

Minutes of the monthly meeting of Fen Ditton Parish Council held on Tuesday, 4<sup>th</sup> January, 2022 in the Church.

**Present:** Cllrs. Butler; Dangerfield. Easterfield; Farrar (chairman); Jones and Sues

**In attendance:** Cnty Cllr Bradnam; Dist. Cllrs. Cone, Daunton and Williams; one member of the public; the clerk

**2021/182 To receive apologies**

Apologies had been received from Cllr Blomfield(ill); and Devine (out of the village)

**2021/183 Open forum for members of the public**

The member of the public attended in relation to agenda item 194 expressing continued concerns of the overhanging vegetation onto parish council property from 3 Green End and the likelihood of an adverse possession claim.

**2021/184 To approve the Minutes of the monthly meeting held on 7<sup>th</sup> December, 2021**

The Minutes of the meeting held on 7<sup>th</sup> December had been circulated and were approved.

**2021/185 To receive declarations from Councillors as to the disclosable pecuniary and non-pecuniary interests in relation to any items on the agenda**

No declarations from Councillors as to the disclosable pecuniary and non-pecuniary interests in relation to any items on the agenda were made

**2021/186 Clerk's report and matters arising from the Minutes**

- i. Replacement trees – no contact from CCC
- ii. Carbon Footprint whips – all 400 whips have been planted by volunteers over three sessions. The contribution by the volunteers was appreciated.
- iii. CAPALC advice re. adverse possession claims – see agenda item 12/194
- iv. Additional whips or cemetery railings – Quy Fen Trust have agreed to fund these from Fen Ditton's fund within the Trust.

**2021/187 To approve payments made during the month and accounts for payment:**

The following payments were approved

	Cheq.	Amnt
	No	
British Telecommunications	DD	28.76
Drax – street lights	DD	15.34
Hayden Woodruff – bus shelter	101834	15.00
Fen Ditton Gardening Club	101835	50.00
Giles Landscapes CMS Ltd	101836	3284.95
Red Shoes Accounting Services - payroll	101837	45.00
HM Revenue & Customs	101838	117.60
Sarah Smart – December salary	101839	470.23
Simon Pollard – installation of water fountain	101841	1116.00
Anglian Water - sewage	101842	215.05
Source of Business - water	101843	93.82

**2021/188 To note money received**

None

**2021/189 To receive report from County Councillor**

Cnty Cllr Bradnam reported:

on the situation regarding covid-19 and related matters

grants and funding available

the temporary closure of the in-bound track of the guided bus between Cambridge railway station and Addenbrookes following an accident

flood risk management consultation

draft strategy and action plan on combatting climate change

recognition of apprentices award

**2021/190 To receive report from District Councillors**

Dist. Cllr Daunton and Williams reported

on meetings attended about the relocation of the Cambridge Water treatment plant to Honey Hill

changes to refuse collection over the Christmas/New Year period

Combined Authority funding for social housing

Dist Cllr Cone reported

on the opening of the Chisholm Trail

on the situation regarding covid-19 and related matter

**2021/191 To consider following planning applications and tree works applications**

21/05331/HFUL

Hardwick House, High  
Ditch Road

Two storey extension. Double garage and front wall. Resubmission of

21/02790/HFUL

The Council object to the application for the following reasons:

that a further double garage is not required as there is already one on site which is not being used as permitted having been converted into living accommodation, evidently without change of use, and advertised on two booking sites that there is no indication on the application form that trees will need to be removed to achieve the building of the garage. However it would appear from the positioning of the proposed garages that significant clearance would be required. that the 1.8m high brick wall along the frontage of the property would **not** be in keeping with the character of this part of High Ditch Road. It should also be noted that the wall is not shown on any of the drawings of the proposed plans or elevations.

The Council draw attention to the fact that they alerted the District Council enforcement officer to a potential breach in an e-mail dated 9th July which was dismissed in an e-mail dated 27 July, see attached, as there being no evidence. See above regarding evidence.

The Council request that, in view of the dismissal of the clearly evidenced information provided by them to application 21/02790/HFUL for which the above application is a resubmission effectively reducing the size of the extension and the reduction in height of the garage and that the application does

not include complete information that the application is considered by District Council's Planning Committee. Additionally that enforcement action is now taken as regards the change of use of the double garage to living accommodation not associated with Hardwick House and advertised as such. Silver birch in front garden – due to proximity of and the roots of which persistently block the drains – level The Council object to the application as evidence for the reasons to level, that the roots persistently block the drains, is not provided or that an alternative to address the problem has been investigated.

21/1729/TTCA

1 Bakery Close

**2021/192 Planning application responses from SCDC:**

None

**2021/193 To consider applications for co-option to the Council**

No applications

**2021/194 Boundary of land by the barn and 3 Green End**

- i. To consider information received from CAPALC NALC Legal Topic note 55 – adverse possession claims had been circulated to councillors. The document clearly states that any claimant would need to demonstrate all of the following: exclusive possession; intention to possess; no licence/agreement; and continuous possession and that the squatter would need to have exclusive, physical control of the land.
- ii. To agree, in light of information received, the policy of the Council with regard to the boundary  
It was agreed that as the Council can take no action regarding the overgrowth from 3 Green End onto the parish council owned land due to the Deed of Grant to the occupier of 7 Green End that communication be sent to the occupier of 7 Green End seeking permission to cut back the overgrowth and enhance the exposed area with planting and re-seeding. It was further agreed that the Council would obtain a quotation for the removal of the vegetation, enhancement and remedial work.

**2021/195 Pavilion redevelopment:**

Report of any progress/meetings held

PiP had indicated that plans would be presented before the end of December and the clerk had suggested a list of dates for a meeting. As yet no communication has been received.

**2021/196 Cambridge Water Treatment Plant – update on information received and sent**

A letter has been sent to Lucy Frazer MP regarding the access to the site.

Issues regarding odour are concern

**2021/197 To receive progress report on project to repair cemetery wall**

The survey has been provided and work on the applications for permission are being prepared.

**2021/198 Office space at Marleigh**

- i. To consider amended draft Heads of Terms for office space  
The amended terms have not yet been received.
- ii. To agree signatory on any Lease

It was agreed that following circulation to and approval by councillors the Lease would be signed by the chairman and the clerk

**2021/199 To receive correspondence**

None

**2021/200 To accept notices and matters for the next agenda**

No notices or matters for the next agenda were submitted.

Chairman ..... Date .....

DRAFT