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# CALDECOTE PARISH COUNCIL

(South Cambridgeshire District)

## MINUTES

**An extraordinary meeting of this Council was held Online  
On Thursday 30<sup>th</sup> July 2020.**

*Members of the public are reminded that copies of reports and supporting documentation for agenda items can be obtained from the Parish Council website, <http://caldecote.gov.uk> or upon request to the Parish Clerk.*

**Present:** Cllr Helen Cartwright (HC, Chairman), Cllr John Barker (JB), Cllr Chris Corcoran (CC), Cllr Polly Field (PF), Cllr and District Cllr Tumi Hawkins (TH), Cllr Jack Lang (JL), Cllr Nicola Pritchard and Cllr Claire Robinson (CR).

**In Attendance:** Alan Melton, Parish Clerk, Katy Reeves, Deputy Clerk. There were four members of the public present.

1. **Etiquette at meetings** – the Chairman outlined several rules that should be followed during online meetings: that microphones should be muted unless an individual is speaking, that members wishing to speak should raise a hand or type a question into the chat box and that there should be no private messaging during the meeting.
2. **Apologies for absence** – There were no apologies for absence.
3. **Members declarations of pecuniary or non-pecuniary interests** – Cllr N Pritchard declared a pecuniary interest in planning application 20/02553/FUL, as she is the applicant. Cllrs Corcoran and Hawkins declared a non-pecuniary interest in planning application 20/3440/18/OL, as residents of one of the roads closest to the site. Cllr Hawkins noted that she is attending the meeting as a Parish Councillor only, not as the South Cambs Cabinet Member for Planning nor as the District Councillor for Caldecote.
4. **Chairman's Announcements** – There were no announcements.
5. **Minutes of the last Meeting** – The minutes of the Council meeting held on 2nd July 2020 were approved as a correct record. The Parish Clerk will arrange for the minutes to be signed by the Chairman in due course.
6. **Planning Applications**  
[20/3440/18/OL](#): Outline planning permission for a new mixed-use village. To consider the new and revised documents. At: Bourn Airfield, St Neots Road, Bourn.  
It was **RESOLVED** to neither object to nor support the application, but to note the following concerns.
  1. Please ensure that the tree belt is to be retained to ensure the continued separation of Caldecote from Bourn Airfield and ensure a home for wildlife and fauna.
  2. R17 is outside the development area and is not included in the SPD and should not be developed
  3. The Council objects to any building 6 stories in height
  4. The potential allotments and orchard in the north have a potential to be an eyesore and should be strictly managed.
  5. Members feel that it is morally wrong not to commit to a carbon neutral build.
  6. There should be a limit on HGV's during the construction phase and HGV's should be kept away from Caldecote.
  7. Ensure that there is adequate off-road parking and adequate cycle parks.
  8. Access to footpaths should be enhanced and retained.
  9. Street lighting to be installed in a way to prevent excess light pollution.
  - 10 The drainage issues in the village are well documented and have been accepted in the Village Design Statement. The run-off from the land adjacent to the junction of West Drive and

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Highfields Road, will run back into the village. Councillors have already made representations regarding run-off.

11. There is still concerns regarding the entrance to the development, particularly the impact upon the roundabout and the entrance to Caldecote.

Proposed CC seconded NP. Cllr T. Hawkins abstained from the vote.

**20/02331/FUL**: This application is further to listed building consents S/1045/13/LB and S/2616/14/LB. At: Clare Barn, Main Street, Caldecote.

It was **RESOLVED** to support the application. Proposed JL, seconded PF. Cllr T. Hawkins abstained from the vote.

**20/02553/FUL**: Replacement single dwelling after house fire plus garden studio. At: 121 Highfields Road, Highfields, Caldecote. *Cllr N. Pritchard left the meeting for the discussion of this application.*

It was **RESOLVED** to support the application, assuming that inclusion of a garden studio is justified. Proposed PF, seconded CC. Cllr T. Hawkins abstained from the vote.

**20/02921/O**: Erection of 4-bedroom dwelling at: land at Damns Pastures, Highfields Caldecote, Caldecote.

It was **RESOLVED** to object to the application on the following grounds:

1. The site is too narrow.
2. The project design is out of keeping with the surrounding properties.
3. The planning submission mis-represents the area of the application and includes Damms Pastures. This is a private road.
4. Questions over the right of access.
5. Site is adjacent to a Badger Sett.

Proposed JB, seconded HC. Cllr T. Hawkins abstained from the vote.

**20/03099/FUL**: Redevelopment of petrol filling station with a new shop and commercial floor space over, retention of current shop to be upgraded as a cafe and reconfigured forecourt with extended canopy, new HGV canopy and pumps and hand car wash area. At: Childerley Gate Service Station St Neots Road Caldecote CB23 8AY

It was **RESOLVED** to object to the application on the following grounds:

1. There are safety issues regarding the access and egress, unclear whether the road is one way or two way.
2. There is not enough parking for the multi use of the site.
3. Disabled parking is in adequate and too far from the shop.
4. Will the garage have electric charging points?
5. Will the roof have solar panels?

Proposed CC, seconded NP. Cllr T Hawkins abstained from the vote.

9. **Judicial Review** - It was proposed by Cllr Hawkins that the Parish Council challenge the decision to approve the application S/2764/16/OL by way of a judicial review on the grounds that aspects of the village design guide, as well as the District Council's own guidance had been ignored. The Clerk outlined factors that should be considered when making the decision, including the reasons and grounds for the challenge and the cost and risk. Following discussion, it was **RESOLVED** that the council would not pursue a judicial review of this application.
10. **Urgent Item: Tree on Grafton Close** – The Clerk reported that he had received a report regarding the Willow tree at Grafton Drive, which is growing out of control: there is evidence of potential damage the neighbouring property and problems are arising with further properties. The Clerk reported that annual pollarding of the tree would cost approximately £1200 per annum. The Clerk received a late verbal estimate for the complete removal of the tree for approximately £2500. It was agreed to have the tree removed as soon as possible along with the adjacent trees and shrubs. Proposed JB, seconded CC.
18. **Dates and times of the next meeting** – Thursday 3rd September 2020

*Parish Clerk: Alan Melton, 20 St. Martins Road, Chatteris, Cambs PE16 6JF*

*Email: [parishclerk@caldecote.gov.uk](mailto:parishclerk@caldecote.gov.uk)*

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**The Meeting Closed at 8.00pm**

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_