

## Longstanton Parish Council

Minutes of Extra-Ordinary Meeting held on Monday 19<sup>th</sup> May 2008 at the Village Institute at 7.30pm.

Present:

Cllr. Tucker (Chairman)	4 Members of the public.
Cllr. Close	P.Haywood - Clerk
Cllr. Johnston	
Cllr. Harradine	
Cllr. Grace	
Cllr. Cartwright	
Cllr. Truran	
Cllr. Meacher	
Cllr. Yarrow	

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1. Apologies received from Cllr. Kessell.
2. Declarations of Interests –  
Cllr. Close declared personal interest in item 3.  
Cllr. Tucker declared a personal interest in item 4.  
Cllr. Harradine declared a personal interest in item 3.
3. Northstowe s106 email from Susan Davies (SCDC) dated 9<sup>th</sup> May 2008 circulated. The Council agreed that it had not received any previous notice from SCDC requesting information and had not, in recent memory, submitted a Northstowe s106 response previously.  
Mr Durrant, Senior Planning Assistant, had confirmed the urgency of the response by 20<sup>th</sup> May 2008 from the Parish Council for a list of items to be considered for the inclusion into the Northstowe s106 agreement. Cllr. Grace had collated Councillors comments and circulated a response for consideration.  
Following discussion Cllr. Grace proposed the Council approve the response and submit to SCDC –

Below, we set out the key justifications for funding for the village. Following that, we set out the items for which we are seeking S106 funding. Against each item, we note which justification(s) apply. For some items, we also note the state of any existing details (estimated costs, existence of plans, etc.).

### Key Justifications

- (1) **Recreation.** The village will lose its golf course, which is a key feature of the area. While we accept the Inspector's decision that a replacement course is not required, some form of provision for at least partially replacing scope for sporting activity is still warranted and within the scope of the AAP.
- (2) **Safety.** There will be increased traffic within the village, even with the B1050 bypass. This requires additional safety measures.
- (3) **Hosting early residents and construction crew.** Even if there is early provision of facilities for Northstowe residents, we would expect that such facilities would not be operational on day one. In any event, the vast construction crews required will need local amenities. We therefore expect that the early residents of Northstowe and construction crews will want to make use of facilities in Longstanton in the first instance. Our current facilities are already insufficient for current needs given the

large increase in population with MOD housing and Home Farm. There would be no scope for accommodating Northstowe residents without infrastructure improvement. However, with such improvements, the village would be able to provide amenities to our new neighbouring residents.

(4) **Being denied other funding due to S106 expectations.** Longstanton has explicitly been given less funding than other villages from things such as the CCC Rights of Way Improvement Project because "there is the expectation that we will have ample improvements on the back of Northstowe." [or similar wording from the Project Coordinator]. If, in the end, the village is merely one of many bodies seeking funding and we simply get a proportional amount, then overall we will have lost, even though being the village vastly more affected than anywhere else (in terms of loss of area, traffic, and pressure on services from new residents), we should be getting the most funding to help make us whole again.

(5) **Lack of church provision within Northstowe.** While nondenominational place of worship may be offered, we understand the developers expect Longstanton's existing churches to be able to support the larger Anglican community.

**s106 Funding Requests (with associated justifications in brackets)**

a) A new sports and social pavilion / community centre. (1), (3), (4). The current facilities are under-specified for the existing needs of the community let alone helping accommodate early Northstowe residents. We are very short on space for meetings and other activities in our one-room village institute and the sports facilities need expansion and updating. Note that the Parish Council has already formed a working party and is in the process of obtaining drawings for such a centre. This centre is expected to cost in the region of £1M and would include space for indoor sports and would also be able to host events.

b) Infrastructure improvements to the recreation ground extension. (1), (3). While we now have what looks like a clear way forward for handing over the Home Farm recreation ground extension to Longstanton, it will need remedial work to make it suitable for play. This would help offset the loss of leisure facilities on the golf course, and would also help to accommodate the early Northstowe residents and construction workers in search of leisure facilities (since the current ground is already over-subscribed).

c) Dedicated cycleway from the High Street to the Park & Ride and into Willingham (1), (2), (4). Such a facility will encourage cycle use over car use when Longstanton residents use the CGB. This helps provide some physical activity lost with the golf course. It also helps the local authority in its greening agenda. Finally, it provides a safe way to access Willingham, since the B1050 is currently highly dangerous.

d) Dedicated cycleway from the High Street to the A14 (1), (2), (3), (4). Bar Hill is not so far away that people should need to drive to it (it is only 2 miles). However, the B1050 is simply too busy and too fast for safe use as a cycleway. The situation will be far worse with additional traffic from Northstowe.

While the road improvements that are part of the Northstowe application should include a cycleway outside the S106, there is still a need to provide a cycleway from the Longstanton High Street to the new improvements to the B1050 made by the developers. Girton residents benefited from a new cycleway due in part, as we understand it, to Northstowe being on the horizon. Northstowe is much more than on the horizon to Longstanton, so a dedicated cycleway is critical.

- e) Extension to All Saints church to provide a Sunday School and toilet facility (3), (5). Early residents will benefit from an existing welcoming religious community, but the current facilities need improvement to be suitable for that purpose. Current estimates for such an extension are in the vicinity of £200,000.
- f) Renovate St Michael's redundant church for use for events. This requires electricity and plumbing, and provides the chance to make use of a truly exceptional thatched church. (3), (5). It permits early residents to feel part of the rich heritage of Longstanton, and would provide events facilities that will complement a new community centre. Plans had already been drafted through the Redundant Churches trust, but funding was not available to take them forward.
- g) Pedestrian crossing points at several points throughout the village, other than those covered by the application itself. (1), (2), (4). With increased traffic, this is vital to ensure that pedestrian traffic is encouraged rather than discouraged on the back of this prototype eco-town.
- h) Resurfacing and drainage improvements of St Michaels. (2), (4). This road has been permitted to fall into disgraceful disrepair over the years and is becoming unsuitable for use.
- i) Pathway improvements. (1), (4). Various paths within the village are in need of repair (for example, the footbridge by Few's Lane and the path between Wilson's Road and Dry Drayton Road.
- j) Increased traffic calming measures, specifically to discourage through traffic. (2). While the developers would be expected to provide additional traffic calming at the junction with their new roads, there will be a need for more traffic calming through the village (including chicanes, etc.), noting that the previous round of traffic calming speed bumps has proven ineffective due to their low profile.
- k) Skate/cycle park. (1), (3). Youth in the village have been in need of such a facility for some time. We would expect that early residents of Northstowe would also benefit while waiting for internal facilities to be ready. We are looking at the recreation ground extension as a possible site.
- l) Increased tree planting. (2), (4). We need a scheme of significant tree and hedge planting in areas not directly within the Northstowe development area to ensure that the village retains its rural feel. For example, dense planting will help reduce noise and reduce visibility of multi-storey structures that are alien to the character of Longstanton. Such planting will need to be done at some points outside the development zone (since we establish final building lines), and therefore may be more appropriately done as part of S106 funding. Given the possibility of starting development on the MOD barracks, the need for adequate screening becomes even more urgent.
- m) Change of use of the Cambridgeshire Guided Busway sleeper forming shed. (1), (3). It is unclear what the plan is for this shed after the CGB is completed. However, it would provide an ideal site for an indoor recreation facility.

Seconded by Cllr. Cartwright. Unanimously agreed.

4. Village Maintenance – The Chairman outlined ideas for discussion relating to the maintenance of open spaces, paths and the village green. Current maintenance by CCC/SCDC and Developers of green spaces and verges is poor. Cllrs Close and Tucker circulated a report from an inspection carried out last week. The Council needs to consider whether it takes over the maintenance and requests financial contribution from the relevant authority and consider meeting with planning/legal officers on site regarding the Developers maintenance.

The Chairman closed the meeting at 8.44pm to allow comments from the public.

The Chairman reconvened the meeting at 8.52pm.

Following discussion Cllr. Harradine proposed that a meeting is held with SCDC planning and legal officers, and Developers to clarify maintenance issues. Seconded by Cllr Grace. Unanimously agreed.

Following discussion as to whether the Developers of Home Farm Working Party would hold the meeting, Cllr. Grace proposed that the Home Farm Working Party meet with SCDC planning and legal officers, and Developers under the existing terms of reference of the Home Farm Working Party. Seconded by Cllr. Truran. Majority agreed.

Clarification on the remit of working parties discussed. It was agreed that each working party should present its terms of reference to the Parish Council.

5. Cllr. Tucker circulated a copy of the letter received from Marrons following a site meeting, at the proposed extension to the Recreation Ground, he had with Ms Dunnett (SCDC), Jane Lampshire, Marrons and Peter Stroude. In brief the letter stated that the transfer of the freehold title to the extension would be made on receipt of a planning application for the last phase of the residential development. The land will be transferred for nil consideration but subject to restrictive covenants as its future use. Access for services is reserved. There will be consultation with a pitch advisor, reasonable maintenance to be agreed. Recommendation that the Parish Council instruct a solicitor.

Following discussion Cllr. Tucker proposed the Parish Council reply to Marrons letter. Seconded by Cllr. Close. Majority agreed.

The Chairman closed the meeting at 9.13pm to allow comments from the public.

The Chairman reconvened the meeting at 9.20pm.

Cllr. Johnston proposed that the Parish Council appoint a solicitor by writing to Lorimer, Longhurst & Lees (Cambridge) to request they act on our behalf and notify us of their costs. Seconded by Cllr. Grace. Unanimously agreed.

6. Matters for consideration at the next meeting –  
Update from solicitors Lorimer, Longhurst & Lees.

7. The meeting closed at 9.25pm.

Signed.....Chairman

Date.....2008