

Clerk's Report
Monday 5th February 2024

1. Silent prayer.

2. Apologies for absence.
Councillor Capps.

3. Declarations of Interest.

- (a) Councillors to declare any disclosable pecuniary interest in any items on the agenda;
- (b) Councillors to declare any other interest in any items on the agenda.

4. Minutes - To approve the minutes of the Parish Council Meeting held on 8th January 2024.

5. Open Forum.

6. Matters Arising.

- **Mandene Gardens and Dutton Gardens open space areas – report of site meeting 2/2/2024, with HDC – Councillors Ginn and Pett.**
- **Community energy project – report – Councillors Catmur and Bane.**

7.1 Reading Room AGM and nominations of Trustees.

7.2 Parish Council representative to the Reading Room Committee.

29/1/2024 Cathy, Reading Room Committee Secretary

The reading room AGM is on Monday 19th February 2024. As you know this is a time when all trustees must be reappointed or replaced.

Each society or organisation named in the Reading Room's Scheme, as amended on 11 February 2020, is entitled to nominate one person to be a trustee.

Trustees are expected to attend the meetings of the committee (normally held twice a year) and, where possible, support the activities of the Reading Room.

I wonder if this could be put on the Agenda for Monday's PC meeting? I would like to stand down as the representative as I don't enjoy wearing both hats!

It would be great if one of the other councillors would take this on. Thanks.

8. RFO's Financial Statements and Budget Review – Autumn 2023:

To postpone January Financial Statements to March meeting.

Financial Report January 2024.

Budget Review January 2024.

9. Payments for Approval

To be circulated to Councillors:

Full List of Payments for February 2024

Re. cost of 20mph zone.

19.1.2024 Daniel Nye, Assistant Project Manager (Interim), Design & Delivery, Project Delivery, CCC.
I'm sorry for the delay in responding to you.

Regarding the £1148.00 which is being recharged to the parish. This is a consistent approach across all the initial 20mph projects which were 'pulled' from that years LHI process, prior to the new 20mph process being instigated and agreed. The intent was always to recharge the applicant 10% of the cost, or their agreed contribution, as this is what they would have expected to pay via the LHI process and committed to as part of their original application. I am sorry if this is not what you were expecting. You are correct that all costs for 20mph schemes since the new process was agreed are covered entirely by CCC, however, as above, this project pre-dates this.

If you could please discuss with the parish council and confirm to whom we should send the invoice in due course, it would be appreciated.

10. CIL Report 2022/23 – GGPC - CIL chart forwarded to councillors.

11. Highways & Rights of Way

- Any repairs or maintenance needed.
- A428 road closure – request for liaison Little Gransden PC – re. a weight limit - Councillor Ginn.
- A428 Social Value Fund – Caxton Road application – Councillor Catmur.
- A428 Social Value Fund - Little Lane Playing Field access application – Councillors Catmur and Davis.
- Meadow Road speeding – update Councilors Catmur and Pett.
- Footbridge – between churchyard and cemetery – Councillor Day and the Clerk.
- Little Lane dog fouling.

12. Correspondence

12.1 Proposals for a New House to the Rear of 2 Church Street, Great Gransden.

15/1/24 - ref. email of 18/10/23 Tim Waller, Tim Waller Planning.

“I am writing on behalf of my Client, “.....needing a “home, which will better suit his needs into old age; he is looking for something which is both smaller and more manageable, and also warm and well insulated. He does not wish to move far from Great Gransden, given that friends and family are located close at hand and have a strong emotional bond to the area. But on top of this, he is also very keen to build his own home.

With all of this in mind, I (along with PIP Architecture) have been asked to assist him in seeking planning permission for a new home within the large area of land “.....”to the rear of 2 Church Street. The first part of this land is a conventional lawned garden for 2 Church Street, beyond which is a belt of trees and shrubs which block further views. Beyond that however is an old quarry, with a ground level several metres below that of the surrounding land and gardens. This provides a very interesting space within which a new house could be constructed. Such a house could be hidden from view both by the change in levels and the foliage which surrounds it. In my professional opinion, it would not have any effect on the setting of the nearby listed buildings (including 2 Church Street), or the character and appearance of the conservation area.

Further to this, the proposal for a new self-build house on this land would not conflict with the policies of the Local Plan. When the Local Plan was produced, the District Council did not review the defined boundaries which surround the villages. This led to concern from the Inspector examining the Local Plan, as the Council were relying on a large element of windfall (as yet unidentified) housing coming forward in the future, so as to reduce the amount of housing which needed to be identified in allocations by the Local Plan. In order to satisfy the Inspector, the District Council sought to make the settlement boundaries flexible. As a consequence, the Local Plan states the following (at p53):

“A built-up area is considered to be a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area”.

It goes on to conclude that the following will be included within the built-up area:

“Individual plots and minor scale development opportunities which would provide infill and rounding off opportunities on land which is physically, functionally and visually related to existing buildings...”

I consider that, under this definition”,the “land would be viewed as part of the settlement, and so it would be acceptable in principle to locate a new home there. However, I have also noted that Policy G1 of the Great Gransden Neighbourhood Plan seeks to apply the village boundaries in a more rigid manner, as a limit for development, and the former quarry land is adjacent and surrounded by, but also outside the settlement according to this policy.

There are numerous appeal decisions which have allowed custom and self-build housing outside defined settlement boundaries, including where there is an up-to-date Local Plan and a 5-year supply of housing land, including in circumstances where it would help to meet the need for custom and self-build housing. As such, the policy situation is a nuanced one.

However, we are not looking to put together an “aggressive” application, and Mr” “is not a developer seeking to build for profit. We want to work with the Parish Council to try to reach a consensus on how a new house should be designed and positioned, so that it would form a suitable addition to the village. It is not easy to understand the site’s character from a map or images, and so I have not enclosed any at this stage. I am instead keen to arrange a pre-application meeting either with the Parish Council’s planning committee, or other representatives of the Parish Council, on site, so that they can gain an understanding of how a new house could be designed. We would then follow this up with a later presentation to the Parish Council, to set out the initial design which PIP Architecture will by then have progressed.

We are keen for members of the Parish Council both to gain a better understanding of the proposals, and also to have an opportunity to contribute to the design process, on a without prejudice basis. Following this, we will engage with the District Council's Officers to seek pre-application advice, and only after that will we submit a planning application.

I would be grateful if you could let me know when it may be possible to meet members of the Parish Council on site. As this will need to be during daylight hours, and we are heading into winter, I am afraid that this will need to be outside the normal evening meeting times. However, we are happy to be flexible, and meet at whatever time would be most convenient.

I look forward to hearing from you.

Yours sincerely,"

12.2 Footpath network – Councillor Ginn.

12.3 Memorial bench proposal – a request to site a bench by the iron railing fence adjacent to the grave of a family member.

12.4 Biodiversity Grants, HDC.

To note: <https://huntingdonshire.gov.uk/environmental-issues/biodiversity-for-all/community-biodiversity-grant-scheme/>.

12.5 Festival of Huntingdonshire HDC: Collaboration with Town and Parish Councils – GGPC representation? Feb 19, 2024 02:00 PM Zoom Meeting

Huntingdonshire Futures team would like to invite you to attend an online engagement session to provide your thoughts and feedback on our proposals for a Festival of Huntingdonshire, a celebration of what makes Huntingdonshire special. This has a focus on enabling community action throughout the year, and we are keen to hear the perspective of Town and Parish Councils due to your close connection to your communities.

13. Planning Application:

- **REF. 23/01813/FUL Proposed installation of a 25 x 50m horse menage for private, non-commercial use 113 Meadow Road Great Gransden Sandy SG19 3BB.** Response required by 6/2/24.

14. HR Committee Update – (see separate Clerk's Report for this agenda item).

Confidential - In line with the legislation below, this item will be closed to the public.*

15. Date of Next Meeting: Monday 4th March 2024 which will commence at 7.30pm.

**Public Bodies (Admission to Meetings) Act 1960*

(2) A body may, by resolution, exclude the public from a meeting (whether during the whole or part of the proceedings) whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons stated in resolution and arising from the nature of that business or of the proceedings; and where such a resolution is passed, this Act shall not require the meeting to be open to the public during proceedings to which the resolution applies.'

End of Report

NB. All notes in red have been added since the formal publication of the Agenda.