**TILBROOK PARISH COUNCIL**

**MINUTES** of the Council meeting held on Wednesday 16 October 2019 in the Village Hall, Church Lane,Tilbrook, commencing at 2000 hours.

**PRESENT** Councillors C Paull (in the Chair); C Haynes and K Gutteridge

**IN ATTENDANCE** County Councillor Ian Gardener, C L Thatcher, Clerk to the Council and 4 members of the public.

**AFFORDABLE HOMES**

Prior to the commencement of the meeting the Chairman welcomed Frank Mastrandrea, Policy & Enabling Officer, Huntingdonshire District Council and Mark Deas, Cambridgeshire ACRE, who wished to talk about affordable housing and rural exception sites.

They brought with them a plan - for illustrative purposes only - provided by Aragon Homes as an example of what could be built on the field at Church Lane. This showed an arrangement for affordable homes amounting to 2 no. 2 bedroom bungalows, 2 no. 3 bedroom houses and 1 no. 2 bedroom house. These would be either for rent or sale on shared ownership basis. In addition the site would have market homes which would be 2 no. 3 bedroom houses and 1 no. 4 bedroom house.

Mr Mastrandrea said that HDC had had a rural exceptions policy for some time but this had been confirmed by the Local Plan which was approved in May.

The policy meant that affordable housing can no longer be requested on sites of 11 or fewer dwellings.

The advantage of rural exception sites is that they deal with the lack of supply and local people would get the first opportunity to have one of the homes.

Schemes have recently been completed in Colne and Offord D’Arcy and discussions are underway with Somersham and Hemingford Grey.

Naturally, the land owners want a return out of development on their land and the scheme allows for up to 40% by area to be market housing.

As a precursor to any scheme a Housing Needs Survey is necessary and they wish to undertake this by writing to every home in Tilbrook and Kimbolton. The results of the survey would be reported back before any further action is taken.

The survey simply asks two initial questions -

* would you be in favour of a small development of affordable homes specifically for people with a local connection to your parish, and
* is your current home suitable for your household.

If ‘yes’ is answered to the first question and ‘no’ to the second, there are further questions about why your current home is unsuitable and about you and your family circumstances.

In response to a question, Mr Mastrandrea said that “local” referred to people with a connection to the parish.

The Chairman thought that only Tilbrook residents should be included in the survey.

There was much discussion on how the scheme could work and what would happen if it turned out that any affordable homes could not be filled from the locality. It was accepted that this could happen in the future and were it so, then the area would be widened to include, probably, the whole of Huntingdonshire.

The affordable homes would be offered for rent or part sale and part rent by a housing association and they would not be included in the right to buy scheme.

Questions were also asked about the rural exception site itself. It was noted that the plan provided showed the housing taking up only about a third of the field and concerns were expressed that if this was permitted it would open the gates for additional housing on that site. Assurance was given that rural exception site status only applied to the area finally approved in the planning process and, having received approval, it would not mean that there would be an assumption of additional development there.

The Chairman drew the discussion to a close and thanked Messrs Mastrandrea and Deas, who left.

**67/19 APOLOGIES** Councillors M Patterson & Mrs J Pilcher; District Councillor Jonathan Gray.

**68/19 PUBLIC FORUM** A resident said that he had emailed at the end of September to complain about continuing problems at Summerfield Farm campsite. He said there had been about 50 campers and noise was being generated from 0630 with the sounding of an air horn and loud noise continued all day. There was also a drone being flown by someone on the campsite which infringed the airspace over a neighbouring garden. Another resident present supported his complaint.

He also said that security guards were checking that people did not go off the site.

He wanted to know why the Parish Council is not doing anything about the complaints.

Councillor Haynes did not accept the views put forward and thought that the suggestion that security guards were employed there was nonsense.

He said that he had told the Enforcement Officer of the number of vans on the site and the visitors were a church group who were attending for the 5th year.

The Chairman made the point that the campsite is not illegal. There is a current application in existence to regularise the position. This missed the October meeting and will be considered by the District Council in November. Until that decision is made no action can be taken.

It is not true that the Parish Council is not doing anything and he has discussed the matter with the District Councillor many times.

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**69/19 DECLARATIONS OF INTEREST**  None were made.

**70/19 MINUTES** of the Council meeting of

1. 3 July 2019 were read, approved and signed as a true record of that meeting
2. 31 July 2019 were read, approved and signed as a true record of that meeting, and
3. 21 August 2019 were read approved and signed as a true record of that meeting, other than by Councillor Haynes who considered that the number of members of the public attending were less than 19.

**71/19 MATTERS ARISING**

There were no matters arising.

**72/19 COUNTY COUNCILLOR**

Councillor Gardener said that the van and trailer epermit scheme to use the recycling centres was now in use. No van and no trailer (other than trailers no more than 5ft long), no-one outside the District and no business user will be able to use the centres without a permit. Permits can be obtained online.

The annual Town and Parish conference will take place at theMarriott Hotel Huntingdon on 8 November, between 0900 and 1500.

The 150 bus has a slight change of route and will now go up Station Rd Kimbolton, into Stow Rd and back down Newtown Lane, thus taking passengers somewhat nearer to the medical centre.

The County Council has received an extra £9.6 million towards childrens and adult services over the next 12 months.

A pilot scheme for NHS carers is taking place in St Ives and Soham.

Free NHS health checks for residents over 40 years of age have been introduced.

In response to a question about road surfaces he offered to get the Highways Maintenance Engineer, Joe Hudson, to attend a future meeting.

*Councillor Gardener left the meeting.*

**73/19 PLANNING**

1. The following application was considered.

19/01833 30 Church Lane, Tilbrook - demolition of existing side extension & conservatory & replacement side and rear extension.

It was proposed by Councillor Gutteridge, seconded by Councillor Haynes and agreed to recommend approval as appropriate development.

1. Affordable Housing. Following on from the earlier discussion members agreed that there was merit in having a Housing Needs Survey completed for Tilbrook and the Clerk is to write to Mr Deas and inform him.

**74/19 CORRESPONDENCE**

1. The Clerk reported receipt of a subsidence claim in respect of a property adjacent to the recreation ground and was authorised to forward this to our insurers.
2. The date of 11 November for the Police and Crime Commissioner’s parish meeting was noted.
3. The circular regarding Hunts Forum was noted but it was agreed to take no action.
4. A circular from EACH was also noted.
5. It was reported that the Highways Depot in Huntingdon is having an open day on 30 October.
6. The Clerk reported advice that a CIL payment amounting to £2467.15 is to be received.
7. A questionnaire about events relating to Operation London Bridge was read and the Clerk will reply.

**75/19 ACCOUNTS**

The following were approved for payment.

K & M Lighting Streetlight maintenance 25.13

Hunts DC Lease of field 2019 100.00

VisionICT Website hosting 150.00

1. ON Energy 70.08

Came & Co Insurance premium 218.00

CGM Group Ltd Grass cutting 67.20

C L Thatcher Pay Oct - Dec 406.57

HMRC PAYE 101.40

**76/19 MEMBERS’ POINTS OF INFORMATION.**

None

**77/19 NEXT MEETING**

The next normal meeting of Council will be held on 27 November 2019, commencing at 2000 hours in the Village Hall.

There being no further business, the meeting closed at 2140 hours.