



Minutes of Reach Parish Council meeting held on; Wednesday 1st August 2018.

Attendance

Charlotte Cane	Chair	Not Present
Hilary Fielding	Vice Chair	Present
Alex de Giorgio-Miller	Councillor	Present
Diana Ward	Councillor	Present
Andrew Trump	Councillor	Present
David McMillan	Councillor	Not Present
Nathan Bridgeman	Councillor	Present
Susan Bailey	Clerk	Present
Allen Alderson	District Councillor	Present
Joshua Schumann	County Councillor	Not Present

Apologies for absence

Received and approved

Forum for members of the public.

Many residents attended the meeting, mainly to discuss the planning application at Vine House. The situation regarding the local plan and ECDC was discussed to ensure residents were up to date with the present guidelines that the planning officers are being told to work with. That is, there is a presumption in favour of development. This is because a legal challenge had concluded that ECDC does not have enough house building to meet its requirements.

A resident stated that the village had a responsibility to contribute to housing development in the area. That if the frontage onto the Green remained the same the village should be supportive of this development. He also stated that the village should consider affordable housing.

The applicant stated that the buildings will not increase the footprint of the built area, and that he had ensured that it was inside the old village envelope and that he would be open to changes. The applicant also stated that the traffic would not increase significantly and that he could, if this was refused, return the barns back to light industrial use.

Of great concern to the majority of attending residents was the access road, safety, loss of privacy and noise pollution. It was felt that this is a significant over development of the area, stating that a similar development in the village was refused and that this new application is a smaller plot with more housing.

One resident asked if the idea of a Neighbourhood plan should be revisited in the light of the planning situation. **Clerk** to add to Septembers Agenda.

1. Declaration of Interests

There were none.

2. Planning Applications

18/00905/FUL Vine House, 6 Fair Green. Conversion & refurbishment of existing buildings and construction of 3 new homes - Several letters were read out, which opposed the development, these are all available on the ECDC website.

Two Councillors visited the property to look at the site. Using the 'Material planning Considerations' as a basis for decision making the following points were highlighted.

- Overshadowing – Plot 2 is 3m from the boundary and very tall and dark so close to neighbouring houses.
- Overlooking & loss of privacy – Sight lines may affect 1 & 2 Fair Green and there is a potential problem with 1 - 5 Burwell Road.
- Highways issues – Access and safety are an issue. The 90° bend and narrowness of the track is a problem. There are no passing places and these issues will be exaggerated for commercial & emergency vehicles. Bins having to be taken to the Burwell Road and left at the side are also a problem, these are both practical and safety problems. Lack of direct safe pedestrian access to the Green. Residents would have to walk down the track and along the Burwell Road within a 60mph limit, without pavement to get to the village centre. Parking is insufficient with up to 4 cars being parked at right angles to the Green.
- Noise & disturbance – Neighbouring residents are concerned for the increase of traffic noise & activity 7 days a week at a wider range of times.
- Deficiencies in social facilities – Lack of space in local schools and doctor's surgeries.
- Loss of trees – The 2 trees that are to be felled are not necessarily trees of importance, but residents are concerned regarding the loss of privacy.
- Conservation area – The frontage of the building onto the Green, which is on silts, is not appropriate. Additional parked vehicles on the Green are not acceptable and will have an adverse effect on the look of the Green.
- Layout & density of building design – The new buildings appear tall in comparison to those in the local area. As stated above the stilts design on the Green side is inappropriate. Also, there are too many dwellings in a small area.

The PC was also concerned that should any buildings go ahead that work is restricted to only during the working day as the site is close to neighbouring houses.

Clerk & Councillor Ward will write to ECDC.

18/01011/FUL single storey barn extensions to existing education unit – No comment to be made.

3. County Councillor Report

None received.

4. District Councillor Report

None received

5. Minutes of previous Meeting

Approved as correct.

6.1 Reach Grant Fund

6.2 Finance

Nothing to report.

6.3 Parish Council Members

There were none.

6.4 Play Spaces

The goal posts have been repaired and returned to the playing field. The PC would like to thank Bryan Pearson and Tony Haird for their time and hard work with this project.

New playground:

There are some sunken areas to monitor. Also, some signs of damage to one of the grass mats at the end of the zip wire, possibly from hot weather **Councillor de Giorgio-Miller** to contact Kompan.

A quote for bird spikes on the swings was approved

Albert's bench was in a poor condition and some struts came apart when removed. The contractor has repaired and installed on to a concrete pad in the new playground. The PC would like to offer the sanding and staining work to Dylan and Harry, to help them raise money for the scout trip. **Clerk** to check the legalities of this and contact the boys regarding the work. A payment of £50 was agreed

New memorial/sponsored benches

Total cost per bench = £624

An advert has been placed in Within Reach, and will go on Reach page on Facebook, through PC email list, and on noticeboards around the village.

All advertisers in Within Reach will be contacted by **Councillor de Giorgio-Miller**.

Old playground area development:

With the help of the village hall committee an application will be made to the Postcode local trust funding scheme.

The old playground equipment, flooring and fencing have now been removed and top soil and grass seed have been laid. Following on from this, we are aiming to build a picnic and table tennis area, with a raised bed around one corner, maintaining the shape of the area.

An article on the development of the area will appear in the next issue of Within Reach.

A quote for all the work has been provided by the Prospects Trust.

6.5 Rights of Way

Little Fen Drove had been repaired, **Councillor Fielding** will write to Councillor Schumann to thank him for his help in getting this work done.

6.6 24Acres Committee

Nothing to report.

6.7 Friends of Reach wood

The plan to attack the ragwort problem at Reach Wood Meadow this year was to do an early (July) cut, and then weed wipe the emerging ragwort around this time, followed by the regular autumn cut. However, it appears that so far this summer, there is no sign of the ragwort emerging after the cut. The situation will be monitored, and should we get ragwort growth that can be weed wiped the Woodland Trust will be informed.

6.8 GDPR

The Clerk is carrying out a data audit to ensure the PC adheres to the new legislation.

Accounts - reduced to 7 years as agreed

24 Acres –Keep all versions of documents for 6 years and the final versions forever.

Agenda – Keep all.

Annual Parish meeting – keep all minutes

CAPALC – Keep all standard information until updates are issued.

Cemetery – Keep current & previous plan and prices. Keep all plot details as legally required. Keep only quotes etc that were accepted.

Clerk personnel - Keep details of 7 years.

Code of conduct & regulations – keep present & previous versions.

Contacts – Names of those involved in projects only to be kept.

Diamond Jubilee/avenue of trees project – keep only final detail documents.

Dykes End - Keep all lease documents. Keep all correspondence relating to present tenant.

ECDC & CCC – Keep only present/active documents.

Events - keep details, risk assessments etc for a 12-month period.

Funding – PC has received. Keep only successful application details for 7 years.

GOBA – Keep agreements, original and present. Keep correspondence whilst relevant &/or ongoing.

Grant/amenity fund - Keep original and present agreement & constitutional document. Keep approved grant requests until paid. Request, approval & receipts then kept with accounts. Non-approved requests destroyed.

Insurance - Present & previous documents kept for 7 years.

General correspondence – Kept for 3 years.

7. Information Items/AOB

There was none.

8. Payments

CR Contracting – tree works & mowing contract	£562.50
E. On - power on the green	£8.51
Moore & Co – Audit	£390.00
A Cleaner World – old playground expenses - bench moving.	£250.00

The date of the **next meeting** will be **Wednesday 5th September 2018 at 7.30pm**. The Agenda for the meeting will be issued by the previous Wednesday and can be accessed from the Parish Council area of the Reach website (www.reach-village.co.uk).

Chairman:

Date: