

**Lode Parish Council**  
**Minutes of the meeting held at 7.30pm on Monday 10 November 2014**

- Present** Cllrs C Rickard (Chairman), P Dean, P Lane, E Mitchell, F Platten, A Tomlinson and S Woolley.  
D/Cllr R Stevens, Mr M Lord (NHW), Mr T Cassidy (Internal Auditor), Mr M Bradshaw (NT) and Mr T Ambrose.
- 74/14 Minutes** The minutes of the meeting held on Monday 13 October 2014 were accepted as a true record and signed by the Chairman.
- Declaration of Interest**
- (a) Prejudicial** There were none.
- (b) Other** There were none.
- 75/14 Matters Arising** The Clerk reported that:-
- Electrical Items**
- the second collection of electrical items will take place on Tuesday 20 January 2015. £168.92 had been credited to the current account following the success of the first collection.
- Section 106**
- Mrs Julie Cornwell ECDC had advised that:-
    - (i) it would be necessary to provide further information about what the bollards are for and how they provide improved or increased community or social infrastructure? If your application can demonstrate this, then they would have to be funded out of the Public Open Space (POS) money. In discussion of this item Cllr Rickard reported that 2 temporary posts had been installed.
    - (ii) with regards to the tennis court total resurfacing – this sounds like a possible use for the POS money (£2,996.98) – what will be important with this application is to demonstrate local support for the money to be spent this way.
- Dog Fouling**
- he had been unable to discuss the question of owners being required to keep their dogs on a lead when walking on the playing field as he had been unable to get in contact with the Dog Warden.
- 76/14 C/Council Report** In the absence of C/Cllr Shuter there was nothing to report.
- 77/14 D/Council Report** D/Cllr Stevens reported that:-
- a meeting of the ECDC Planning Committee will be held on Wednesday 3 December when the Social Club planning application will be discussed and judged purely on what the application proposes. It was noted that a representative of the PC could attend to give a 5 minute presentation to highlight the fact that a change of use is envisaged. It was agreed that Cllr Rickard should represent the PC at the meeting.
  - the planning application to develop the Tunbridge Lane site had been rejected as nothing of a commercial nature is

planned. As the dentist surgery presently housed in the medical centre may move onto the site the application may be considered more favourably.

- Bottisham PC is considering the compulsory purchase of a piece of NT land on Lode Road for use as a cemetery and a children's play area.

### 78/14 Parish Council Reports

**Finance** Having received the minutes of the Finance sub-committee meeting together with the proposed budget and the recommended level of precept the Parish Council accepted the recommendations and instructed the Clerk to advise ECDC that a precept of £14 000 would be required for the 2015/2016 financial year.

**Invoices** The Council agreed that the following payments could be made electronically. Last month's payments were checked and signed off.

Clerk	Salary	289.25	Local Govt Act 1972 s112
Clerk	PAYE	72.31	Local Govt Act 1972 s112
R Dean	Cemetery Maintenance	496.50	Open Spaces Act 1906 ss 9 and 10
Green Energy	Fassage Hall Electricity	204.84	Open Spaces Act 1906 ss 9 and 10
Truelink	Grass Cutting	369.00	Open Spaces Act 1906 ss 9 and 10

### Planning

#### Social Club

The Clerk reported that:-

- a resident present at the October meeting had raised his concerns about the sale of the Social Club building with the local MP Sir James Paice.
- in answer to a request for further information raised by Mr Andrew Thorpe-Apps he had provided minute extracts which identified that as it was a private members' club the PC had agreed that it should take no action in the matter.

Cllr Rickard reported that he had confirmed the Clerk's reporting and had himself sent an email to Mr Thorpe-Apps (attached at the end of these minutes).

- Mr Charlie Platten Chairman of the committee set up to oversee the sale had advised that he would contact Mr Thorpe-Apps directly. (Mr Platten's response received after the meeting is attached at the end of these minutes).

#### Anglesey Farm

- he had been advised by the Planning Officer that this application was still under consideration.
- it was noted that the applicant has since constructed another building on the site of the carpenter's workshop. The PC was not aware of any application in respect of this new building which, it is understood, is to be a farm shop.

#### Cemetery

Cllr Tomlinson reported that the grass, weeds and hedge were in need of maintenance.

The Clerk reported that he had spoken to both the owners of 46 High Street and 24a Fairhaven Close about the way in which their fences, bordering Cemetery Road, had been damaged. Cllr Rickard

agreed to investigate problem.

In discussion of this item it was noted that it may be necessary to identify an alternative access to the field with a suggested route being up Fairhaven Close and over number 1 allotment. The only way in which this could be achieved would be to relocate the two rentees to alternative plots as and when they become available. The Clerk was instructed to contact ECDC to ascertain whether or not it would be possible to achieve this.

**Fassage Hall**

Cllr Rickard reported that the Hall accounts continue to have a healthy balance.

**F'paths/L'ting etc**

Cllr Woolley reported that a neighbour had asked if he could repair the damaged footpath fronting his property. It was recommended that the householder approach Mead Construction as they would ensure that the work was carried out to the Highways' standards.

It was noted that:-

- maintenance work had been carried out on the High Street phone box.
- Church Walk does not have a road sign and this creates problems for delivery van drivers. The Clerk was instructed to contact Highways to get a resolution of the matter.
- new information on the location and background details of the Guildhall and the Railway Station House had been supplied to ECDC to enable them to assess the historic importance of the buildings.

Mr Lord expressed concern that when the lamp post replacement team visited Lode the expensive ties holding the NW notices would disappear. It was suggested that it may be advisable to remove the notices immediately before the work commenced and replace them afterwards. As this would require a team of volunteers the Clerk was instructed, as a first step, to contact the company carrying out the work to obtain a plan of the proposed locations of the lamp posts and to see if the replacement of notices fell within its remit.

**79/14 Parish Reports**

**Anglesey Abbey**

Mr Bradshaw reported that:-

- the Winter Lights event was a sell out with 13000 tickets being sold. He hoped that it would not impact upon the village. In answer to a question he identified, regrettably, that it had been impossible to communicate directly with all Abbey Lane residents.
- as a number of unidentified faults in the mill's structure had been identified and required repair the project was taking longer than planned, He expected the work to be completed within the week.
- there is a need for more volunteers to assist at the Abbey at two open days when the public will be told the story of the

Abbey and the mill.

- Emily Tydesman, the NT Rural Surveyor, had identified a number of sites around the village, one of them being the skateboard area, which were not fully under NT control. She had been charged with the task of regularising the situation to ensure that the NT did not lose control. The Clerk was instructed to liaise with Ms Tydesman to arrange an agreement for a peppercorn rent.
- an illegal 'rave' had been held on NT land at Burwell. A considerable amount of damage had been caused to the site. Cllr Rickard reported that on the advice of the police it had been necessary, for safety reasons, to re-route the Lode half marathon away from the site.

#### **N'hood Watch**

Mr Lord reported that a cat had been badly injured by airgun pellets. The RSPCA had reported this to the police and had been given an incident number. He was investigating whether or not he could create a voluntary register of airguns held within the village.

#### **Cycle Way**

Cllr Platten reported that:-

- it had been agreed that the best way forward would be to apply for planning permission through Sustrans for the creation of the B1102 route and to leave Mr Bradshaw to negotiate with Quy Estates about the railway route. However, it is not certain that the £2748 in the kitty would cover this cost.
- permission to use land on the B1102 route had been obtained from the landowners. This will need to be firmed up as part of the planning application process.
- a presentation highlighting benefits of the B1102 route will be given to local villages.

It was noted that:-

- Cllrs Rickard and Platten had prepared a position paper on the B1102 route.
- Jason Tyrell, local highway officer, will become Project Officer in the CCC Cycling Projects Team.

**80/14 Corres'dence**

**Electoral Review**

It was noted that a consultation inviting proposals for a new pattern of electoral divisions for Cambridgeshire had been established. A meeting to explain further the procedure will be held on Monday 24 November at 2.30pm in the Council Chamber South Cambs Hall Cambourne.

**81/14** There being no further business the meeting was formally closed by the Chairman at 9.05 pm.

**Date of Next Council Meeting** – Monday 1 December 2014

..... **Signed by the Chairman Cllr C Rickard**

**These Minutes consist of 5 Pages**

Mr Rickard's response to Mr Thorp-Apps

With reference to your email dated 31st October to the Parish Clerk (Arthur Tomlinson), and his subsequent response, I have nothing further to add at this stage. However, if Mr Paice wishes to speak to me on the matter, or enter into further correspondence, then I would be pleased to assist him to reach an understanding of the situation concerning the Lode Social Club.

I would add that, as far as I am aware, the matter of the sale of the club has been handled properly, in line with the wishes of the membership, and with appropriate legal guidance. Charlie Platten is the chairman of the Lode Social Club committee charged with carrying out the members' wishes and he will be best placed to explain the process to you.

My contact details are given below.

Regards

Charlie Rickard

Chairman, Lode Parish Council

Mr Platten's response to Mr Thorpe-Apps

Thank you for your enquiry on behalf of Sir James Paice regarding Lode and District Social Club. I am responding as Chair and on behalf of the directors and committee members who comprise the Management Committee.

The Club (under a previous committee) was unable to continue operation due to declining interest in membership and so resolved to close its doors and sell up to a local entrepreneur who promised to open a commercial restaurant and bar at an agreed price lower than the valuation of a reputable local agent. The new management committee took over in May this year and put this resolution to the members who voted by majority to proceed with the sale. The thinking behind the members' decision was that this use of the building would continue to add 'community value' to the village. The committee introduced safeguards including an overage clause which will come into effect if and when the restaurant use is subsequently changed. The value of this overage will bring the total price for the property to the lower end of the valuation given by the agent. As an additional safeguard, and with legal advice, we agreed to sell provided planning permission for change of use is obtained. As yet planning permission has not been granted, and the committee will not sell until proper change of use is obtained.

Charlie Platten (Chair of Lode and District Social Club)