

Full Council Minutes

Agenda No:	Present: Cllrs: David Jenkins (Chair), Andy Butcher, Steve Carrington, Aga Cahn, Neil Davies, Tim Ewbank, Cedric Foster, Brian Ing, Pene Nudds, Denis Payne, Edd Stonham, Josephine Teague, Nick Wood Clerk: Angela Young	Action/ Power
16/030	APOLOGIES FOR ABSENCE Cllrs: Marian Cleaver, Simon Jocelyn, Christine Hertoghe, Elaine Farrell, Ashley Gordon, David Legge (all personal)	
16/031	DECLARATIONS OF INTEREST AND DISPENSATIONS a) Declarations of pecuniary interest from Councillors on items on the agenda – <i>None</i> <i>Cllr Teague declared a personal interest (living near to site item 35)</i> b) Written requests for dispensations for disclosable pecuniary interests – <i>None</i> c) Any new requests for dispensations – <i>None</i>	
16/032	PUBLIC PARTICIPATION None present	
16/033	NEIGHBOURHOOD PLAN - To consider appointment of Enventure to run a consultation as a part of its Neighbourhood Plan programme at terms and condition as set out in its offer letter (May 2016). It notes that it has not received three competitive offers but recognises that Enventure offers a specialist service within its market sector and that it has recently provided a similar service to Cottenham Parish Council which recommended it to this Council. Council has also benchmarked Enventure's prices against those of other providers in related market sectors. Cllr Jenkins advised the clerk had informed him the decision made at May Full Council was not legal, hence the new motion. No questions. Proposed Cllr Jenkins, seconded Cllr Butcher, all in favour and AGREED	
16/034	PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 EXCLUSION OF THE PRESS AND THE PUBLIC It was resolved that in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and by reason of the confidential nature of the remainder of the business, the Press and Public be excluded from the Meeting Proposed Cllr Jenkins, seconded Cllr Teague, all in favour and AGREED	
16/035	TO CONSIDER INITIATION OF A CONSULTATION EXERCISE to look at proposals for mixed use exception site development in the villages, for the benefit of the community Cllrs Davies and Ing gave a presentation on proposals for a mixed use hybrid Exception site development project in the villages. (Appx 1) It was explained that the current motion was the start of a process, to initiate the consultation process and it would be necessary to come back to Council at various stages for agreement were this initial agreement to be made. Some detail of the exploratory work carried out by the Working Party and discussions held was outlined Questions/comments followed: Cllr Nudds – what guarantee was there that a Housing Association would not keep the whole site and develop for themselves? - They are a registered Charity. There would be an agreement clause to tie in the 12 acres to be transferred to the Parish Council. It would	

be a hybrid development, no planning approval without commitment to transfer the 12 acres. A risk register would be drawn up

Cllr Teague – declaring a personal interest. An exception site application for affordable housing was brought forward some years ago behind St Georges Court and turned down by the Inspector on appeal. What is different here? - The criteria have changed and the reasons for refusal are not necessarily still valid reasons for refusal. To address the moral issues it would be necessary to look at alternative routes into the village, overseeing of work on hedges/pathways, encouragement of mobile shops to the area. It is not possible to provide affordable housing in the centre of the village due to market housing pressure and the cost of land. It would be hoped that some development on the north east side would actually improve life for that part of the village

Cllr Teague – the drain in St Andrews Way goes into the ditch on the side of the field in Milton Road. - A professional site assessment points out that solutions are available to the current state of the drainage there

Cllr Carrington – Is there any opportunity for a small shop? Or alternative pedestrian or cycle routes along the back ways? - Perhaps communication with surrounding land owners could open up alternative routes

Cllr Nudds – were there any other sites being looked at for additional Public Open Space? - Other sites were not available, or unsuitable. This landowner had approached the Parish Council, this was the item on the agenda. County Council were not able to advise on any future availability of their land

Cllr Ewbank – we will need to evaluate other possibilities at some point in the process. - Buxhall Farm is not currently in the Local Plan, and the Parish Council had previously agreed to oppose large scale development on the site in support of HIVAG. Positives of obtaining 12 acres of POS, a community building for young people and affordable housing for 20% of the village waiting list

Cllr Payne – Queries over the maximum amount of money it was fair and reasonable to precept, with a range of things already identified we might want to spend on in years to come: elderly support; CCC devolvement e.g. health. A better picture of forward spend required, a capital plan to see what can be afforded - The Council had previously discussed spend of £1million plus at Bypass farm on a 30 year lease situation. This was freehold and a contribution in kind of over £1million was likely

Cllr Payne – should a review of the governance of the Recreation Ground be carried out in view of the balance of spend suggested? - Probably so, larger investment needs appropriate management and governance

Cllr Butcher – would not solve the housing crisis – but would provide 12 acres of needed POS. Any building could be modular/expandable

It was understood that the Parish Council would need to recognise that other decisions will come forward in this multi step process. Other sites could come forward and would need to be considered and addressed

Chairman summarised relevant discussions:

- Not a housing supply issue – an Exception site issue operating in coherence with SCDC policy, although in the Green Belt
- Access and flooding concerns
- A capital plan required to look broadly in context with other priorities
- Community building – the need to make sure those who would use it would be happy with its location and design
- Governance issues
- Council decisions belong on Council website, Councillors should not air opinions on social media

	<p>MOTION: "Histon & Impington Parish Council agrees to initiation of a consultation exercise to look at proposals for mixed use housing and public open space Exception Site development at the 18 acre site at Milton Road, Impington, for the benefit of the community"</p> <p>An explanation of the term "Exception site" sourced from SCDC website was circulated: <i>"An exception site is a site outside the village framework/development boundary which would never normally get planning consent but may be considered where it provides affordable homes for local people".</i></p> <p>Prop Cllr Davies, seconded Cllr Ing, 11 in favour, 1 abstention, AGREED</p>	
16/036	<p>PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 RE-ADMITTANCE OF THE PRESS AND THE PUBLIC</p> <p>It was resolved that the confidential business having been concluded, the Press and Public be re-admitted to the Meeting</p> <p>Proposed Cllr Jenkins, seconded Cllr Teague, all in favour and AGREED</p>	
16/037	<p>TO AGREE TERMS OF REFERENCE OF COMMUNITY PARK PROJECT WORKING PARTY</p> <p>Interim terms provided. Noted requirement to report progress and substantive matters regularly, with a summary of important points covered to be published and reported to Full Council. All confirmed would be minded to approve. Full Council June 2016 for formal approval</p>	
16/038	<p>Next Full Council: Histon & Impington Parish Council Monday 20th June 2016 – Recreation Ground Centre, Recreation Ground, New Road, Impington</p>	
	<p>Meeting closed 8.52 pm</p>	