

**MINUTES OF IMPINGTON PARISH COUNCIL SPECIAL MEETING HELD TUESDAY 13 JULY 2004**  
**7.30P.M. AT ST ANDREW'S CHURCH HALL, BURGOYNES ROAD, IMPINGTON**

PRESENT: Chairman Cllr D W Payne, Vice Chairman Cllr J P Teague, Cllrs H S Abdullah (in part), P D Gooden (also County), P J Nudds, T W Silk, D A Starling, S A Unwin, G B Waters, M Withers  
Dist Cllrs J P Chatfield, M J Mason; Histon PC Chairman Cllr I M Parish

Mrs A Young Clerk

**Power Action**

**1 APOLOGIES FOR ABSENCE**

63 Cllr Lawton (personal); Dist Cllr Muncey (illness)

**2 MEMBERS' DECLARATIONS OF INTERESTS**

64 None declared

With Council's permission Chairman brought forward Item 4 on agenda. Standing orders suspended to allow Histon Parish Council Chairman to participate

**4 TO CONSIDER ACCEPTANCE, FOR SIGNATURE ON BEHALF OF THE COUNCIL, OF THE SECTION 106 AGREEMENT FOR ARBURY CAMP**

65.1 Briefing note for members supplied by Daniel Farrand, Solicitor, Mills & Reeve Appendix 1 to these minutes. All Councillors had a copy.

65.2 Specific queries and points raised included:

- Whether £500,000 was sufficient to provide the 3 buildings mentioned. All items were index-linked, with Gallaghers constructing themselves, not for profit. Does not include the MUGA
- Schedule 6 to be triggered once 100 houses occupied. Electoral review, in the form of a public consultation may result in a) status quo b) transfer to City c) creation of a new parish. No guarantee either way. Transfer of unspent money would then take place if a new arrangement. Council felt representations should be made about what terms of reference for any review would be and as a Parish Council to be affected by that Impington PC should be included in that process. It was felt this could easily be included in the proposed "side agreement"
- Chairman answered specific questions on sums allocated for individual items
- Should Impington PC ask for more seats to copy with extra administration
- No mechanism for Impington PC to retreat from this agreement, if say buildings incomplete and Impington PC required to pay to complete. Developers had to provide but had set a specification "cap". Chairman felt there to be no risk to Impington PC
- Once signed, agreement effectively a "done deal"
- Elements of replacement were included in the costs; many specifications for open space had now been identified
- Formal process of inspection (by District Council) prior to handing over
- No knowledge of any clause on Dispute Resolution
- Community fees trigger – no penalty for missing the initial trigger. Dist Cllr Chatfield to investigate with SCDC
- Concerns over administrative / workload issues, not financial
- Precepting opportunities for the new housing
- £4,000 "up-front" admin costs were to cover work carried out to date. A dedicated clerk may be required for administering revenue from facilities
- Handover to Impington PC of open spaces likely to be 2007 / 2008
- Developers original offer had been £240,000. Now negotiated to £736,850.
- NEAPS and LEAPS each had trigger for start and completion, and would have to be usable and accessible for residents. An "applied common sense" approach had been outlined to Councillors during negotiation.
- Index linking was an "all tenders index"
- Areas of concern for Councillors were the hard landscape area ("town square") and side agreement negotiations (Schedule 6)
- SCDC would not be signing without the agreement of all 3 District Councillors. They would be called upon to look at all aspects of the Section 106. Meeting due 15 July. Dist Cllr Mason called for a recognition from all members of Impington PC they realised what this would involve in future.
- Kings Meadow Residents Association had been invited to attend the special meeting in progress
- Development worker on site would be a key component
- Concern about load on the Council in terms of recruitment, managing contractors

Proposed Cllr Gooden, seconded Cllr Unwin that "This Council congratulates the Chairman and Vice Chairman on

their efforts in progressing the negotiations regarding our elements of the Section 106 for the Arbury Camp development, and therefore believes that it is likely that the best deal that can be achieved via negotiation will be reached. The Parish Council is prepared to delegate the necessary authority to the Chairman and Vice Chairman to conclude the agreement.” All in favour **DWP / JPT**

### **3 HALF YEARLY REVIEW OF DONATIONS**

- 66.1 Deferred from June meeting. 5 applications had been received for an annual budget of £650. Details of Special Projects budget also supplied.
- 66.2 Cllr Silk reminded Council that previously the Council had agreed to give preference to local requests. The Clerk reminded Council that any payment agreed would be from Section 137, and would ‘incur expenditure which in its opinion is in the interests of, and will bring direct benefit to, commensurate with the expenditure to be incurred, its parish or all or some of its inhabitants”
- 66.3 The following Section 137 payments were thus agreed:
- 66.4 Winged Fellowship Trust, proposed Cllr Goode, seconded Cllr Unwin, all in favour to donate £25
- 66.5 Cambridgeshire County Council Reading Maze (at Histon Library) proposed Cllr Unwin, seconded Cllr Nudds, all in favour to donate £50
- 66.6 East Anglian Air Ambulance, proposed Cllr Teague, seconded Cllr Starling, all in favour to donate £50
- 66.7 Kings Meadow Garden Project, proposed Cllr Teague, seconded Cllr Gooden, all in favour to donate £100. Agreed to take forward the request for the Kings Meadow Project to the December meeting for future consideration of additional grant. **All Section 137 payments**
- 66.8 £425 was left in budget

Meeting formally closed 9 p.m.