

Orchard Park Community Council

Minutes of the Orchard Park Community Council Meeting held on Wednesday 11th October 2017 at 7.00 pm in the Orchard Park Community Centre, Orchard Park, Cambridge

Present: Cllrs. A Chan, A Mason, Y Macaulay (Chair), E Meschini, R Nixon,
F Oboloje, T Page

In attendance: S Thompson (Clerk), L Owen (Centre Manager), Paul Harney and 4
representatives from Formation Architects, 2 members of the public and
PC Eleanor Bacchus

CC17/092 To receive and approve apologies for absence

Apologies received from Cllr. Quresh Jawadwala.

CC17/093 To receive declarations of interest

No declarations were received.

CC17/094 Public Participation: Members of the public attending the meeting, declined to
make any comment.

**CC17/095 To Receive a Presentation from Formation Architects in respect of
proposals for part of the Orchard Park COM4 site (Neal Drive).**

Members had received papers in respect of this proposed development, prior to
the meeting.

Paul Harney (Paul Harney Associates) explained his client's intention in respect
of this parcel of land, to provide good quality housing for single and young couples
who cannot access social housing or afford to purchase their own home. Orchard
Park, it was believed, had a quantifiable need for housing in the private rented
sector. This was a preliminary meeting to outline the proposals and no formal
planning application had yet been submitted.

Tim Quick (architect and director of Formation Architects) provided Members with
a model and schematics showing the size and layout of the development. He
referred to their similar successful 'Crossways' development in Trumpington and
Members were invited to view this development, if they were minded to do so. It
is proposed the development in Neal Drive would comprise 99 apartments in two
blocks, 4 storey high (with a public right of way running along the side of the
development) and 28 parking spaces plus bicycle rack provision.

After a Q&A session, in summary Members remained concerned about the
proposed development, particularly in respect of:

- a) Lack of parking provision – there is already a very serious problem with
insufficient parking available to accommodate residents
- b) Cllr. Mason commented on the aesthetically appealing architecture but found
the report to be incendiary and a misrepresentation of the demographic of
Orchard Park, with no evidence listed to support the sweeping comments
made about our local area.

- c) Increased demand on existing facilities (open spaces, community and sports facilities); (Orchard Park already over-developed)
- d) Sewerage problems prevalent in this area; what further impact would this development create?
- e) There is a significant number of HMOs in Orchard Park impacting on the 'concerns' raised above.

Members thanked the delegation for their presentation and stated they hoped the concerns raised at this meeting would be given consideration.

CC17/096 Minutes of Previous Meeting: The minutes of the Council Meeting held on 13th September 2017 were considered and accepted.

Proposed: Cllr. Oboloje **Seconded:** Cllr. Chan **Vote:** Unanimous

CC17/097 To Receive Reports from District and County Councillors:

- i) South Cambridgeshire District Council (Cllrs. Cross, Stonham and Davies)
- ii) Cambridgeshire County Council (Cllr. Jenkins)

Report submitted by Cllr. Jenkins had been issued to Members prior to the meeting.

As no District and County Councillor present, the Chair advised Members to notify the Clerk if they wanted to raise any issues, prior to the next meeting.

CC17/098 To Receive a Report from the Community Centre Manager.
Members considered the report.

- a) Replacement Bins - The Chairman asked the Centre Manager to conclude the work required to replace the bins as a matter of urgency, to ensure full costings are submitted at the next Resource Committee meeting.
- b) Summery Fiesta 2017 Report. The Chairman asked the Centre Manager to ensure a fully costed report is submitted to Members without any further delay.

The Centre Manager left the meeting at 7.40 pm

CC17/099 To Consider Planning Application:

S/3334/17/FL – 50 Cranesbill Close, Orchard Park, Cambridge
Mr & Mrs Mithu Chopra
Conversion of Garage to Granny Annex
Planning application issued with papers.

Decision: Objection

Proposed: Cllr. Nixon **Seconded:** Cllr. Oboloje **Vote:** Majority
(One abstention)

CC17/100 Clerks Report

The Clerk confirmed:

- a) Order placed for the remedial work identified in last year's playground inspection for Ring Fort Road Playground @ a cost of £6255.98

Request made for quotation to complete the work identified at Topper Street playground, including costings to make good the uneven surfaces. Awaiting quotation.

- b) Order placed for the work at Iceni Way and Rosehip Road LAPS @ a cost of £5124 – work to start on 4th December 2017 (weather permitting). Need to decide on resin colour.
- c) Order placed for permanent bollards in Neal Drive (funded by contributions from the 2 land owners in Neal Drive and Anglian Water with the balance to be paid by OPCC).

Work to be undertaken on Thursday 12th October 2017

- d) Resource Committee (25th October) will be considering budgets for next year. Councillors are requested to submit any items for consideration to the Chair of Resources no later than Friday 20th October 2017.

CC17/101 Sports Facilities Extension: To receive an update on progress of work

Latest Minutes of site meeting and photographs issued to Members with the meeting papers. Two issues to report:

- a) the base mist coat paint to the internal walls of the extension will shortly be undertaken:

“ 4.2.8 Internal paint colours: It was agreed in that internal joinery items such as skirtings and architraves would be gloss white and all the walls painted with magnolia matt emulsion (as existing centre).

- b) Members have seen the email from Bidwells regarding the 25mm difference in the level of the perimeter steelwork to the extension and the decision taken to resolve / alleviate the problem.

This issue refers to the external perimeter roof steelwork supporting the roof edge / overhang, and does not affect the actual main roof superstructure steelwork that supports the insulated roof over the extension - which do line through OK with the existing roof.

Three options were considered and it was agreed the best option was to “Leave brackets in place, add a packer on top of the steel so that the top of the roof fascia lines through with the existing roof. For the soffit level - gradually slope the soffit between the existing and proposed extension between grid lines D to C. (Cost circa £200, no delay, error not noticeable as fascia has increased in depth by 25mm over a horizontal distance of 2560mm)”

CC17/102 Finance:

- i) To accept the September 2017 payment schedule and review October payments to-date.
Proposed: Cllr. Meschini **Seconded:** Cllr. Nixon **Vote:** Unanimous
- ii) To review and accept the BCR
Proposed: Cllr. Meschini **Seconded:** Cllr. Chan **Vote:** Unanimous
- iii) To sign-off current bank statements
Proposed: Cllr. Mason **Seconded:** Cllr. Page **Vote:** Unanimous
- iv) To receive the external auditors Report and adopt the amended Annual Return of the year ended 31st March 2017
Proposed: Cllr. Nixon **Seconded:** Cllr. Meschini **Vote:** Unanimous

CC17/103 To Receive a Report from the Chair of Resource Committee and adopt the Minutes of the meeting held on 27th September 2017.
Members considered and accepted the Minutes of the meeting held on 27th September 2017.
Proposed: Cllr. Meschini **Seconded:** Cllr. Nixon **Vote:** Unanimous

CC17/104 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960
Exclusion of the press and the public.
MOVE: 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 the Public be excluded from the Meeting. Members of the public are requested to leave.....

CC17/105 Personnel Matters:
This matter is recorded in the Confidential Minute Book.

CC17/106 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 Re-admittance of the press and public.
MOVE: that the confidential nature of the business having been transacted, the Press and Public be re-admitted to the meeting.

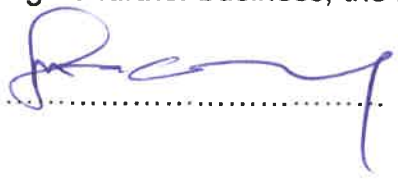
CC17/107 To Accept Notices & Matters for the next agenda. *Please note that no decisions can lawfully be made under this item. LGA 1972 s.12 102)(b) states that business must be specified; therefore the Council cannot lawfully raise matters for discussion.*

Highways and transport Update
Street Lighting

CC17/108 To Confirm the Date of the Next Meeting
Wednesday 8th November 2017 commencing at 7.00 pm

There being no further business, the meeting concluded at 8.10 pm

Signed.....



Date.....

8/11/17.