

# Waterbeach Parish Council

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## *Reports for Council Meeting 1/7/2014*

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## Item 14/23 (b) – CIL

### Community Infrastructure Levy

We have to respond to this by 7 July 2014. There is an online consultation on the SCDC website, in a similar format to that for the Draft Local Plan. And I have attached our replies to this for Tuesday night's meeting, following our working group meeting. We can reply both as individuals and as a Parish Council.

Up to now SCDC has secured developer contributions from single dwelling developments to fund open space improvements, via a legal agreement under Section 106.

After April 2015 the CIL will prevent the future use of these policies and parish councils if they wish to fund local improvements may then have to rely on the percentage of CIL receipts they will receive. If we wish to receive 25 per cent of CIL receipts and not be capped then we will have to adopt a Neighbourhood Development Plan. However if we don't adopt this plan we will receive 15 per cent of CIL receipts and this will be subject to a cap of £100 per household in the parish council area per year.

If we wish to proceed with a Neighbourhood Development Plan we need to involve both residents from the village as well as parish councillors. I would like to propose that I put this to the Annual Parish Meeting on Wednesday evening to see what the response will be.

I have copied this paragraph from the SCDC website:

What is neighbourhood planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Barbara

Chair of Planning

C.I.L. response 7<sup>th</sup> July 2014 by Waterbeach Parish Council

Consultation questions

**In relation to the questions set out below, if your response is to register an objection please ensure that you set out in your response the reason(s) for any such objection(s).**



1. Do you support or object to the Council's view that it has demonstrated a sufficient infrastructure funding gap to justify the need to charge a Community Infrastructure Levy?

**Ans: Yes it is clear that the District is in need of massive investment in infrastructure before it can hope to embark on the huge proposed growth in population demanded by the LDF**



2. Do you support or object to the Council's view that the proposed rates are informed by and consistent with, the evidence on economic viability across the District?

**Ans: Businesses will benefit from development of the District and should therefore make a contribution via CIL when building new or expanding existing premises. Also the rates are set low when considering how strong house prices are in the District. Residents should benefit from this strong market not just the developer.**



3. Do you support or object to the Council's view that the proposed rates represent an appropriate balance between the desirability of funding infrastructure and the need to maintain the overall viability of growth across the District?

**Ans: No! The strong housing market and the desire for people and business to move to the District mean that we could be more hard-nosed on their contribution. For instance the exclusion of the Strategic Development sites are likely to reduce the contribution we get from them. We should maximise the return for the District while the market favours us.**



4. Do you support or object to the Council's view that the proposed rates would assist delivery of the proposed Local Plan?

**Ans: Object, as it is felt that all new development should attract the charge including the Strategic Development sites. Failure to do this would cause an under achievement in revenue.**



5. Do you support, object or have any comments to make in relation to the interaction between Section 106 and CIL following the adoption of a charging schedule?

**Ans: Strategic Sites should be included in CIL to increase the contribution received from developers by removing negotiation from the process. Increased payments from**

developers is the stated aim of CIL therefore use of 106 must be considered a deliberate under achievement.



6. Do you support or object to the Draft Regulation 123 list?

**Ans: Support the list but need to include Primary Schools.**



7. Pre development Do you support or object to the Draft Instalment Policy?

**Ans: Object as no payments will be received in advance for pre development infrastructure requirements**



8. Do you support or object to the Council's view that it has complied with the requirements set out in Part 11 of the Planning Act 2008 and the Community Infrastructure levy Regulations 2010 (amended)?

**Ans: don't know however the the consultation has not reached very far into the community.**



9. Do you have any other comments supporting or objecting to the Draft Charging Schedule Consultation Document or any of the associated evidence documents?

**Ans: The Parish share is a huge reduction from that previously received from 106's causing huge reduction in funding for local projects. This need to be addressed.**



10. Do you wish to register to speak and make additional comments in person during the Examination of the Draft Charging Schedule?

**Ans: Yes Please.**

## Item 14/24 – Skatepark

### Skate Park Meeting Notes

Wednesday 11<sup>th</sup> June, 2014

Apologies Peter Johnson Alice Grant

Present Liz Jones /Clerk Michael Edwards Myra Gaunt Janet Cornwell

The new members of the working group were brought up to date with the progress on the project to-date.

Meetings have been held with the skate park users and with three companies to look at the present site along with the options of relocation.

One of the tennis courts possibly the furthest from the car park has been identified as a possible site for relocating the skate park, this would then be further away from neighbouring properties nearer to the car park for the construction of the site and more assessable for the police to monitor the site when needed. The skate park would not require fencing this was one of the comments that the grant bodies said they would prefer.

The existing skate park would then be refurbished back into a tennis court (its original use)

The two sites have been included in the tender document and we are asking for quotes and designs for both sites, the site will then be decided following an open evening when the suppliers will be able to explain their designs with councillors, users and residents. There will be questioners for people to complete. The working party along with the project manager will then decide who should be chosen as the contractor with the approval of the council.

The users were asked to provide us with their wish list of what they would like to see installed within the new park they also stated that they would like a concrete surface.

The companies then supplied the council with three quotes ranging from £55K to £135K

From this the working party have been able to set a budget of £75K and a tender document has been prepared. An application for funding from Wren has been submitted we have applied for £50K and the council have agreed to allow up to £30K from S106 money towards this project, if the council is successful in the application for the grant a condition of the agreement is that 10% £5,000 of the grant will have to be funded by the council from the council's own budget.

We have been advised that we need a project manager to agree contents of the tender documents, agree final tender appoint contractor along with overseeing the construction. We hope the tender document will be available by the middle of July.

As the project is likely to take more than 28 days we will also need to appoint a CDM- C Role & Safety manager.

We will be applying for a grant to hopefully cover some of these costs, but we would need the council's agreement that if we were unsuccessful the council would allocate some money to cover the costs, as it could not be taken from the S106 money.

The users were told that the park would be up and in use by this spring as we will not know if we have been successful with our grant application until late August this would mean that the work would not start until late October at the earliest. The group felt it would be useful to invite three local companies (builders/carpenters) to look to see what it would cost to repair the half pipe as a temporary measure so that the park could be used during the summer holidays, this we felt would benefit a large number of the young people in the village and save the parents having to transport the skaters to other parks, we anticipate that some of the money can be recouped as the half pipe would then be saleable.( we have already had some interest in removing the half pipe free of charge as it stands to be installed for private use)

Five items for the council to consider

1/Appoint project manager

2/ Appoint a CDM manager /these two can be combined

3/ Refurbish the half pipe as a temporary repair.

4/ Agree costing for the Project/CDM managers (if unsuccessful with the grant application)

5/ Possible relocation of the skate park

Janet Cornwell

## **Item 14/25 – Extension of Waterbeach Recreation Ground**

### ***Should we try and extend Waterbeach Rec?***

#### ***Background:***

The Rec has been extended twice since 1985, once a strip of land was purchased in the 80s and then in the early 90s the more substantial extension that enabled new pitches to be created on arable land, relocation of the cricket square and land for the New Pavilion etc was acquired.

This means creating over similar arable land should not be an insurmountable issue and might be easier than allowing extension for activities such as dog walking and unstructured open space in the area behind the Church. It might not be needed as sports grounds immediately but could be a good location for an all weather facility or adult football or training pitches and some trees could be planted to soften the approach to the village and provide additional unstructured recreational area for those who want space to wander without being on the edge of organised games all the time while also providing screening from the nearest residents.

There has long been a desire to provide a MUGA in Waterbeach and this could be an ideal location and allow car parking etc next to it.

#### ***Justification:***

The major extension of the Rec coincided with significant developments in the village being undertaken or in the pipeline, including Providence Way, Glebe Road etc and Vicarage Close. Since then the village has continued to expand and we have not significantly increased the recreational space. Cam Locks originally had a much larger area which was shrunk down to the green and play area with no circular path etc. The new proposal for developments off Bannold Road all make provision for very limited public open space, mainly play areas but certainly no provision for sports pitches etc. Even if all these appeals are rejected there has still been significant growth since the mid 90s, with an average of 10 dwellings from infill or smaller developments per annum (eg Saberton Close) which do not justify additional public open space being made available by developers. Moreover when the married quarters were part of the army base there were additional sporting facilities on the base, now the 300 odd houses of the erstwhile married quarters and Park Crescent, together with 100 houses at Cam Locks and the 100-150 infill/small development residences have increased the size of the village by some 20 to 25% and it is logical that our recreational provision should be increased by a similar amount (or more to account for future infill, low cost housing schemes etc).

There are some 180 young people actively playing in the Colts, a rapid poll of some of the adults involved with the Colts has come back with a resounding 'yes, that would be a great idea'...they are particularly interested if the area could be considered as a fully equipped multi use sports area, along with changing facilities and car parking etc - that would obviously take considerable planning and fundraising etc but would provide a fantastic facility for the village and local community.

Obviously the first step is purchase of the land, and I believe the Council should be investigating purchasing lot 2 (at least) of the land being offered off Car Dyke Road. This is a very different proposition than the land behind the church as there is no ancient monument and there is the

potential for good access. The Council have already established that arable land in the neighbourhood can be converted to sports pitches. Additionally having a MUGA there would provide a much needed facility in an appropriate location and I would recommend that a working party is set up to develop a detailed business plan for this. It may be that having a cemetery there (rather as both Horningsea and Milton have cemeteries on the fringe of their villages) might solve some other problems (restricted grave spaces) and residents of the cemetery might not be disturbed by an adjoining MUGA.

However I believe a decision on the acquisition of the land is needed in the shorter term and this opportunity should be investigated immediately. I have asked for the topic to be added to the July full Council agenda but felt it would be relevant for councillors to consider the possibility as soon as possible.

Kate Grant

## Item 14/27 – Application for Grant

### **WATERBEACH DAY CARE CENTRE FOR THE ELDERLY**

Denson Close Community Room, Denson Close, Waterbeach, Cambs CB25 9RN

From : 148 High Street  
Cottenham  
Cambs CB24 8RX

31 May 2014

The Chair and Councillors, Waterbeach Parish Council  
c/o Clerk to the Parish Council  
The Old Pavilion  
Cambridge Road  
Waterbeach  
CAMBRIDGE CB25 9NJ

Dear Chair and Councillors

#### **Application for Grant**

I am writing on behalf of the Waterbeach Day Care Centre for the Elderly to apply for a grant towards the annual running expenses of the Day Care Centre.

As you may know, the Day Care Centre was started some years ago in Robson Court, moving then to Denson Close where, at the present time, it provides a social venue for around 50 elderly people who live independently in Waterbeach Landbeach and Chittering. Members are able to come to the Centre either on Monday or Wednesday (or both) to socialise and enjoy morning coffee, a hot lunch cooked on the premises and afternoon tea in a safe and welcoming environment. The vast majority of the work and organisation of the Centre is based on voluntary helpers.

In the past the Centre received funding from the South Cambs District Council, but sadly this has now ceased. We actively fund-raise through sales and events, and were recently lucky to receive some funding from the Cash in the Community scheme funded by the Cambridge News and the Cambridge Building Society. The response from the village in helping us collect the newspaper tokens was exceptionally supportive

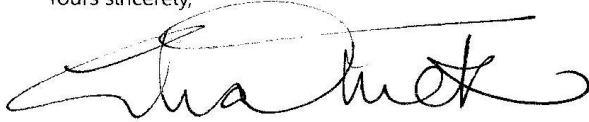
The Parish Council has been generous in the past with providing a grant and if you were able to help us again this financial year it would greatly improve our future as a going concern. You will see from the enclosed accounts that we are running at present running at a loss of £2.21 per meal provided. In the current financial climate we do not feel able to raise the price charged to our members.

If the Parish Council were able to support the Centre, the funding would be used to cover general day-to-day running expenses, trips and activities and the training of new volunteers.

I enclose a copy of the accounts for the last financial year for the Day Care Centre for your information.

We hope that the Waterbeach Parish Council will consider our application favourably and look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Celia Tuck', with a large, sweeping flourish at the end.

Celia Tuck  
Secretary : Waterbeach Day Centre

Enc

## **Item 14/29 (a) PARISH CLERK'S REPORT TO PARISH COUNCIL MEETING ON TUESDAY 1 JULY 2014**

### **Dog Show**

We have received a request from a resident as to whether the Parish Council would allow the use of a small part of the recreation ground (alongside the hedge near car dyke area) for a fun dog show. If allowed the proposal is to use it to raise funds for the village charities, such as the WAY project. The person in questions advises that they have many years' experience at this kind of event. Generally this would need to be between May – September or possibly Easter Sunday and would be guided by how the recreation ground is booked for football etc. There is a thought that it could even take place from 6pm till 9pm on a summer evening.

I am seeking the Parish Council's guidance on whether they would like this event to proceed as there appears to be no precedent for such an event.

### **Finger Posts**

There has been damage to the wooden fingerposts on both the Gault and the Green recently. The one on the Green was a minor problem and has been repaired by Parish Council staff but the other has more significant damage – it looks probable that a van or other large vehicle hit it at some point and I am told that one of the fingers is missing and the whole post may need replacing. I was under the apparently mistaken impression that these were the responsibility of the County Council but am now advised that they belong to the Parish Council as the PC took them over when the County Council were going to scrap them. This means that the Parish Council is responsible for any repair or replacement. The replacement cost would be approximately £400 per post if wooden or about £300 if replaced by aluminium posts.

I am seeking the Council's guidance on whether it wishes to have these posts repaired / replaced as a matter of course or would prefer to scrap them?

### **Tennis Courts**

Following my previous report on the tennis courts and the council's request to have the courts treated chemically and brushed, a number of different chemicals were suggested so I have investigated further. Please see the attached report which is quite informative.

<http://www.pitchcare.com/magazine/managing-tarmac-tennis-courts.html>

We have asked the various contractors to also quote for chemical treating but they have not all responded as yet.

### **Ramp and Door**

Following the decision at the May Parish Council meeting to investigate re-opening the old doorway in the Old Pavilion, rather than widening the ramp, we have asked the four contractors previously contacted to quote for the new job but only one has been to inspect at this time. We are now seeking to contact other local firms who might be interested in this work.

Circus – PTA

I have been approached by a representative of the Waterbeach PTA about the possibility of a circus next summer to be held on the school grounds. The circus works closely with the school and the children helping them to learn various skills etc. Whilst this is free of charge to the school, in return the circus expects the event to be fully embraced and promoted by the community and for the school to sell tickets in advance (usually at a discounted price over the on the door price). There is also a resource CD which has lesson and topic ideas to use in class. The PTA feel that this would be great experience for the school and is very keen to go ahead. Because the Circus Tyanna is usually in the village during the month of June there are concerns that it might not work to have two circuses in the village in the same year.

I am seeking the Parish Council's guidance on whether there is an ongoing commitment to host Circus Tyanna on an annual basis.

### Photocopier

Following last month's report, we have been in contact with alternative suppliers, including the company recommended by Councillor Williams. Please see attached report. Canon UK is clearly a very good deal based on the Cambridge County Council contract. However as pointed out by Councillor Shipp at the last meeting, purchase is a cheaper option than leasing in the Parish Council's case.

I am now seeking authorisation from the Parish Council to purchase the new copier.

### Meeting dates

Following various requests at the last meeting, I have produced a revised proposed meetings schedule, which has been circulated.

### Complaints

As a reminder to Councillors, the Parish Council procedures require me to attempt to resolve any complaint informally and if this proves impossible, for me to appoint a complaints panel consisting of councillors not involved in the original complaint to deal with it.

Councillors will have seen the complaint about the mowing of the play area. I have spoken with the grounds staff and given them instructions not to cut the play area in future when there are children present and then to close the play area whilst the grass is being cut. I am writing to the complainant in question to explain this.

As Councillors are aware, a formal complaint has now been registered regarding damage to gravestones in the cemetery. I have asked the cemetery working party to act as the complaints panel. We are currently attempting to find a date and time for the panel to visit the cemetery in order to progress this matter.

**WATERBEACH PARISH COUNCIL BANK ACCOUNT BALANCES on 30 June 2014:**  
Close Brothers Bank: £50,000.00 Cambridge and Counties Bank: £51,721.50 Cambridge Building Society: £51,698.36 Barclays Bank: £36,495.98