



Ashley Parish Council

Minutes of the Meeting of Ashley Parish Council held on Monday 13th September 2021 at the Pavilion

Present: Cllr Sarah Howell (Chairman) Cllr Simon Hull
Cllr Twink MacLachlan Cllr Keith Allen
Kevin Dadds (Clerk) Attended – D Cllr Alan Sharp

01. PUBLIC MEETING

- a) Representatives of Ashley Pavilion Trust attended to discuss renewal of the lease of the Pavilion from the Parish Council to the Trust, that is due to expire at the end of the year. The Trust is the residual beneficiary of Peter Bridges estate and will receive a substantial sum from the sale of the house, investments and cash. They would like to use the money to build a new hall fit for the 21st Century. As the land the existing hall stands on is owned by Fairhaven Estates (and is the subject of a long term lease to the Parish Council) they propose approaching Fairhaven Estates with a view to purchasing the land the hall stands on, and adjacent car park. The lease to the PC has less than 50 years to run and it is felt that this is insufficient time when considering a major investment on the site. The Trust are reluctant to commit to a new long term lease from the PC until there is further certainty as to the ownership of the land. Cllr Howell added that the PC would be happy to be involved in any discussions with Fairhaven Estates, as the existing lease to the PC would be a factor in any negotiations.

Councillor's walked the exterior and interior of the property together and discussed what works are required to restore the property to its condition at the commencement of the lease (dilapidations).

- b) District Cllr Sharp advised that he had attended a number of meeting at District and County level since we last met in July. Mill Road bridge was now open after a temporary closure, although discussions continue as to whether to close permanently in an attempt to reduce traffic coming into the centre of Cambridge. The A1102 group are lobbying on behalf of the Burwell, Swaffham, Lode corridor and would like the Newmarket Road Park & Ride relocated to the Quy roundabout on a green field site. There will be further meetings next month in respect of the proposed Sunnica site, that remains opposed to by ECDC. The district agrees with the Parliamentary Commission proposal to adjust the boundary of Lucy Frazer MP's current constituency to include Waterbeach and Milton.

The Public Meeting Close at 7.40 pm

02. APOLOGIES FOR ABSENCE

No apologies were received

03. TO SIGN & APPROVE MINUTES OF MEETING HELD ON 12th July 2021

The Minutes were approved, proposed by Cllr Allen, seconded by Cllr Hull and signed by the Chairman

04. MATTERS ARISING FROM PREVIOUS MINUTES

Item 04 – Asset Survey – Clerk advised that he had been in contact with JBL Bricklaying to provide an alternative quote for repairs to the Church Wall, and that they would visit the site shortly and provide a written quote. They did advise that there was only another 5 weeks during which lime work can be completed because of the changing season and temperature requirements. Cllr's agreed that the PC should not pay more than the current quotations if a delay by the Diocese meant that the wall deteriorated further and more extensive repairs were required. Any extra cost should be met by the Church.

Clerk advised that the 3 quotes for reduction of the Ash Trees in the churchyard had been sent to Rev Dr Wormell to seek agreement from the Diocese.

Work on the fencing at the Recreation Ground and posts and rails at the Pond continues. The contractor has been advised of the new position of the bench at the Pond.

Item 04 – ROSPA Report – Clerk advised that he had met a 2nd contractor and discussed options for repair or replacement of play equipment. The contractor's initial thoughts were to remove the bridge and slide as these wooden structures are showing significant signs of ageing and continuous repairing was not always economic. He will forward his thoughts with quotes shortly. Replies are still awaited from two other contractors.

Item 13 – Mobile Vehicle Activated Speed Camera – Cllr Allen advised that he will recharge the battery on the camera to enable re-deployment. **Action – Cllr Allen**

05. DECLARATIONS OF INTERESTS

None

06 PLANNING MATTERS

- a) 20/00462/FUL construction of 5 detached dwellings at 28 High Street, Ashley - **REFUSED**
- b) 21/00720/VARM Vary condition (Previously approved 18/01704/FUM) 28 High Street, Ashley – **APPROVED**
- c) 2100720/VARM Discharge condition (fire hydrant) 28 High Street, Ashley - for information only
- d) 21/00958/TPO T1 Sycamore 30% crown reduction and 30% thinning The Old School House, Mill Road - **APPROVED**
- e) 21/00836/HEN Single storey extension 17 Silhalls Close. This is a resubmission and Cllr's do not feel the need to comment.
- f) 21/00975 Open sided barn at E569861 N262481 Mill Road - **GRANTED**
- g) 21/00957/FUL Proposed single storey extension and annex Four Winds, High Street, Ashley **APPROVED**
- h) 21/00612/FUL Rebuild utility room, replace extension roof covering including new dorma. Extension of existing garage to incorporate new gym. Stubbins Hall, 42 High Street. **APPROVED**
- i) 21/00957/FUL Proposed single storey side extension & single attached annexe. Revised proposal for previously approved ref. 21/00287/FUL Four Winds, 25 High Street, Ashley. Since approved see g) above
- j) 21/00933/FUL Erect timber fence, landscape, hedging and 2 parking bays 23 The Green, Ashley – retrospective. Cllr's felt that the appearance had been softened by landscaping and did not feel the need to comment further.
- k) 21/00898/FUL New double garage with attic above. Plot 1 land south of 1a Gazeley Road **REFUSED**
- l) Cllr's discussed the need for prior approval for tree work in the Conservation Area, and the need for residents to keep tidy and prevent hedges and trees from overhanging the pavements. It was agreed that a note to this effect should be added to the website and published in "About Ashley" as part of Minutes. Clerk will continue to write to owners of any properties if required.

07. FINANCE MATTERS

(a) To note following receipts in July/August/September

	£
None	

b) To authorise the following payments

	£
McGregor Services - Village grass cutting July	732.00
McGregor Services - Village grass cutting August	438.00
Fairhaven Estates – Annual Ground Rent for Recreation Ground	5.00

08. PAVILION TRUST

- a) Following the presentation by Ashley Pavilion Trust in the Public Meeting, Cllr's discussed the position re a new lease. Given the Trust's reluctance to enter into a long-term lease whilst in discussions about ownership of the land, it was agreed to allow the lease to continue under present terms following expiry (as per Landlords & Tenants Act 1954). Cllr Hull agreed to produce a schedule of the repairs required under the terms of the lease, and these can be sent in a separate letter to the Trustees. The Trustees would not be required to carry out the repairs at this stage, pending decisions on the future of the Pavilion. The schedule was intended as an agreed record of the condition of the hall as at the current date. Clerk agreed to prepare a letter to the trust regarding the lease position. **Action - Cllr Hull/Clerk**
- b) Clerk to presented updated COVID Terms & Conditions for users of the Pavilion.

09. HIGHWAYS VISIT

Cllr's discussed the recent visit from Cambs CC Highways regarding traffic issues. The junction of High Street and Newmarket Road is causing difficulty as cars are parked on one side resulting in vehicles, including HGV's meeting head on, and having to back up. The suggestion was that a 15m "refuge" could be created with double yellow lines and so allow a passing zone. This would allow continued parking, although with a loss of two spaces. Other areas where the road is narrow could also be the subject of yellow lining, such as adjacent to the Pond, further up Church Street and The Green, where commercial vehicles are driving on the verge as a result of parked vehicles. Cllr's are conscious that any parking restrictions will have a knock on effect of people having to park elsewhere and it was felt that the residents of the village would need to be consulted.

In respect of speeding vehicles in the High Street, it was suggested that speed cushions (raised squares in the road) would slow vehicles down. Whilst they do create some noise when a vehicle goes over them, the advice was that adjacent properties are far enough back from the road to not be affected. It was agreed that the Clerk would make an application for a grant from the Local Highway Improvement fund be submitted prior to deadline of 30th September. If the application is accepted, Cllr's will look at options and consult the village. **Action - Clerk**

Additionally, Cllr's discussed overgrown vegetation obscuring signage & lack of grass cutting on Dalham and Gazeley Roads. Clerk agreed to contact ECDC re the Grass cutting and Cllr Hull agreed to cut back vegetation that was obscuring signage. Clerk agreed to assist in this respect. **Action Cllr Hull/Clerk**

10. ANNUAL HEDGE CUT

Clerk presented a quote received from McGregors to carry out the annual hedge cut and tree trimming at the Recreation Ground for the sum of £500 +VAT. This is the same amount as last year and Cllr's agreed that as McGregors work is always fully satisfactory and represents good value, they would award the contract for a further year. Proposed by Cllr MacLachlan and seconded by Cllr Hull.

11. WALKERS ARE WELCOME

Cllr's discussed this nationwide initiative designed to assist communities' with their economic, physical, health and mental well-being through walking and promote tourism in the area. A separate steering group is required to present an application to join, and Cllr's felt that this was not a priority at present.

12. BUS SERVICES AND CYCLING AND WALKING ROUTES CONSUTATION

Cllr's discussed the ECDC questionnaire about condition of footpaths, street clutter and street lighting. Whilst there are no particular obstructions or barriers to cycling in the village, a resident has recently contacted the Clerk with concerns about cycling with her child to school in Cheveley. The concern was the speed of traffic, the absence of a kerb where a grass verge sits between the path and the road, and the lack of a grass verge where a kerb is in place at the Cheveley end. Furthermore, the path has narrowed as a result of the encroaching vegetation along its length. D Cllr Sharp advised that he had received contact from Lucy Frazer MP's office on the same subject and would follow up. Cllr's agreed that to avoid any duplication, they would await the results of discussions between the District Cllr and MP. Clerk was asked to highlight the encroaching vegetation on the path in the ECDC questionnaire. **Action - Clerk**

13. WEBSITE

Cllr Allen advised further publicising the website would be appropriate as content increases. Cllr Howell agreed to do so via Facebook and email. **Action - Cllr Howell**

14. NEW COUNCILLORS

Cllr's discussed the urgent need for new Cllr's and agree approach contacts for recruitment. **Action – Cllr's**

15. URGENT MATTERS / ITEMS FOR NEXT AGENDA

None

16. CORRESPONDENCE

Email received from ECDC concerning a new Community Bus that will be touring the District. The intention would be to visit Ashley once a month and be available to give a range of advice, including housing, benefits and work related, whilst rebuilding communities after the pandemic. It will bring internet to those who need it and help with digital isolation. The bus requires a hardstanding area and preferably access to electricity. It was agreed to approach Sanctuary Housing as the forecourt of the Community Room may be suitable. Clerk agreed to contact them and send details. **Action - Clerk**

17. DATE OF NEXT MEETING

The next meeting will be held on Monday 11th October at the Pavilion

The meeting closed at 9.35pm

KEVIN DADDS