**TILBROOK PARISH COUNCIL**

**MINUTES** of the Council meeting held on Wednesday 9 September 2020 by means of remote conferencing, commencing at 2000 hours.

**PRESENT** Councillors C Paull (in the Chair); K Gutteridge; C Haynes and Mrs J Pilcher.

**IN ATTENDANCE** District Councillor J Gray;County Councillor Ian Gardener; C L Thatcher, Clerk to the Council; Frank Mastrandrea, Huntingdonshire District Council; Kieron Carr, Cambridgeshire ACRE and 5 members of the public.

**36/20 APOLOGIES** None were received.

**37/20 PUBLIC FORUM** was not used.

**38/20 DECLARATIONS OF INTEREST**  Councillor Haynes declared an interest in the matter of Summerfield Farm..

**39/20 MINUTES** of the Council meeting of 1 July 2020 were read and approved as a true record of that meeting.

**40/20 MATTERS ARISING**

1. Housing Needs Survey. Frank Mastrandrea and Kieron Carr were invited by the Chairman to provide an update. They reminded members that the Survey took place in January last and no site or developer was in mind. The two-part survey was purely to assess need and it was sent to all 116 residential addresses in the parish. It was not made available online. 60 completed forms were returned and that was a 52% response - better than usual. Of those, 43% supported the scheme whilst 57% were opposed.

The Chairman commented that 3 respondents requiring housing were local and 1 has a Tilbrook connection. Only people with a need for affordable housing were included.

Councillor Haynes asked just how affordable the houses were likely to be- he had never seen any figures.

Mr Mastrandrea said that there would be no right to buy, so they could not be bought outright. It is possible to buy a tranche, say 25% and over time buy another one.

The house is valued based upon market value.

Councillor Gutteridge asked what margins are built into the developer’s costs? The policy is that the Housing Association does the costings and not less than 60% of the development must be affordable.

Amember of the public asked how many properties would be likely to be built on Church Lane, if that site was approved. Mr Mastrandrea said again that 60% must be affordable and the survey indicates that 4 of those are required, so a total of 7 houses could be built. This would all be determined upon receipt of a planning application.

The Chairman said that the survey had shown some need for 4 homes, but they included 2 singles and a family of 4. Mr Mastrandrea suggested there would be one 4 bed home and three 2 bed homes.

A member of the public remarked that Tilbrook is probably the last village one would choose to down-size to as there are no facilities and he couldn’t think why anyone would want an affordable home here.

*District Councillor Jonathan Gray joined the meeting.*

The Chairman summed up. He said there is potential for four social houses, but what now? Do we wait for applications?

Mr Mastrandrea said that he knows of other sites in the village, but there is really only need for one. Tentatively though, he thought they might look at a couple of the sites and he is preparing a report on their relative merits and constraints. No detailed work has yet been done.

The Chairman asked whether the views of the village would be taken into account and was told the decision would be on merit.

*Frank Mastrandrea and Kieron Carr left the meeting.*

1. Subsidence Claim. The Clerk reported that he had been contacted by the Insurer to ask whether the trees had been removed and had told them that we still await confirmation of which trees should be cut down. Nothing heard from the subsidence specialists.

**41/20 PLANNING**

1. The following applications were considered -

20/01353 30 Church Lane - proposed side extension, replacing outbuilding.

It was proposed by Councillor Haynes, seconded by Councillor Mrs Pilcher and recommended that this be approved as appropriate development.

20/00194 Summerfield Farm, High St - change of use of barns to holiday lets;dining & washing-up areas.

The Chairman invited Councillor Haynes to speak about his application.

He said that the application had been made in January but it had been sent back three times.

*Councillor Haynes left the meeting, took no further part in the discussion and did not vote.*

It was thought that the camp site itself was a far more sensitive issue for residents than this application.

Points were raised regarding the containers on site and the stables, but it was proposed by Councillor Mrs Pilcher, seconded by Councillor Paull and agreed to recommend approval subject to a condition being placed upon the use of the lets to ensure that they do not change from holiday use only.

*Councillor Haynes rejoined the meeting.*

1. Planning for the Future - White Paper.

This had been circulated to members and it was noted that it appears to be the intention to both speed up the planning process and to relax some of the current rules. Both Councillor Gardener and Councillor Gray expressed their views.

**42/20 CORRESPONDENCE**

1. Website Accessibility Regulations 2020. The Clerk explained that the Disability Discrimination Act required websites to be fully accessible by means of computer; tablet or phone by the end of this month. A statement with specific wording is required to be placed on the website and our website provider, Vision ICT, has offered to do that for the sum of £45. It was agreed to instruct Vision ICT to undertake this work.
2. Vehicle speeds and noise. A number of complaints have been received from residents and have been passed on to police. They have responded by mounting operations to target offenders in this area and these have been successful. The problem is that the police cannot be in the area all the time and another solution needs to be found. .
3. Winter volunteers for gritting. The County Council invites anyone willing to do so to contact them regarding the gritting of footpaths when necessary. Training and equipment will be provided.
4. Road Verge Management. The County Council wishes to expand its Protected Verges provision to help the environment.
5. High St Hedges. The Clerk reported requests from residents for the hedges along the High St footpath to be cut back and he has passed on the request.
6. Dog Control Order. Huntingdonshire District Council is consulting on the renewal and extension of its Dog Control Order.

**43/20 ACCOUNTS**

a)The following were approved for payment.

E-On Streetlight energy £214.92 inc VAT

Came & Co Insurance premium £218.00 no VAT

Cambs County Council LHI contribution £1000.00 “ “

JD Garden & Landscapes Grass cutting £585.60 inc VAT

K & M Lighting Streetlight mtnce £75.39 “ “

**44/20 DISTRICT COUNCILLOR** Councillor Gray said that HDC is getting business started again, with markets, leisure centres and the like opening up. There are considerable budget challenges with extra costs and lack of revenue. Car park charges will be reintroduced on 21 September and effectively, the Council has regressed five years and now has a £2.5M revenue hole.

He was pleased to hear the the police have been active regarding the speeding and regarding the Housing Need, he welcomes the work that is to be done to look at the sites and hopes that no-one jumps the gun in the meantime.

**45/20 COUNTY COUNCILLOR**

Councillor Gardener said that August is traditionally a quiet month, but they have had daily meetings re Covid-19 and take appropriate action following those meetings. One event was Alconbury Weald on 26 August, where the cumulative rate was 532 per 100,000.Fortunately that is a declining trend and it is now stable. Last week Addenbrooke’s had no cases.

From 1 October Solar Together will be commencing a ‘reverse auction’ which closes on 6 October ans will enable householders to receive bids for the supply of solar panel installations. There will be 6 weeks in which to decide.

A ‘Welcome Back to School’ document has been produced.

An extra £1.5M will be allocated for improvements to roads for cyclists.

**46/20 MEMBERS’ POINTS OF INFORMATION.** None were raised.

**47/20 NEXT MEETING**

After some discussion it was decided that the next normal meeting of Council will be held on 4 November 2020, commencing at 2000 hours in the Village Hall if permissible, otherwise by remote conferencing.

There being no further business, the meeting closed at 2130 hours.