

**Minutes of the Meeting held of Histon & Impington Parish Council
Community Room, Histon & Impington Recreation Ground, New Road, Impington
7:30pm, Monday 13th November 2017**

3 Appendices attached

Extra Ordinary Meeting Minutes

Agenda No:		Action/ Power
17/074	<p>Present: Cllrs: Andy Butcher (Chair), Aga Cahn, Steve Carrington, Marian Cleaver, Neil Davies, Elaine Farrell, Cedric Foster, Ashley Gordon, David Jenkins, Brian Ing, Denis Payne, Helena Perry, Edd Stonham, Josephine Teague, Nick Wood Also: 2 residents, Chelsea O'Brien, Steve Campin, Andy Slaymaker (FSH) Clerk: Angela Young</p>	
17/074	<p>APOLOGIES FOR ABSENCE</p> <p>Cllrs: Tim Ewbank (personal) Simon Jocelyn (personal) David Legge (personal) Pene Nudds (personal)</p>	
17/075	<p>DECLARATIONS OF INTEREST AND DISPENSATIONS</p> <p>a) Declarations of pecuniary interest from Councillors on items on the agenda – <i>Cllr Teague (Non Pecuniary) near neighbour to Milton Road site</i> b) Written requests for dispensations for disclosable pecuniary interests – c) Any new requests for dispensations – <i>None</i></p>	
17/076	<p>PUBLIC PARTICIPATION</p> <p>Resident of Church Street Histon, commended the Community Park Working Party team on effort and time spent on the Report provided (Appx 1). Acknowledging the villages are under provided for in open space, he expressed concerns over precedent of Green Belt development, and the Parish Council's future position on planning objections in future. Commenting also on the confusing aspect of a gift of land wrapped up in a tripartite agreement; the less than ideal position of the land; security issues; traffic levels; long term ongoing costs; he urged Councillors to be sure they were happy they had all the information they needed to make a prudent decision on the motion on the agenda</p>	
17/077	<p>MOTION</p> <p>As set out in the paper titled "Project Updating Report" dated November 2017 (Appx 1), Histon & Impington Parish Council agree to the following in respect of the Land at Milton Road, Impington, Cambridge:</p> <ul style="list-style-type: none"> • To enter into an agreement relating to the sale and development of land with Norman Unwin and Susan Easy and Flagship Housing Group Limited (noting that Parish Council is not involved in the initial direct purchase of the land and agreement referred to is Conditional Purchase Agreement). • Provide Flagship Housing Group Limited with an aspirational list of community facilities opportunities on the 12 acres of the potential Community Park (the agreed list is contained in Appendix B of Community Park Working Party report) for inclusion in the outline planning application that Flagship Housing Group Limited will be submitting to South Cambs District Council. It is clearly noted that an agreement to provide this list does not imply any agreement by the Parish Council to fund or deliver the said facilities. • Agrees that if the project proceeds the Community Park will be named 'The Victor Unwin Community Park' in line with the land sellers explicit wish • Formation of a new Parish Council Committee entitled 'Histon & Impington Parish Council Community Park Committee' with Terms of Reference to be put forward at January 2018 Full Council Meeting • Agrees that the new Community Park Committee continues discussions on the outline planning application and on an agreement regarding the provision of infrastructure on the 12 acres of Community Park. • Agrees that the Chair and Vice Chair of the Parish Council are authorised to sign the Conditional Purchase Agreement on behalf of Histon & Impington Parish Council once the solicitor acting for the Parish Council confirms that the agreement is in an acceptable form. <p style="text-align: right;">Proposed Cllr N S Davies</p>	

Members were provided with comments made by Cllr Ewbank (not present) and Cllr Jenkins (**Appx 2**). Cllr Davies had a prepared statement and addressed the motion (**Appx 3**) and commended it wholeheartedly to the Council. Cllr Ing, fellow member of the Working Party, addressed queries raised by members:

- Requirement for additional Open Space SCDC have provided figures based on national standard. Noted that the demand is not proven but that demand for facilities at the Recreation Ground far outweigh that predicted, largely because the provision of the facility is the trigger for take up
- Transport/Access Study There is no indication that options as provided would be the final solution. Cllr Ing advised traffic impact on the B1049 was envisaged to be minimal. Cllr Jenkins stressed the need to provide safe access directly by foot or cycle
- Neighbourhood Plan was as yet still emerging, but the proposal was seen as being in the spirit of the emerging Plan
- Conditional Purchase Agreement Clarified that the Housing Associated could not go ahead without the Parish Council taking on the 12 acre part of the site
- Planning Consultation Clarified the Parish Council would be required to approve the submission of the planning application, being an Exception site
- Precedent accepted that any landowner could submit planning applications now; this would be no different than the current situation
- Other Sites The Working Party believe the Milton Road site is the only opportunity and one not to be missed
- On-Going Costs Estimated costs of maintenance only option was £12k per annum, to be known as 'option Zero Zero', acknowledging this may exclude insurance costs. Flagship Housing would be providing basic infrastructure prior to hand over. Any capital expenditure would be part of a separate proposal for decision at Full Council

Points subsequently raised:

- Cllr Carrington commended the project and the chances it brought for anything from dog walking facilities for residents, to the heights of exceptional tennis provision. Cllr Carrington requested a clarification change to bullet point 2 "agreed" to read "aspirational" list
- Cllr Davies reminded all of previous facilities delivered for the community by the power of positive vision and the improvements in lifestyle it has brought to so many residents
- Cllr Gordon supported the concept fully and stressed the unique situation the Council found itself in. Accepted the Council need to remain mindful about making sure any spend was for the benefit of the community. Clarification that Flagship Housing take ownership of the site after, and if, outline planning application is approved, Parish Council would not accept the land until planning conditions met
- Cllr Teague commended the vision to provide needed facilities at the north east end of the villages. The affordable housing aspect and the nomination rights for residents was important
- Cllr Cleaver showed support for acquisition of the land, although less supportive of the market housing aspect. It was accepted this was a matter of economics under Government policy
- Cllr Jenkins had concerns over the distance of the site for the village centre and re-iterated the need for good access
- Cllr Payne questioned the wisdom of a Committee being formed, preferring a Sub-Committee of the Recreation Committee, to allow interaction between the 2 sites and their use/management. Additional concern the Finance, Legal and Admin Committee should have the opportunity to review the Community Purchase Agreement before final signature undertaken

Having heard from all who wanted to speak, Chairman asked for any proposed amendments. Proposed Cllr Davies, Seconded Cllr In to amend as follows:

As set out in the paper titled "Project Updating Report" dated November 2017 (**Appx 1**), Histon & Impington Parish Council **agree to the following in respect of the Land at Milton Road, Impington, Cambridge:**

	<ul style="list-style-type: none"> • To enter into an agreement relating to the sale and development of land with Norman Unwin and Susan Easy and Flagship Housing Group Limited (noting that Parish Council is not involved in the initial direct purchase of the land and agreement referred to is Conditional Purchase Agreement). • Provide Flagship Housing Group Limited with an aspirational list of community facilities opportunities on the 12 acres of the potential Community Park (the aspirational list is contained in Appendix B of Community Park Working Party report) for inclusion in the outline planning application that Flagship Housing Group Limited will be submitting to South Cambs District Council. It is clearly noted that an agreement to provide this list does not imply any agreement by the Parish Council to fund or deliver the said facilities. • Agrees that if the project proceeds the Community Park will be named ‘ The Victor Unwin Community Park ‘ in line with the land sellers explicit wish • Formation of a new Parish Council Sub Committee entitled ‘Histon & Impington Parish Council Community Park Sub Committee to the Recreation Committee” with Terms of Reference to be put forward at January 2018 Full Council Meeting • Agrees that the new Community Park Committee continues discussions on the outline planning application and on an agreement regarding the provision of infrastructure on the 12 acres of Community Park but that no further commitment beyond option zero zero* be made until access issues are accepted by Council as resolved *see earlier minute £12k per annum maintenance • Agrees that the Chair and Vice Chair of the Parish Council are authorised to sign the Conditional Purchase Agreement on behalf of Histon & Impington Parish Council once the solicitor acting for the Parish Council confirms that the agreement is in an acceptable form and has been reviewed by FLA Committee <p>All in favour and agreed to accept amendments Motion as amended, Proposed Cllr Davies, Seconded Cllr Ing, all in favour and agreed</p>	
17/078	<p>Next Full Council: Histon & Impington Parish Council</p> <p>Next Full Council Monday 20th November 7.30pm – Recreation Centre, Recreation Ground, New Road, Impington</p>	
	Meeting closed 8:50pm	