of the terminal tree as it is a matter of health and safety and needs to be dealt with sooner rather than later. Dan Maynard will be instructed to cut down the tree at a cost of up to £250.

52.9 Planning

No update.

52.10 Alconbury Weald Parish Liaison

Cllr Gardener gave an update from the recent meeting which was part of his report in agenda item 51.0.

52.11 Wooley Hill Wind Farm Grant liaison body

No update.

52.12 Parish Council IT systems

Cllr Morton reported that AskIT will be putting together a document for councillors on how to use Office 365.

52.13. Fibre Broadband

Cllr Waring reported that he has still been unsuccessful in contacting someone in BT Openreach. Cllr Gardener informed him that Cllr David Russell at Grafham Parish Council has a contact for them.

52.14 Wildflower meadows

No update.

53.0 ADOPTION OF REVIEWED POLICIES

Cllr Brine will circulate the next set of policies prior to the next meeting.

54.0 THE ALCONBURY BROOK FLOOD GROUP (TABFG)

The TABFG Terms of Reference were circulated prior to the meeting including appendix 3. It was agreed that the TABFG should be working to a set of objectives and reporting back to the Parish Council with where they are at. It was agreed that Cllr Brine will give this to Cllr P. Baker to feed this back to TABFG. It was also felt that the flood group needs to have more structure as it appears that the flood alleviation is sitting with just one person. It was also noted that working groups cannot have delegated responsibilities nor is flooding alleviation a Parish Council responsibility – this is the responsibility of the Environment Agency and Cambridgeshire County Council. It was agreed that Cllr Waring will amend the terms of reference and circulate them to Cllrs P. Baker and Brine for their comments.

55.0 COMMUNITY INFRASTRUCTURE LEVY (CIL) PAYMENT

55.1 Any CIL funded projects must be community based. The Parish Council needs a projects list and Cllr Stone suggested that residents should be involved. It was agreed that Cllr Stone will prepare the wording for the Facebook page asking residents for project suggestions to be carried out in the community and Cllr Brine will put this on. It was noted that residents' expectations will need to be managed. Cllr Stone will respond to any Facebook suggestions.

55.2 TABFG proposal for Alconbury Weston ford clearance – see agenda item 52.4.

56.0 ALCONBURY WESTON PARISH NEIGHBOURHOOD PLAN

A Neighbourhood Plan for the parish was discussed. A working group is required to produce a Neighbourhood Plan which is then presented to the residents to the Parish.

RESOLVED: That Alconbury Weston Parish Council investigates how to develop and produce a Neighbourhood Plan. Cllr Waring will take the lead.

57.0 ORDERS FOR PAYMENT

57.1 RESOLVED: Orders for July/August 2022:

Unity Trust Bank	Bank charges June 2022	£18.00
Drax Ltd	Street lighting December 21 – June 2022 (DD)	£19.60
CAPALC	Councillor training May 2022 x 1	£75.00
CAPALC	Councillor training June 2022 x 2	£150.00
Beam	Grass cutting June 5 th Payment	£285.00
Beam	Grass cutting July 6 th Payment	£285.00
Mrs A Brown	Clerk salary & expenses July 2022	£332.50
HMRC	Clerk PAYE	£75.00
Cllr M Waring	Refund: Plants for planters	£44.00
Askit	2-year domain registration 'alconburyweston-pc.gov.uk'	£130.80
Askit	New Laptop for clerk	£627.28
Huntingdon District Council	Litter bin emptying 2022/23	£1819.01
Cllr A Stone	Re-imburement of Microsoft for SID	£89.95

57.2 RESOLVED: That the outstanding payment of £95.40 to Cllr Stone is approved.

58.0 FINANCE

58.1 RESOLVED: That the bank reconciliation be confirmed as correct.

Monies received:

CCC – Re-imburement for grass cutting	£1289.32
HMRC VAT refund	£499.65

58.2 RESOLVED: Expenditure against budget was reviewed.

58.3 Parish Council holding funds for voluntary groups – the Clerk reported that advice from CAPALC states that Parish Councils should not hold funds on behalf of voluntary groups. The Parish Council deposited a total of £825.00 in 3 separate transactions into its bank account in June 2017 and September 2017 on behalf of the Funday group. Cllr J. Baker stated that the Fun Day group will be opening its own bank account so that their funds can be transferred to them.

59.0 REVIEW OF FUTURE MEETINGS - VENUE CHANGE

It was reported that residents were not happy with the change of venue as some do not drive which prevents them from attending meetings. Alternative venues were discussed. Alconbury Memorial Hall is not suitable as

the main hall is always fully booked and noise carries through from the hall into the meeting room which is small. Alconbury Sports & Social Club is a bigger venue and close to the village. The Clerk stated that a NALC solicitor has advised that meetings should not be held in the Sports and Social club as it is licenced premises.

RESOLVED: The Clerk's advice was noted however it was agreed that the Parish Council will return to the Alconbury Sports and Social Club for future meetings as it is more accessible for residents. Cllr Brine will produce some laminated door signs stating that no alcohol can be brought into the meeting room.

60.0 MATTERS FOR INFORMATION

Cllr J. Baker reported that she is concerned that horse droppings on the grass will affect the grass cutting. She also stated that she had received a telephone call from the resident who is concerned by the smell coming from a dog waste bin near his property and asked if it could be moved. It was agreed to monitor the situation.

Cllr Waring - agenda item for next meeting - how the Parish Council discharges its decisions. Should the Parish Council have an approved contractor which the Clerk can use to conduct agreed tasks rather than using volunteers for certain things which has implications of its own e.g., insurance, health and safety, training.

Cllr J. Baker – agenda item – Identification of old and vulnerable people in the village which may require additional help during the winter in light of the current financial crisis. Cllr J. Baker has a list from early Covid Lockdown days.

61.0 DATE AND TIME OF NEXT MEETING

Monday 5th September 2022, Alconbury Sports and Social Club.

The meeting closed at 9:24 pm.

Agenda item 52.0

Alconbury Weston Parish Council Meeting – August 2022

Following Cllr Morton's emails this is the current position on the various issues raised

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The North Road Bridge, I am informed that the Council has requested costings for the repair's and I will be informed of the costs and associated programme.

Footbridge repairs on Footpath No 10, the Bridge maintenance team informed me that the ROW contractor bridge has instructed to undertaken the work

The Footpath at Alconbury Hill /Monks Wood Road will be cleared adjacent to the B1043. The section From Monks Wood Road to Alconbury Hill which is impassable is thought not to belong to the County Council. The LHO is investigating this further.

The Footpath connecting Alconbury Weston to Alconbury and its upgrade to a footway. Please note that Huntingdonshire is without a Rights Of Way Officer at present. But I will keep chasing this matter once a ROW Officer is appointed. Rest assured the County Council will maintain the current route

I am formed that the repair of the footpath between Buckworth Road and Highfield Road has been ordered. Once I have a date for this work I will let the clerk know.

I attended the Joint Village Meeting with Urban & Civic on 25 July at which we were told almost 800 houses have been completed and 1760 house have been commissioned to date. The Health Centre is going to be brought forward as there is sufficient demand. It will be, located in the Town Centre Hub Area.

The AW1 Bus service which connects the Weald and Alconbury Weston to Huntingdon Train Station and the Town centre is proving popular particularly with commuters as its timetable is aligned to the Train timetable. The service is averaging 350 passengers per week

Urban & Civic would like to organise an update meeting with the Alconbury Flood Group and would like to visit the PC to update them on their plans as well as inviting all Parish Cllrs for a tour of the development.

The new Secondary School at Alconbury Weald is planned to open in September 2024, with the new Co-Op Store at the Glade opening in 2023

New Shire Hall at Alconbury Weald was officially opened on Friday 8th July by the Chairman of the Council, Cllr Stephen Ferguson and pupils from Alconbury Cof E Primary School. A cake in the shape of the CC Logo was made for the occasion by former Great British Bake Off Contestant Ian Cummings.

New Shire Hall forms part of a new Hub and Spoke model to deliver services closer to the communities they serve. This will save the public purse over 50m. Part of this, was the sale of the Leasehold of old Shire Hall for conversion into offices and a hotel and can be purchased back by the County Council for a £1 in 40 years time.

From July the County Council will be holding all its Council Meetings, including the Full Council at New Shire Hall in Alconbury Weald.

The main meeting rooms in New Shire Hall have been named after birds commonly seen in Cambridgeshire. The Multi Function Room/ Council Chamber will be known as the Red Kite Room.

Cambridgeshire CC is to spend 60m on expanding and enhancing provision for Children with Special Needs (SEND)

Two new schools will be built within the next two years at Alconbury Weald and Gamlingay for children with Special Needs. The SEND school at Alconbury is projected to open in September 2023

Cambridgeshire Pensioners struggling with the rising cost of living can apply for support from the Household Support Fund. This fund will be distributed by Age UK Cambridgeshire & Peterborough and Cambridgeshire County Council.

Anyone born prior to the 30 September 1956 can apply for support towards food and energy bills. We can provide financial support within a few days and help you find longer term support if needed.

This is not charity, we are using the Government funded Household Support Fund to provide this help. To apply call 01223 221929 or visit the website www.cambridgeshire.gov.uk/household-support-fund

The recently published 2021 Census shows that Cambridgeshire has seen one of the biggest population increases over the last ten years.

Overall the number of people living within the County rose by more than 57,000 in the last decade to 678,600. This is a 9.2% rise, which is higher than the East of England average. The national picture shows the east is the fastest growing region in the UK

These figures confirm the County Councils contention over many years that the previous Office of National Statistics figures, on which it bases its grant allocations, were under estimating the size of the County's population.

Within these figures the number of people 65+ in the County rose by 26% against the National average of 18.6%

Huntingdon Library are making more space for young people. The new young Adult area was officially launched on Wednesday 6th July. The area will be bigger, more

comfortable, offer more privacy and will feature more relevant book titles for young adults, using #BookTok. New services suggested by local young adults will also be launched.

The New Leader of the District Council gave the Annual State of the District address, to the Full council last Wednesday 20th July. The New Leader declared a Climate Emergency at the meeting. The Joint Administration stated that they will employ consultants about how to tackle this, rather than contacting other authorities like the County Council, who are well on this path.

If you have any questions please do not hesitate to contact preferably by email on lan.Gardener@cambridgeshire.gov.uk

Kind regards

Ian

Cllr Ian Gardener

County & District Councillor for Alconbury Weston

Agenda item 52.4 - TABFG report

Alconbury Brook Flood Group

Report July 24th 2022

Alconbury Brook Flood Alleviation Scheme

1. Matched Funding: The scheme has already attracted a significant amount of match funding e.g. £1M +
2. Modelling: The Flood Group have been comparing the EA models for various return periods (e.g. 1 in 100 years) with recollections of flood events from 1967 onwards. Over 40 local people responded with photographs, videos and measurable points (e.g. just covered my floor) allowing us to plot their data against the flood models. There are discrepancies. The lived experiences of people who suffered flooding generally exceed the models' estimates. It will be essential to resolve this before cost benefit calculations are made in the next stage of the business case development. We are still looking for more memories and anecdotal evidence from 1978.
3. Once the holiday season is over it has been suggested that the FG meet with Jacobs and the EA every three weeks or so.

40 Ponds project (Landscape Recovery/NFM)

1. CCC have committed £10,000 to one of our projects. The FG has met and agreed that this will be spent on an offline pond at Hamerton. A meeting with the landowner and the FG to peg-out the pond prior to making a planning application is due in the next couple of weeks.
2. CCC have committed to fund an NFM scheme above Tanglewood for the EA. Some plans have already been drawn but a site visit is needed before much more progress can be made.
3. The Farming Wildlife Advisory Group who have already committed to funding the renovation of the Black Lodge Pond are meeting with the landowner on 25/7 to confirm details before contractors are appointed.
4. 2 local contractors have visited with the FG the Black Lodge, Hamerton and another site for a 1500m³ scrape next to Buckworth Brook in order to obtain quotes.
5. The FG will make a bid for Wind Farm funding for the Buckworth Brook Scrape by August 1st.

CIL funding

1. The FG have committed to working with PCs to obtain CIL funding for
 - a) Refurbishment of the ford area Alconbury Weston
 - b) Improvement to sediment control AlconburyApplications need to be in by end of August. Full discussions with PCs yet to be held

Volunteer projects

The FG are starting to construct a schedule of volunteer work for the autumn/winter which will include clearance near the Dutch arches in AW and tree clearance around the Black Lodge pond. Previous targeted areas will be re-visited.

Alconbury Fete

A good number of visitors to our stall including many younger ones who wanted to save the doggies at Holly Lodge and the babies in the Alconbury's by slowing the flow in the guttering models. Older ones who shared recollections of previous floods.