

Hatley Parish Council

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Minutes of the Extraordinary Meeting of Hatley Parish Council held on Tuesday 13th December 2016

In attendance: Cllr M Eagle (Chairman), Cllr A Pinney (Vice Chairman), Cllr N Jenkins, Cllr H Nickerson, Clerk to the Council K Wilde and 8 members of the public

1. Apologies: Cllr M Astor, County and District Cllr S Kindersley and District Cllr B Smith
2. Interests or dispensation applications: None.
3. Minutes of the Ordinary Meeting held on 18th October 2016 were approved and signed.
4. Matters Arising: None. All action points have been completed or remain in hand until the Ordinary meeting in January.
5. The meeting was opened to members of the public, for a maximum of ten minutes, to enable them to address questions to the Parish Council. i) M Marshall questioned when the contact number for hall bookings will be amended on the sign at the front of the hall. Clerk will contact Mr and Mrs Weightman regarding their contact details being placed on the board and seek replacement numbers. P Mann offered to find and share details of the original order for the sign.
6. Planning application **S/2835/16/FL** – Retrospective application for the continued siting of a caravan, Barn Farm, East Hatley, SG19 3JA. The Chairman invited the public to share their views on the planning application and the future of Barn Farm. It was noted that although the application is solely concerned with the continued siting of the caravan, the purpose for this, as outlined in the Planning Statement, is to provide the applicant with further time to issue a new business plan and reopen discussions with South Cambs District Council for a permanent dwelling. Therefore, it was agreed by the Council that it would be difficult to decide upon without considering the motive of the applicant and whether that was also supported. Questions from the public included:
 - i. *Whether the applicant would be permitted to make a second application for a permanent dwelling following the recent Appeal dismissal?* The clerk confirmed that an applicant has the right to submit a new application for the same site, with same plans, if new supporting data was available or circumstances had changed.
 - ii. *Is there new evidence available, financial or otherwise, to support the need for this application?* The clerk confirmed that no new information has been provided.
 - iii. *Has the history of applications on this site during the last 2 decades not shown that it is not possible for a farm of this size to support an argument for a dwelling to exist on this land, outside of the village framework? The current caravan has been supported for nearly a decade and there has been no significant change in that time.* The Chairman acknowledged that the site does have a long history of applications. The Planning Inspectorate's conclusions suggested this was a final outcome for the site in terms of a dwelling so as to comply with the planning policies that protect the rural landscape.
 - iv. *Would the applicants be requested to leave the land if this planning application is dismissed?* The clerk confirmed that SCDC's enforcement officer has been in contact with the applicant and that the caravan cannot be supported by SCDC as a long-term solution.

- v. *What action is intended to take place during the requested 18-month period and does it require that length of time to be achieved?* The clerk confirmed that specific information has not been provided. The letter suggests they need to make alternative arrangements for the animals, but it also suggests that they intend to reopen discussions with SCDC and submit a new business plans for the permanent dwelling, so there is some ambiguity until further information becomes available. SCDC has raised this query with the applicant.
- vi. *There does not appear to be evidence for improvements having been made on the farm site or changes to the number of livestock, or any significant movement of livestock, to suggest that the business would be any different now to what has been presented before.* The Parish Council could not comment on this but confirms that no new financial information has been made available since the business appraisal that was shared in February 2014.
- vii. Should the applicant be given a second chance and receive the support of the Parish Council? It was confirmed that all previous applications made by this applicant have received the support of the Parish Council, with the only exception being the application to change the access to their land from the main highway in 2005. However, the recent conclusions by the Planning Inspectorate suggests that that future development on this site, with respect to housing, is unlikely.

With regards to this current application, the council agreed that the lack of available information made it difficult to reach an informed decision. There was no justification provided for an 18 month extension, as opposed to 12 months, or any details relating to what action would be taken by the applicant on site during that timeframe.

Additionally, on the assumption that the reason for the application is to give more time for the applicant to present another plan for a permanent dwelling, the council has taken account of the strength of argument presented by the Planning Inspectorate, that the size of this business does not support the need for a dwelling on land outside of the village framework. Finally, the extensive planning history on this site and the continued strength of local feeling to protect the countryside from development were also considered.

The **council resolved** to recommend an objection to the application but understands that additional information may be made available by the applicant and planning officer in due course.

2 members of the public left the meeting at this time.

7. Finance Update:

- i. The **Council resolved** to approve the following payments:
 - a. *Clive Weightman* – £8.94 Village Hall Cleaning Supplies
 - b. *Chubb Fire & Security Ltd* – £133.87 Hatley Village Hall Annual Service
 - c. *Friends of Friendless Churches* - £500 Donation for St. Denis' Church
 - d. *Robin Harris Joinery Ltd* - £204 Play Area Swing Cement
 - e. *M.R.L. Astor* - £18.07 Village Hall Water Rates Dec 2015 – Jun 2016
 - f. *A. Pinney* - £196.09 Village Hall Heating Oil
- ii. South Cambridgeshire District Council's consultation on the 2017-18 Parish Precept. The **council resolved** to accept the proposed terms of the 2017-18 Parish Precept consultation without comment. However, the Council is concerned by the proposed election fees for contested elections and requested the clerk to query this with SCDC. **Clerk to action.**
- iii. Hatley Parish Council's draft budget and precept calculation for 2017-18. The clerk presented a proposed budget and provided explanations for the potential increase of the precept in 2017-18. The councillors acknowledged the key factors contributing to the increase in expenditure and the reduced income from the village hall. The Parish Council's bank reserves have been used in previous years to help mitigate the difference in spending and income, but

this cannot be a long-term solution. The councillors agreed to consider the possibilities for an increase in the precept in time for the January meeting, where it will be resolved upon. Possible new items of expenditure would be for Wi-fi at the village hall and a public defibrillator.

8. Update on the handover of St. Denis' Church. The clerk confirmed that the handover has completed, the dowry has been paid and a press release is due. SCDC has confirmed they welcome the opportunity to meet with the parish council and the Friends of Friendless churches in early 2017 to plan for an event at the church to make the handover.
9. Time and date of the next meeting: **7.30 pm on Tuesday 17th January, 2017**
10. The council **resolved** that under Section 1 of the Public Bodies (Admissions to Meetings) Act 1960 and in view of the confidential nature of the business about to be transacted that the public be excluded and they were instructed to withdraw whilst matters pertaining to item 11. were discussed
11. Amendments to the terms of employment for Mrs K Wilde. The council **resolved** to accept the terms as discussed.
12. Time of meeting closure 8.45 pm