



# COMMITTEE for ABINGTON HOUSING

## MINUTES

Meeting to be held on Monday 30<sup>th</sup> January 2017 – Abington Institute

1.	<b>Apologies</b> Tony Orgee, Julie Barnes, Gavin Davidson, Glyn Mutton (Hill)
2.	<b>Minutes</b> Minutes of the last meeting held on 26 <sup>th</sup> October 2016 were approved.
3.	<b>Pampisford Road/ High Street site.</b> Hill were waiting to get agreement with SCDC on the planning conditions. Mitchell Tredgett from Hill introduced Nick Silk, Project Manager for the Delivery Team who would be the contact during the build. The land should change hands during February but tree clearance would be starting on Jan 31 <sup>st</sup> to avoid nesting birds. From Feb 6 <sup>th</sup> , the archeological survey would start and unless things are found building work should start in March. Condition relating to contractor parking, plan to contact Abington Social Club to arrange parking if possible. There will be a small area on site but it would not be big enough. The option of using part of the meadow and returning it to meadow was discussed.  <b>Affordable Housing</b> The registered provider will be SCDC and the allocation will be bound by s106. There is a cascade system for allocation to those on the waiting list <ol style="list-style-type: none"><li>1. Local connection to Great Abington</li><li>2. Connection to Little Abington, Hinxtion, Pampisford, Sawston, Linton, Babraham. This was challenged by Jennifer Hirsch (JH) as Great and Little Abington are linked villages and so Little Abington should be a higher priority than the other 2<sup>nd</sup> tier. <b>BT will raise this with SCDC</b></li><li>3. Then opened to South Cambs in general.</li></ol> A question was raised regarding the length of time on the list and if this would have a bearing. <b>BT suggested inviting SCDC</b> housing team to a meeting to explain how this works.  Construction working hours are restricted by a planning condition to 8am-6pm weekdays, Saturday 9am-1pm and not on a Sunday.  Amendments to the plans have been submitted to SCDC by Hill. There are. Minor – Plot 1 to change the single garage to a double as this is a 5 bed house. Material amendment – to window positioning and internal materials.
4.	<b>Linton Road site</b> Mitchell Tredgett gave an update although he is not managing this site. The Parish Council had recommended refusal of the plans due to the concern on noise. Hill is meeting the Environmental Health Officer (EHO) next week to gauge his view of the problem with noise from the kennels. Marc Wheeldon reported that Tony Orgee is trying to help to get a meeting with the

	<p>EHO as well as it seems unfair that Hill can meet the EHO and Marc is not able to. <b>Marc to chase</b> via email copy in BT to help push.</p> <p>James asked about the layout and if the first house had been reoriented and about the hedgerow, tree line entry to the village. A lot of the hedgerow is poor quality but should be retained and enhanced. Mitch will take this away as a point to pick up for Hill. The Parish council must keep an eye on this as well. JH pointed out that historically this was an avenue that entered the village.</p> <p>BT confirmed that PC recommended refusal based on noise from kennels, porches, lack of chimneys and the permissive footpath should have a reasonable surface and lighting.</p> <p>There was a discussion on the path and the safety implications of it not having a good surface and lighting.</p>
5.	<p><b>Church Lane site</b></p> <p>There is no update on this site from Hill.</p> <p>BT updated that there was a hearing of the Local Plan the previous week when the land owner was represented by a Barrister who argued that the Protected Village Amenity Area designation was not valid and it should not be designated.</p> <p>Tony Orgee spoke on the villages' behalf that this was a valuable amenity.</p> <p>BT has discussed the matter with the SCDC Local Plan officer and made him aware that this would not be well received by the residents and that allotments had been turned down due to intense opposition.</p> <p>It was agreed that the villages should be concerned by this approach and made aware of it.</p>
6.	<p><b>Strawberry Farm</b></p> <p>Gavin Davidson (GD), the agent for Strawberry Farm had planned to come and talk to the meeting. GD called BT and reported that had now withdrawn the application from the Planning Committee agenda. The Local Plan inspector had advised SCDC that their approach to affordable housing is not in line with Written Ministerial statement of 2014 which says that where less than 10 houses were applied for the applicant should not be required to build affordable houses. SCDC have implemented their own policy as they have more need and have tried to enforce it for 3 houses and above.</p> <p>Whilst this issue is resolved SCDC have said that they will not deal with any application for between 3 and 9 houses.</p>
7.	<p><b>Planning policy for the former LSA</b></p> <p>Jane Bowen reported that the Neighbourhood Plan (NP) group was working with Cambridgeshire ACRE who are supporting the development of the first draft for consultation.</p> <p>The group had been successful in submitting a bid for Locality funding to support the development of the plan.</p> <p>Work is continuing on the draft plan in preparation for a community engagement event at the Village Institute on March 31<sup>st</sup>.</p> <p>Feedback from this event will help shape the first draft which will then be submitted to SCDC.</p> <p>When SCDC are satisfied with the draft Plan there will be a further 6 week consultation with local business, residents, and land owners.</p> <p>Once this consultation has been completed and the feedback analysed a second draft would be developed to submit to an Independent Inspector.</p> <p>There will then be another consultation period ending with a referendum on the NP.</p>

8.	<p><b>School capacity</b></p> <p>Guy Underwood – Head Teacher of the Primary School made a presentation about the Primary school and possible Section 106 funding.</p> <p>Total admission number of 139.</p> <p>20 new admissions expected for 2017 and 2018 academic years resulting in the school being full.</p> <p>GU explained that the school is already struggling for space and he had met with Tony Orgee (TO) and Peter Topping (CCC) regarding school places.</p> <p>Additional pressure is put on the school by employees at Granta Park and as a result there may be children from the village who cannot access the village school.</p> <p>GU shared the ethos of the school and that they are modelling for an increase in numbers.</p> <p>TO is updating the Governors at every meeting on what is going on with developments.</p> <p>There was discussion on the catchment area and preference for village children.</p> <p>Hill has had a meeting with the school regarding how they could help.</p> <p>The Education Department did not make a request for a s106 contribution for the High Street site but they but they have made a request for the Linton Road site.</p>
9.	<p><b>Other issues</b></p> <p>There were no other issues raised</p>
10.	<p><b>Village News</b></p> <p>It was agreed to do a general update for the March edition of the Village News.</p>
11.	<p><b>Next meeting</b></p> <p>It was agreed for the Chairman to call the next meeting as and when it was required.</p>