

**Minutes of the Caxton Annual Parish Meeting held on
Thursday 24 May 2018 at 7.45 pm in the Village Hall**

Present: 41 parishioners including Parish Council members; plus District Cllr Mark Howell, County Councillor Mandy Smith, Mr James Huckerby (Land Value Alliances (LVA), Ms Justine Entezari and Mr Aqib (NJL Consulting) and Mrs C Newton (Minutes Secretary, LGS Services)

Cllr Howard presided.

1. Apologies

Apologies were received from District Cllr Nick Wright, Cllr Robert Millard and approximately half a dozen residents.

2. Minutes of the last Annual Parish Meeting held on 11 May 2017

The minutes of the last Annual Parish Meeting on 11 May 2017 were approved and signed by the Chairman. (Prop Sally Bushby, 2nd Raymond Jack)

3. Matters arising

None.

4. Presentation by NJL Consulting on their proposals for an additional 30 homes on land off Ermine Street

Justine Entezari of NJL Consulting gave a presentation regarding the application for an additional 30 homes on land off Ermine Street, which has been submitted in outline form. 40% of the dwellings will be affordable housing. There will be a public open space. A consultation leaflet and follow up letter had been delivered to residents in April. Two responses had been received commenting on flood risk, traffic impact, biodiversity and privacy. It was observed that much of the village had not received these communications.

Cllr Mark Howell introduced himself as the new District Councillor. A question was asked about the 5 year land supply being achieved.

It was explained that whilst this was good news for the Council, it had not yet been tested at appeal.

An open discussion followed during which the following points and responses were made (*Q = questions or statements made by parishioners (in brief) A = responses given by LVA unless detailed*)

- Q - Concerns about privacy, due to a footpath, pond and house being proposed directly behind a resident's home in Brockholt Road. When the development was originally put in, residents were told there would be no housing in that location. With 3500 houses being built in Cambourne, there was no need for this development in Caxton, where there were no transport links or village shops.

A - The developers responded that there was a short term need and this development would be quicker.

Q - Concerns about transport, with congestion already building up. The development would have a minimum of 60 more cars, causing gridlock on the High Street and a hazard for emergency vehicles. The Caxton roundabout is already gridlocked. Bungalows are now housing families' not older people.

A - The concerns were acknowledged. Traffic movements would be looked at and tested by the local authority, and residents would be able to comment.

- Q – Why not wait for infrastructure to involve?

- Q - Concerns about the sewerage system. There was a smell of sewage in Crowdene and Ermine Street. Will the system be updated?
A – The developers are obliged to go through an assessment to look at this. It was the responsibility of the Council, not the developers, to determine the system.
- Q – It was suggested that another 30 houses would exacerbate the problem.
A – Pumping stations sometimes have to be provided.
- Q - Concerns about where the surface water would go, given that bungalows in Brockholt Road were flooded when Cambourne was built.
A – This would have to be dealt with to the satisfaction of the District Council.
- Q – Further concerns about loss of privacy, the loss of trees, and concerns that wildlife would disappear.
- Q – Concerns about hazards at the Ermine Street Junction and the potential for accidents when motorists just pull out of the new housing estate.
- Q – Concerns about an increase in crime and anti-social behaviour.
- Q – Residents did not want the new homes and had not asked for them.
- Q – Only the residents whose homes backed onto the development had received a leaflet, but not any others.
- Q – What justification is there for the proposal? No need had been demonstrated and the ten houses had fulfilled any existing need. The development is outside the village envelope. Caxton is a village and wishes to remain a village.
- Q - There will be traffic problems.
- Q - The Parish Council was urged to object to the proposal.
- Q – The development is outside the village envelope and the 5 year housing supply has been achieved.

The Chairman read out for information part of the correspondence from Stephen Kelly of SCDC stating that with effect from 21 May, SCDC believes it can demonstrate a 5 year housing land supply and there is enough land readily available to meet the number of homes that need to be built over that period.

LVA responded that the statement was a benchmark for SCDC, and a kneejerk snap remark. They did not believe that SCDC had control of the Local Plan and that it would continue to find itself in difficulties. It was changing its view slowly in accepting growth. It would only go ahead if it was technically compliant.

- Q – A resident said they were appalled by the comment from LVA and asked for clarification of the reference to a “snap decision.”
A – LVA stated that 30-40% of councils were in the same situation.
District Cllr Mark Howell highlighted that SCDC had accepted more houses than anyone else and had been very good about this. The 5 year land supply period came into force on 21 May and developers would test it. The Local Plan had taken 5 years and there were already 4200 of the 7000 SCDC had to abide by its policies.
- Q – The Secretary of State had in the past stated that there would be no developments in Caxton if Cambourne was built, and it would not become a large village and a village on its own. The development should be the depth of two houses only, with only infill allowed according to the framework of settlement of a village, which was in a Conservation Area.
- Q – Why is this development necessary?

A – The developers believe that all settlements should grow, throughout the country.

- Q – The village does not want this development. Will it be listened to?
A – All views are listened to by the Council and consideration is given to a balance with growth, after which a decision will be made.
- Q – This is not a modest development in Caxton, being in excess of a 10% increase. When the ten houses were built they were carefully considered. A survey should be carried out. A survey had previously showed there was a need for eight houses, and two went to people from outside the village, thus there was not a realistic need.
A – LVA are not proposing an exception site. There will be 40% affordable homes. They believe the site is sustainable.
- Q – A resident queried whether this was ridge and furrow land.
- Q – Morrisons car park is already. There is not enough space for another 40 cars. There is not enough room at Bourn School, which is their catchment. The Doctors' surgery is not taking on more patients and residents have to go to the dentist in St Neots.

A resident asked whether the Parish Council would object.

The Chairman explained it would be necessary to hold the meeting first to discuss the application. The Parish Council had done everything it could in the past to prevent development outside the village envelope.

District Cllr Mark Howell explained that it was not possible for him to express a view and it was necessary for him to keep an open mind. His colleague Cllr Nick Wright, who is on the Planning Committee, would listen and take the application to the Committee.

Thanks were expressed to LVA, NJL Consulting and to the public for attending. At this point the majority of parishioners and the public left the meeting.

4. **Report of the Parish Council for the year**¹

The report of the Parish Council was read by Cllr Howard. The report covered:

- The introduction of GDPR (General Data Protection Regulations). Thanks were extended to the Clerk.
- Councillor numbers and the existence of two vacancies after the elections. Residents were urged to contact the Chairman or Clerk if they were interested in being co-opted.
- Planning applications and the process involved.
- The West Cambourne development. Following a meeting with the planning officers and Highways, a cycle way with a safe footpath inside the development to the MacDonalds complex, and clear signage directing traffic around the bypass, will be provided.
- The successful bid under the LHI scheme for the 40 mph buffer zone and extension of the existing 30 mph limits, with roundel markings on the road. Improvements will be made to the Ermine Street cross roads markings and signage and the speed cushions will be repainted. There will be 30 mph repeater signs on St Peter's Street and a mobile electronic speed sign will also be provided.
- A428 improvements – an update is expected next month.
- The Parish Council precept was held at the same level as last year.

- The refurbishment of the Village Hall. Thanks were extended to Chris Rundell and Sally Bushby for their efforts. The next steps will involve the restoration of the store cupboard and dealing with the damp problems.
- Cllr Howard's thanks to the County and District Councillors, including former District Cllr Des O'Brien, and fellow members.

5. **The financial report**²

The report from the Clerk as Responsible Financial Officer was read out. Changes to the audit process were outlined and the audited accounts for FY 2017 presented. It was noted that copies were available. Inspection of the FY2018 accounts by any interested resident by prior appointment was invited.

6. **Other Reports**

6.1 District Councillors (Cllr Mark Howell)

Cllr Howell introduced himself. His report covered boundary changes, the new composition of the Council and Bourn Airfield. Cllr Howell is also the County Councillor for Cambourne. He is happy to work for and support the village.

6.2 County Councillor (Cllr Mandy Smith)

- County Cllr Mandy Smith reported on:
- progress during the year at Caxton
- the County Council budget, Of a 5% increase in Council Tax, 2% is ring-fenced for Adult Social Care
- the move out of Shire Hall to Alconbury
- the A428. There has been no decision on a preferred route yet. It is expected there will be a designated fund. Residents were encouraged to consider what they would like, such as a cycle path.
- Lights not being on near the roundabout and when there is a change of shift at Caxton Gibbet people are in dark clothing walking home or to their cars and cannot be seen.
- Residents were encouraged to contact Cllr Smith with any queries.

6.3 Police

No report available.

6.4 Village Hall Committee

No report available.

6.5 Newsletter

No report available.

6.6 Any others

None.

7. **Any other parish matters including any resolutions which have been received**

None.

8. **Closure of meeting**

There was no further business and the meeting was declared closed at 9.02 pm.

Signed _____(Chairman) _____(Date)

¹ Report of the Parish Council – Cllr Keith Howard

² Report of the RFO – Mrs Gail Stoehr