

**GODMANCHESTER TOWN COUNCIL**  
**MINUTES OF THE TOWN COUNCIL MEETING HELD IN THE**  
**TOWN HALL ON THURSDAY 20<sup>th</sup> SEPTEMBER 2012**

PRESENT: C VANE PERCY: Town Mayor; D UNDERWOOD: Deputy Mayor;  
Councillors: R BUTCHER; M COHEN; Ms L COPPER; R COXHEAD; P GODLEY; Ms L KADIC; Ms J MacLEOD; P MORGAN; N PAULEY; D TAYLOR; N WELLS; A WELTON; G WILSON; Mrs S WILSON; Mrs WORTHINGTON

Town Clerk: Mrs M LIDDIARD  
Mace Bearer: Mr F CARTER

6 members of the public were in attendance

**ACTION**

**12/128 TO RECEIVE APOLOGIES AND REASONS FOR ABSENCE**

None.

**12/129 DECLARATIONS OF INTEREST**

CLLR WILSON: as employee of Environment Agency, and CLLR Mrs WILSON as wife of an employee of Environment Agency both declared a prejudicial interest in item relating to Flood Alleviation Scheme; CLLR Ms MACLEOD: Friend's children attend Jack & Jill preschool; CLLR GODLEY, CLLR MORGAN, CLR PAULEY: item relating to Flood Alleviation Scheme.

**12/130 MINUTES OF PREVIOUS MEETING**

The Minutes of the Town Council meeting held on 16<sup>th</sup> August 2012 were duly APPROVED and signed as a complete and accurate record.

**12/131 PUBLIC PARTICIPATION SESSION**

The draw for the 800 club for the months of August and September took place.

Following the last minute cancellation of Picnic in the Park 2012, due to heavy rainfall, a group called Friends of Picnic in the Park had formed with the aim of securing funding for the event in future years. A spokesperson told the Town Council that the group was aiming to raise awareness, gain support and raise funds to ensure the event could go ahead in 2013. A petition supporting the event had been signed by 1500 people and various fundraising events were being organised. The group anticipated raising around £3k based on the figures available so far and recognised the importance of the financial contribution made by the Town Council to past events. They hoped the Town Council would consider the request for funding for the 2013 Picnic in the Park favourably.

**12/132 TOWN MAYOR'S ANNOUNCEMENTS**

THE MAYOR confirmed he had represented the Town on 5 occasions since the last meeting. THE MAYOR offered his personal thanks to everyone who had been involved in making the visit from HRH Duke of Gloucester such a successful afternoon, and his apologies to Mr Carter, Mace Bearer for the omission of a personal invitation to the event. The Lord Lieutenant had written to the Mayor to offer congratulations and compliments for a varied and interesting visit.

THE MAYOR recorded his congratulations to Mr Thackray and all the Godmanchester in Bloom team on winning Gold in this years Anglia in Bloom competition.

THE MAYOR reminded everyone that the Senior Citizens would host the annual Macmillan coffee morning on Friday 28<sup>th</sup> September in the Town Hall.

THE MAYOR asked all Cllrs to support his Charity Ball which would take place on Friday 12<sup>th</sup> October.

All Cllrs

All Cllrs

## **12/133 TOWN CLERK'S REPORT ON MATTERS ARISING**

A report was presented and noted. CLLR COXHEAD, CLLR PAULEY AND CLLR UNDERWOOD had held a further liaison meeting with representatives from Jack & Jill Preschool. The preschool have not yet provided information on the required content for a letter to the PSLA confirming their occupation of the Judith's Field building and they will provide details as soon as possible. CLLR WELTON confirmed a working party had been arranged to discuss the required remedial work in the QES. In the meantime, the Town Clerk would obtain a quote for removing a portion of the floorboard in both the small hall and large hall, closest to the central wall.

Town Clerk

## **12/134 PLANNING APPLICATIONS AND CORRESPONDENCE**

The applications and correspondence set out in Appendix 12/134 were considered. The Town Clerk would advise HDC of the Council's recommendations.

Town Clerk

CLLR Mrs WILSON confirmed that HDC had refused planning permission for the fence blocking the path between Judith's Field and Roman Way. This matter would be discussed further at the October Town Council meeting.

Clr S Wilson

## **12/135 CORRESPONDENCE**

CLLR COXHEAD confirmed new external auditors had been appointed for a period of 5 years. The Town Clerk confirmed that the accounts for the year ending 31 March 2012 had been approved and the audit closed. Notices had been displayed to advertise the closure of the audit.

CLLR Ms KADIC confirmed that the copy of the petition regarding a proposed speed limit of 20mph and a proposed weight limit for vehicles travelling on West Street, had been passed to the Town Council seeking Town Council support. CLLR Ms KADIC advised that the petition had been put before the AJC but there was no money available to progress or support the proposals. The Town Clerk would pass a copy to CLLR PAULEY and CLLR WILSON and the requests would be considered as part of the working party discussions on Huntingdon and Godmanchester Market Town Strategy.

Town Clerk

## **12/136 FINANCIAL AND ACCOUNTS**

12/136.1 The list of payments to be made in Appendix 12/136.1 was APPROVED.

12/136.2 Councillors received a copy of the Petty Cash Reconciliation for the period to 19<sup>th</sup> 20<sup>th</sup> September 2012, a copy of salary payments, a copy of the budget report on the year to date, and a copy of the monthly bank reconciliation as verified by THE MAYOR which were noted.

12/136.3 A report from CLLR COXHEAD on Financial Update and Budget Planning was received and noted. CLLR UNDERWOOD advised he would be putting a proposal to the Town Council to hold Cllr Professional Development Training Sessions, run by CAPALC, for the benefit of all Cllrs to be held in Godmanchester. Details would follow at the next Town Council meeting.

Cllr Underwood

12/136.4 THE MAYOR submitted a request seeking an increase in the budget for the Annual Civic Service from £600 to £1100. As this was a special year for Godmanchester, he had hoped to make the Annual Civic Service a special event and he had proposed holding the reception following the Civic Service in a marquee at Island Hall, to follow on from a charity ball on 12<sup>th</sup> October to raise funds for his chosen charities. Following discussion, it was AGREED that the budget could be increased up to £1k to meet the essential expenses of the Annual Civic Service. Three Cllrs voted against this proposal.

## **12/137 REVIEW OF MINUTE 12/106 FROM JULY 2012 APPROVED MINUTES**

Cllr Hyams, HDC Ward Cllr for Godmanchester, had raised a complaint through HDC about the wording of minute 12/106.3 in respect of his address to the DMP on 16 July 2012. He had stated that CLLR WILSON had requested his comment be minuted at the Town Council meeting and that CLLR WILSON had refused to remove the comment from the minutes when

requested to do so. Following discussion it was AGREED that the minute accurately reflected the discussion at the Godmanchester Town Council meeting on 19<sup>th</sup> July 2012 but did not repeat verbatim the full speech by either Cllr Hyams or Cllr Kadic (as HDC Ward Cllr for Godmanchester) when they addressed the DMP on the matter of the proposed development at Bearscroft Farm. Cllr Hyams had considered the way the matter was reported in the Town Council minutes was disrespectful to him and to Cllr Ms Kadic. It was AGREED that the MAYOR would write to Mr Meadowcroft, Head of Legal and Democratic Services, HDC, to confirm that the Town Council had not intended any disrespect, that the minutes were accurate and that CLLR WILSON had not asked for any comments to be recorded and had not been asked to withdraw his comments at any point prior to the minutes being approved.

Cllr Vane Percy

### **12/138 PROPOSED DEVELOPMENT AT BEARSCROFT FARM**

A report to the Town Council was received and noted.

CLLR WILSON advised that he had met with planning consultants regarding the proposed development at Bearscroft Farm and their comments had been useful. They had stated that although HDC can use the Core Strategy as a key planning document, there are no planning reasons why the direction of growth can't be reviewed.

CLLR WILSON confirmed that GRAB had collected over 1900 signatures on the petition to HDC and they would be holding a public meeting on 11<sup>th</sup> October at St Anne's School. All Cllrs were invited to attend.

All Cllrs

The recommendations in CLLR WILSON's report were AGREED with minor amendments. (Report attached).

Cllr Wilson

### **12/139 HUNTINGDONSHIRE LOCAL PLAN**

**CLLR UNDERWOOD, having declared an interest, left the room.**

CLLR WILSON confirmed that HDC were in the process of updating the Local Plan to 2036 and were consulting on the document until 23 November 2012. Three growth scenarios had been presented which would add a further 7000-11000 homes over and above the existing Core Strategy. Documents were available on the HDC portal and CLLR Ms COPPER would prepare a draft response on behalf of the Town Council for consideration at the October Town Council meeting.

Cllr Copper

**CLLR UNDERWOOD returned to the meeting.**

### **12/140 JUDITH'S FIELD HEAVY MAINTENANCE**

CLLR COXHEAD presented a report which was received and noted. The work to provide secure storage areas in the changing room had taken place before the start of the Autumn School Term. CLLR COXHEAD confirmed that as the cost for provision of caging had been over £1500, three quotations had been obtained and the best price accepted. It had been AGREED to go ahead with the work between the August Town Council meeting and September Town Council meeting to minimise disruption to hirers of the facility.

### **12/141 ENVIRONMENT**

Cllr Butcher

CLLR BUTCHER confirmed that a survey had been undertaken of the major trees on the Recreation Ground at a cost of £1250. This expenditure was APPROVED. The last survey had been done 5 years ago. A report would be issued and recommendations would be put before the Town Council.

Cllr Butcher

CLLR BUTCHER confirmed he was investigating ownership of the riverbank on the Recreation Ground following the collapse of part of the concrete mooring into the river. A further report on the likely ownership and costs of repairs would be presented to the Town Council in due course.

CLLR BUTCHER advised that following the success in the Anglia in Bloom completion, GMCiB had asked whether the Town Council would consider providing two signs, similar to those in Huntingdon, stating "Gold Award". The Town Council AGREED to consider the costs when a formal proposal was put forward.

### **12/142 TWINNING**

CLLR UNDERWOOD confirmed he had met with the Chairman and Treasurer of H&GTA and had requested a more detailed breakdown of the proposed budget for 201/14. CLLR UNDERWOOD had suggested to the Twinning Association that the current arrangement to share Twinning costs 2/3 to Huntingdon 1/3 to Godmanchester was inequitable based on population and precept of the two towns and he had asked the Twinning Association to consider reviewing the proportional respective share of costs.

CLLR TAYLOR confirmed that the Godmanchester Baptist Church had formed a link with the Baptist Church in Szentendre, Hungary, and an exchange visit would take place during 2012.

**CLLR WILSON and CLLR Mrs WILSON, having declared an interest left the meeting at 9.52pm**

### **12/143 FLOOD ALLEVIATION SCHEME**

CLLR COXHEAD declared a personal interest as his wife owned a property in the flood zone. THE MAYOR declared a personal interest as his property is in Post Street.

Cllr Wells

A report was presented and noted. CLLR WELLS confirmed a further working party would take place on 1 October 2012. Clarity was needed as to whether the Town Council was being asked to provide funding for non-essential work as part of the Flood Alleviation Scheme, or work on the scheme in general. CLLR WELLS would draft a response to the joint letter from HDC and CCC.

Cllr Wells

**PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 EXCLUSION OF THE PRESS AND PUBLIC: To resolve 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.**

One member of public and the Mace Bearer left the room.

Cllr Underwood/  
Cllr Worthington

### **12/144 PERSONNEL**

A report on Personnel was received and noted. It was AGREED that more information was needed in respect of Pension Schemes. CLLR Mrs WORTHINGTON would liaise with CLLR UNDERWOOD on this matter.

**PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 RE-ADMITTANCE OF THE PRESS AND PUBLIC. To resolve that the confidential business having been concluded, the Press and Public be re-admitted to the meeting.**

The Mace Bearer re-joined the meeting.

**THE NEXT TOWN COUNCIL MEETING WILL BE HELD ON 18<sup>th</sup> OCTOBER 2012 IN THE TOWN HALL**

The meeting ended at 10.21pm

Mayor

***Full copies of reports mentioned in the text above may be viewed in the Town Office.***

## GODMANCHESTER TOWN COUNCIL

### OUTSTANDING ACTIONS LI:

AS AT 20 SEPTEMBER 2012

#### MATTERS ARISING FROM MEETING HELD ON 16 AUGUST 2012

MATTER ARISING	CURRENT POSITION	
Judith's Field Play Facilities	Cllr Taylor & Cllr Cohen to investigate costs of possible improvements	DT/MC

#### MATTERS ARISING FROM PREVIOUS MEETINGS

	MATTER ARISING	CURRENT POSITION	
			CLLR
	Houghton & Wyton Neighbourhood Plan	Cllr Copper to make contact and progress matter	LC
	Huntingdon & Godmanchester Market Town Strategy	Cllr Pauley to hold working party to gather suggestions from TC	NP
	Bearscroft Farm /UDF	TC have responded to outline planning application and draft UDF. GRAB have met with TC and have presented petition to HDC.	GW
UPDATED	Roman Way access	Retrospective planning application received. Town Council have recommended refusal.	Swi
UPDATED	Funding for FAS	To be discussed at September Town Council meeting.	NW
	H&S working party	Further work on H&S documents to be progressed by new Council	DT
UPDATED	Personnel	Report to be submitted to September TC meeting	DU
	Review of Asset Register	To be updated. Town Clerk together with Cllr Morgan to progress	RC/PM
UPDATED	Jack & Jill Nursery: Rental Agreement	Awaiting information re occupation agreement from J&J. Verbal report from liaison meeting to be given at September TC meeting.	RC
UPDATED	Judith's Field building redevelopment/refurbishment	Update to be provided to September TC meeting	RC
	QES Chimney	Repairs to be undertaken at same time as main remedial work	AW
	QES water ingress	Central heating to be pressure tested and internal rainwater pipe tested. Dal Rod to carry out camera work to check for blockages. Plaster in small hall to be removed to height of 1m above floor level. HDC to assist with spec and quotes. Verbal report made to October meeting	AW
	Ownership of Town Council land	SW to progress with assistance from Leeds Day as necessary.	Swo

**GODMANCHESTER TOWN COUNCIL MEETING:****THURSDAY 20TH SEPTEMBER 2012****PLANNING APPLICATIONS AND CORRESPONDENCE****APPLICATIONS:**

Application No	Detail
1201224FUL	Ground floor extension to side, rear and front: 16 Fairey Avenue; <b>RECOMMEND APPROVAL</b>
1201320FUL	Proposed new gated garden wall to frontage: 22 Earning Street: <b>RECOMMEND APPROVAL</b>

**CORRESPONDENCE**

HDC

Agenda: DMP - 17th September

**CORRESPONDENCE**

<b><u>Mayor</u></b>	Mayor of Peterborough Chairman of East Northamptonshire Chairman of HDC Speakability Chairman of HDC Fenland District Council USAF USAF C Meadowcroft	Opening of Bridge Fair Evening with Dr Busker Charity Dinner Annual Tea Party Merchant Navy Flag Raising Ceremony Macmillan Coffee Morning Medieval Night USAF Birthday Complaint raised by Cllr Hyams
<b><u>Cllr Butcher</u></b>	C Hyams Global Tree Solutions	Dog fouling (E) Quote re tree survey
<b><u>Cllr Copper</u></b>	HDC	Dispensation Guide re Code of Conduct (E) Copy to Cllr Welton Cllr Worthington
<b><u>Cllr Coxhead</u></b>	HDC Audit Commission	CCTV report Appointment of external auditor
<b><u>Cllr Kadic</u></b>	A Grice	Petition re West Street traffic (copy Cllr Cohen Cllr Morgan, Cllr Underwood)
<b><u>Cllr Wells</u></b>	CCC	GMC Flood Alleviation Scheme
<b><u>Cllr Wilson</u></b>	GRAB	copy of letter to HDC
Copy to all Cllrs	Huntingdonshire Matters	Survey (E)



## Paper/Proposal

Paper Title:	Update on Bearscroft Farm
Date Of Paper:	September 2012
Paper Number:	12/138
Paper Presented by:	Councillor Graham Wilson
Paper Contributions by:	Councillor Graham Wilson

## Summary of Purpose

This report updates members on recent and planned activities to oppose development at Bearscroft Farm and makes recommendations to continue the Council's agreed policies to:

- Vigorously oppose the principle of development at Bearscoft Farm, but if development is inevitable to ensure that what is built is sustainable, safe and benefits the community

## Action Recommended

The Town Council is recommended to:

1. Write to the leader of HDC to formally request him to reject the Fairfield planning application
2. Approve the draft letter to request call in of the planning application to be ready for use at the appropriate time
3. Approve the draft note on Planning Obligations to be ready for use by GMCTC members of the HDC Bearscroft UDF working party at the appropriate time
4. Note the recommendation of the working party not to employ a local planning consultant at this stage but to make inquiries of other consultants who may be suitable
5. Note that representatives of GRAB and Cllr G Wilson met Jonathan Djanogly MP and made strong representations against the development. Agree the briefing note goes on the GMCTC web site
6. Note that GRAB are planning a further public meeting and urging residents to object
7. Note that HDC have asked Fairfield for more details on their plans for the A1198 and for a traffic assessment though Godmanchester

## Decision Required

The Council is asked to:

- Approve the recommendations above

## Detailed paper / proposal

### 1. Advice from planning consultant

Cllr G Wilson and representatives from GRAB recently met two local planning consultants. They confirmed our views that:

- HDC can use the Core Strategy to justify approving development at Bearscroft but there are no planning reasons why they could not also review the direction of growth if they wished as material changes have occurred since the Strategy was adopted
- HDC Cllrs are more likely to take notice and action if we can mobilise local opposition and that it was worth formally writing to the leader of HDC

GRAB and the GMCTC WP welcomed the suggestions of the consultants but decided at this stage it was not useful to employ them to review the traffic assessments (as these are incomplete) or make representations on our behalf to HDC

A draft of the letter to HDC is attached (Appendix 1)

### 2. Draft call in letter and draft heads of terms for planning obligations

The WP agreed these should be completed for use when needed. Apart from suggestions from GRAB, Cllr G Wilson has had no further comments since circulating the drafts on 15 August. I propose these are now saved for use at the appropriate times.

### 3. Meeting with Jonathan Djanogly MP

Representatives of GRAB and Cllr G Wilson met Mr Djanology on 14/9/12. He will write to HDC to ask why they will not review the Bearscroft Farm allocation in their Local Plan review.

He did suggest GRAB should consider what development they would be happy with but they explained they are against any housing development on the other side of the A1198.

The briefing note for Mr Djanolgy is attached (Appendix 2)

### 4. GRAB

GRAB have now collected nearly 1900 signatures from local residents. They are delivering another newsletter encouraging people to write and object to the development. They are also planning a further public meeting in mid Oct.

### 5. Progress with the Planning Application and Urban design Framework

HDC postponed consideration of the UDF by the Cabinet in Sept and have requested Fairfield provide more details of their proposed treatment of the A1198 and a full traffic assessment to show the impacts of traffic through Godmanchester and into Huntingdon.

*Continue on additional pages as needed*

## Appendix 1 – Draft letter to Jason Ablewhite, leader of HDC

Dear Jason

### Proposed development at Bearscroft Farm

You will be aware that there is growing opposition from residents in Godmanchester to the proposed development of 750 houses, a new primary school, industrial units, shops and sports field at Bearscroft Farm. This development would increase Godmanchester by one third. The Godmanchester Residents Against Bearscroft (GRAB) group has now collected over 1900 signatures from local people against this development.

My Town Council and I believe there are good legal planning reasons why you should reject the current planning application:

- outside the logical boundary of town and remote from local services
- on valuable agricultural land when other brownfield sites are available
- across a busy dangerous trunk road requiring children to cross a wide load route used by A14 traffic
- creates more traffic and parking problems through Godmanchester, along the Causeway and over bridge to Huntingdon and there are no feasible solutions
- existing limited local facilities are inadequate
- the necessary infrastructure needed is not fully funded
- the Core Strategy does not adequately define the site – a Judicial Review is pending by the Houghton residents group which relates directly to principle of this development

We have made a full response to your officers on the planning application and I would be happy to go through that with you.

There have been a number of changes since the Core Strategy was adopted in 2009 showing a south eastwards “direction of growth” in Godmanchester. Alconbury Weald and the Enterprise Zone is now available for 5000 – 7000 homes and new jobs. Using a proper sequential test it would replace the Bearscroft Farm allocation as, for example it is on brownfield not greenfield land, jobs and homes are together, there is better transport access and impacts on existing residents are much less

In addition:

- the A14 bypass has been delayed with no action likely for 10 years so traffic problems on the A14 and through Godmanchester will continue for years
- the National Planning Policy Framework has greater emphasis on sustainability suggesting this site should be rejected
- the Localism Act requires that local views should be taken into account and they are not at the moment

We believe these are material planning reasons why the planning application can and should be rejected.

Please would you instruct your officers accordingly and confirm you will reject applications for development on Bearscroft Farm in favour of sustainable sites such as at Alconbury Weald.

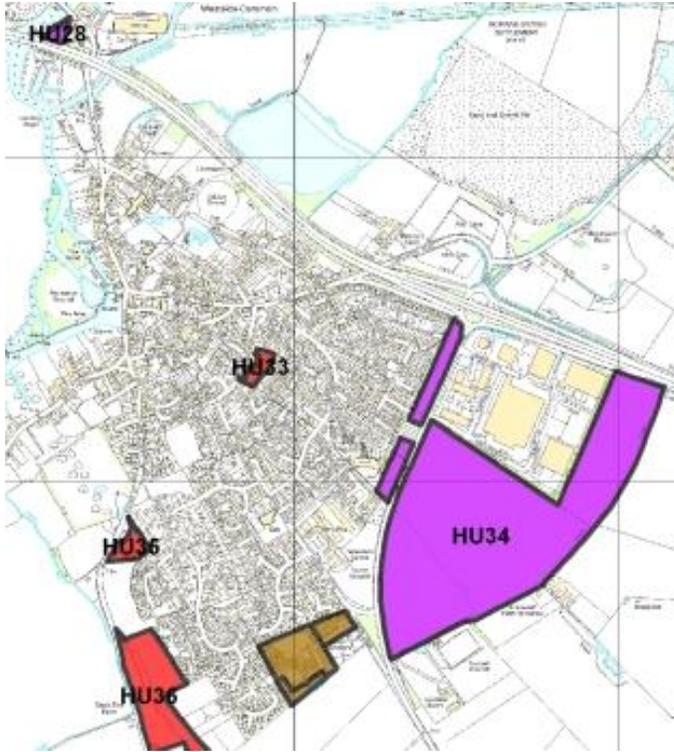
I look forward to hearing from you

Yours sincerely

Christopher Vane Percy  
Mayor

**Godmanchester Residents Against Bearscroft Farm (GRAB)  
Godmanchester Town Council**

**Note for Jonathan Djanogly, MP  
14 September 2012**



**Bearscroft Farm proposal:**

- 750 houses, new primary school, industrial units, shops, sports field
- Development south east of A1198 - - outside boundary of town - on valuable agricultural land - across busy trunk road
- Increases Godmanchester by 1/3
- Creates more traffic and parking problems through town, along Causeway and over bridge to Huntingdon and no feasible solutions
- Limited local facilities
- Infrastructure needed not funded (CIL/S106 too low to fund fully)
- There has been insufficient consultation with the Town Council and local residents
- Over 1700 residents signed petition against and > 95% of people asked signed
- All local town, district and county councillors against

**Reasons to review:**

- Core Strategy does not define site – Judicial Review pending
- Alconbury Weald and Enterprise Zone now available for 5000 – 7000 homes and new jobs
  - Could replace Bearscroft Farm allocation
  - Brownfield not greenfield
  - Jobs and homes together
  - Better transport access
- Delays to A14 with no action likely for 10 years
- New National Planning Policy Framework and greater emphasis on sustainability
- Localism Act and expectation that local views taken into account
- New Local Plan in preparation

Please support GRAB, residents and Town Council:

**Ask Huntingdonshire District Council to:**

- **Reject current planning application**
- **Move development to Alconbury Weald as part of new Local Plan**

**Contacts for further information:**

GRAB - Miriam Radford 07785 233811 / email - [saynotobearscroft@gmail.com](mailto:saynotobearscroft@gmail.com) / web - [www.against.bearscroft.com](http://www.against.bearscroft.com)  
Godmanchester Town Council – Graham Wilson 01480 412747