

CALDECOTE PARISH COUNCIL

(South Cambridgeshire District)

Minutes of the meeting

On Thursday 5th September 2024

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 Polly Field (PF, Chairman), Cllrs Helen Cartwright, Nair and Pedley, Pritchard, Barker and Ugarte

In Attendance: Alan Melton (Parish Clerk and RFO)

Co-option of Councillor: Mrs Jodie Ugarte was formally co-opted as a member of Caldecote Parish Councillor, Mrs Ugarte signed the declaration of office.

- 1. Public open forum.** There was one member of the public present.
- 2. Reports from District and County Councillors.** No reports
- 3. Apologies for absence.** Councillor Mary-Ann Claridge
- 4. Members' declarations of pecuniary or non-pecuniary interests.** None.
- 5. Chairman's Announcements** – There were no announcements.
- 6. Minutes of the last Meeting** – The minutes of the Council meeting held on 4th July 2024 were approved as a correct record.

8. Actions and updates:

- EWR:

9. Planning Applications

24/02901/FUL: Replace side elevation dormer with replacement hardwood frame dormer with double glazing at, Claire Farm, Main Street, Caldecote **(No Objection)**

24/03034/CLUED: Certificate of lawfulness under S191 for the change of use of land and buildings from residential to storage at, Shepherd's Wood, Main Street, Caldecote.

(Object, no details of materials to be stored)

24/03275/SCOP: Scoping report, Bourn Quarter. **(No Objection)**

24/01434/FUL: Amendment to position of houses. **(No Objection)**

Linden Homes

There has been no response from Balfour Beatty for the last couple of meetings, or Linden for the last 2 months.

The liaison group have suggested getting the management companies involved. I haven't heard of any success so far.

List of outstanding items from the developers.

Linden:

Having seen the Linden resident's letter, there may be other items.

- Nuisance of light along Peacock Drive - I believe fixed, to check with Nicola
- Nuisance of state of Highfields Road around Peacock Drive entrance - continues
- Drainage not built according to plans - fixed for Phase 1.
 - Apparently updated plans have been forwarded to LLFA and signed off by her, but no updated plans are visible on the Planning Portal, so we will have nothing to check against for combined flow when Phase 2 comes out. This does include some ditches around site not dug, so water may enter site and increase flood risk there, but this should not affect the rest of the village, so it's not a Planning issue.
- Footpath/cycle path along Highfields Road - plans were submitted and circulated for review, but no action has been seen since
 - I think they left it so long that the money set aside no longer covers the work.
- Footpath/bridle path to join network east of site - no access visible in the site, no plans anywhere
 - It seems to be forgotten by everyone. If we could get this footpath, it would create a circular path around the village and join the far north of the village to the network of paths to Hardwick, Toft, Comberton.
 - Rumour says that Linden didn't buy a wide enough ransom strip for a full width bridleway. Lack of bridleway did go to the Planning inspector who insisted it should go ahead. Pragmatically, I suspect this will be shunted into Phase2, as purchase of that land may give enough pressure to persuade the owner to sell the extra land for the path.
- Maintenance of ditch along Highfields Road, particularly clearance of culvert at old entrance - to be referred to Enforcement. Sorry, I let this slip over the summer.
- Trees planted within the site - many appear dead, according to the Landscape plan, these should have been replaced.
- 'Community orchard' - which became planters in the back yard of one of the blocks of flats - these are too big for the area, so there's no room left for a washing line or play space.

- Since Linden had no heavy forklifts on site when last discussed, they were unable to move them. We can try to get these moved as part of Phase2 if we can agree a location.

Grafton End:

- Location of trim trail
- Continued intrusion onto playing fields

10. Financial Reports:

Summary of receipts and payments. Was received.

- **Bank Reconciliation.** The bank reconciliation dated 5th September 2024 was received and approved.
- **Accounts for payment.** The schedule of payments was received. It was resolved that the RFO be authorised to make payment of all the accounts.

11. Pavilion/Portakabin/Road: The metre was now connected to the Portakabin. The Huttie group were meeting on 6th September to discuss and quote for Electricity and Water connection.

The Clerk reported that the topographical survey of the car park was completed

12. Flights:

13. Date and time of the next meeting – Thursday 3rd October 2024 at 7.00pm in the Pavilion

The Meeting Closed at 7.50pm

Signed.....Chairman

Date.....