

A meeting of Croydon Parish Council was held on Wednesday 16 June 2021 in the Reading Room at 7.30pm.

Apologies: Mr Wenman - away, Mr Sole - recent surgery.

Present: Mrs Slator, Mr Wheeler, Mr Barnes, Ms Newland, Mr Brown, three members of the public, Cllr Williams and Cllr Kindersley.

Minutes: The May meeting and planning meeting minutes were agreed and signed.

Declarations of Interest and Members interest Forms: Mrs Slator declared an interest in her planning application. Members' Interest forms were available for Councillors, but those present felt that nothing had changed from the previous year.

Matters Arising:

Community Group: The First Tuesday Group met on 1st June. The report will also be available on the website.

The June First Tuesday group heard (via Zoom) about recycling and waste disposal in South Cambs from Jon Crisp, Cambridgeshire County Council Waste Education Officer. He gave us insight into how our waste is handled locally and what we can all do to help. He is happy to answer any questions we may have and has offered to come along with display material when we next have a village show. He can be contacted at jonathan.crisp@cambridgeshire.gov.uk

He also provided links to two short YouTube films which are well worth watching to understand the processes involved in sorting and recycling of Cambridgeshire's waste.

- Materials recovery film <https://youtu.be/V8vXCJB4YOO> MRF film
- Green bin Processing film <https://youtu.be/gZ1mrj-Cs2s> (IVC Green bin)

July Meeting

There have been several initiatives recently around identifying and recording the village wildlife.

We plan a "real" meeting on 6 July to share what we know about our local flora and fauna. Meet outside the Reading Room at 7.30pm.

August Meeting

Topic is to be confirmed, or just catch up with the various interest groups such as Trees, History, Church investigations etc.

September Meeting

Connecting Croydon - where are our footpaths and bridleways, could we improve ways of connecting the broader parish and beyond? Should we be looking to improve cycleways ?

Housing Needs: No further information. Hastoe has been in contact with Mrs Slator suggesting that as no answers have been obtained, perhaps other potential sites could be investigated. Councillors agreed that, given the progress on the preferred sites, this was a good idea,

Defibrillator: The electrician finished installing the defibrillator and it is functioning. The volunteers will need to be contacted regarding their role and a short meeting arranged, after which the defibrillator will be registered and available for use by anyone requiring it.

Website Policy: Mrs Slator has been investigating this and has discovered by reading other policies, that this is going to be quite a complex and comprehensive task. Councillors agreed that Action Groups should probably not be added to the website. She has agreed to produce a draft for approval by Council and will circulate this as soon as she can.

20 is Plenty: A campaign to bring down the speed limit in villages to 20 mph. The Chair requested deferral until July meeting, due to the amount of information to read through.

Correspondence:

Electoral Register: A new receipt - Clerk had the Register available for Councillors, as the alterations could not be circulated during the lockdown period.

Highways Events Diary: Nearest event is in Duxford in July.

Holiday Activities Food Programme: All information circulated by MailChimp, WhatsApp and on the village notice board.

Anthony Browne Environment Forum: June 17 at 4.00pm via Zoom. Details available from the Clerk.

Subsequent receipts: Deferred until July.

Cllr Kindersley sent a written report to the meeting:-

Gamlingay Division Councillors Report – South Cambridgeshire District Council & Cambridgeshire County Council - June 2021

The Gamlingay Division comprises the Parishes of Abington Pigotts, Arrington, Barrington, Croydon, Gamlingay, Guilden Morden, Litlington, Hatley, Orwell, Shingay-cum-Wendy, Steeple Morden, Tadlow and Wimpole. This report is /for all Division Parish Councils but please be aware that it will include items that may have little or no relevance to your particular Parish. Apologies in advance!

Elections: Firstly, thank you very much indeed for re-electing Sebastian on Thursday 6 May as your County Councillor for the next four years. I have received many kind messages and will do my best for the residents of this wonderful area.

The outcome of the County Council elections was that the Conservatives now have 28 seats on the Council, the Liberal Democrats 20, Labour nine, and the Independents four. This means that no one political group has a majority on the Council. The Liberal Democrat, Labour and Independent groups have announced a new Joint Administration for the Council, and published an agreement about its priorities and how it will operate.

Sometimes we are asked “Why bother to vote?” (and many, many people do not). Well – here’s one reason why. An Independent won the St Neots East & Gransden division by just nine votes. It wasn’t even the smallest margin; in the Hardwick division the Conservatives lost by just five votes. Ely North also passed from the Conservatives to the Liberal Democrats by just 153 votes. Those three results, decided by just 167 votes from the 232,000 cast across the county, were enough to end one party control of the County Council.

Because the Government decided not to extend the recent flexibility to allow councils to meet online, the Annual Council took place on May 18th in the Conservation Hall at the Imperial War Museum at Duxford - the only local venue capable of accommodating such a large meeting safely. I am very honoured to have been elected Vice-Chairman of the Council. I will also sit on the Planning Committee and the Fire Authority.

Elections were also held for the Police & Crime Commissioner and for the Mayor of Cambridgeshire & Peterborough. The new Police & Crime Commissioner is Darryl Preston (Conservative), and the new Mayor (replacing James Palmer) is Dr Nik Johnson (Labour). I think we can expect significant changes in direction from both the new County Council and the new Mayor – who has already binned the £4bn CAM Metro and who during the campaign was keen to see a fair assessment of the Northern Approach into Cambridge by East West Rail.

Gamlingay Gym: Thank you to all those who have been in touch about the Gym – we are now a bit further forward. Thanks also to many people who stepped forward to help, following messages on social media. Where we are at now is that we need the community to step in to run the gym and make it a success again for everyone’s benefit. If you are interested please get in touch – details below. The Cam Academy Trust (CAT) and South Cambridgeshire District Council (SCDC) have been in discussions for a number of months about the future of the community gym and multi-use games area (MUGA) at Gamlingay Primary School.

The discussions follow CAT making the difficult decision that it was no longer viable for them to run the gym due to a reduction in membership and income following the Coronavirus pandemic. The gym at the school is part of a dual use agreement with SCDC which ensures public access to the gym and MUGA. In recent years, the school site has changed from a middle school to a primary school and children at the school are too young to use the gym. However, they do benefit from use of the MUGA.

Both CAT and SCDC were keen to look at alternative options for the how a community gym could continue and SCDC employed Strategic Leisure Limited, who specialise in the strategic planning, development, funding, and operation of sports, leisure and cultural services and facilities, to do a full assessment. This work has shown that it is possible for the gym and MUGA to both continue to operate from the school site for the benefit of local people if an existing community interest company stepped forward, or a new group of volunteers could be formed to take it on. CAT have already committed to continuing to run the MUGA and make it available for community use if an alternative for the gym cannot be found.

The MUGA remains open for bookings through the school but the gym is currently closed. CAT's staff who manage the gym remain on furlough to allow conversations with the local community on possible alternatives.

SCDC and CAT attended Gamlingay Parish Council's meeting on Tuesday 25 May to give the latest information and to ask whether an existing community interest company or group of volunteers, could be found. SCDC is keen to hear from anyone interested in finding out more.

Contact Clare Gibbons on clare.gibbons@scams.gov.uk or 01954 713290 for more information. You can also contact your local Councillors!

South Cambridgeshire District Council Finances: The council held its AGM in Duxford Air Museum's big hangar as the County did. So as well as putting councillors and our officers at risk this also cost a considerable amount of public money (£7,000 for the day). So it's just as well the council now has a sound and strong financial base and has indeed come a long way in the past three years. The budget for this coming financial year is in the region of £28 million whereas it was £20 million in 2018.

Income from commercial investments has grown from around a £1 million to £5.6 million this year largely because we diversified our portfolio and no longer have all our eggs in one basket. The income from Business Rates has grown from £5 million to £9 million and we led the way in Cambridgeshire in getting other authorities in the county to join us in pooling all our Business Rates. This has brought us an extra £1.4 million this year. Finally the council's safety net the General Fund Reserve has doubled from around £6 million in 2018 to around £12 million now.

All this would not have been possible without the dedication and support of the fantastic finance team together with an ambitious Business Plan.

As part of South Cambs District Council's investment strategy, but also as part of our focus on providing affordable homes and new jobs, we have now purchased 3 pieces of land at Cambourne. This includes the infrastructure for the Enterprise Zone, a large plot of land for office and work space next to South Cambs Hall and a bigger piece of land opposite on which our investment partnership with Hills will build high quality homes including hopefully 40% that will be affordable.

South Cambs Magazine: A call from a resident of Dolphin's Way to say that she had not received the council's magazine for many months has meant a check to ensure they are being delivered. Hopefully this is now sorted but do not hesitate to contact us if you are not receiving it.

Downing Gardens: Residents of Cinques Road have been very understanding and patient over the disruption and noise from the new Downing Gardens development. When Bridget was contacted recently to be told that there was a potential issue with the installation of new boundary fences in some peoples' back gardens she made contact with the regional director of Morris Homes who agreed to a site meeting, in the pouring rain with residents. Turns out there is a national shortage of fencing panels of the high standard that Morris Homes want to use but they are hopeful of completing this work in the next 4-6 weeks. Sebastian has also been in touch with the site manager about lorries parking (and blocking) Green End which was sorted out very quickly. It seems Morris Homes are anxious to be good neighbours which is great to know.

Avenells Way Path to Church St/Murfitt Way: Really bad news to learn that a resident had fallen and been hurt on this footpath which is owned by the District Council. It is now being fully risk assessed and things will be put right as soon as possible. The condition of the surface is probably not helped by horses being taken through this footpath. It is not a bridleway. Notices will be going up soon to remind riders of this.

The pathways in Murfitt Way were supposed to be resurfaced last year but we have now been told the work should commence in either August or September. We have asked the Project Manager for more info.

Government Restart Grants: Businesses which have either had to close or which have experienced real hardship as a result of the pandemic can apply for a restart grant up until 30th June. Please see the easy to complete form on the South Cambs website. If you experience any difficulties please contact us.

Speeding Cars: Speeding cars continue to be a huge concern to many residents. It is horrific the speed at which some people think it is safe to career in and out of the village. I also note that many of these speeding drivers are not wearing seat belts so when they do have an accident they will undoubtedly be badly hurt. We will be talking to the police about spot checks but would also encourage you to report the number plates of cars you see speeding on the police website.

Holiday Activity and Food (HAF) programme: A scheme to provide holiday childcare, activities and food for children in Cambridgeshire is now taking bookings for the summer holidays. Any child receiving

benefits related free school meals is eligible to access free holiday provision under the Holiday Activity and Food (HAF) programme.

Funded by the Department for Education (DfE), it enables local authorities to coordinate free holiday childcare, including healthy food and enriching activities. Up to four weeks of activities will be offered during the school summer holidays. Each eligible child will be entitled to up to 64 hours of free holiday childcare throughout the school summer holiday period. Parents can book places directly with participating holiday schemes from Monday 7th June. More information can be found at www.cambridgeshire.gov.uk/haf

Where do you want to see cycling and walking routes?: Cambridgeshire County Council has begun a consultation on the creation of a Local Cycling and Walking Infrastructure Plan for Cambridgeshire and are interested in YOUR feedback on the initial proposals. This is an early stage policy document which seeks to outline new and existing walking and cycling routes and consider which routes should be created or improved, as and when funding becomes available. In many cases, it may be several years before monies come forward for these projects and works can take place. However, identifying the best routes and putting a Plan in place means that the County will be in the best position to bid for future Government funding and progress new cycling and walking routes.

Please take a look at the proposals. Are these the right routes for the local area? Are there alternatives routes to consider? In particular please suggest routes that would be useful for YOU because there's not a single one suggested in the 13 Parishes of the Gamlingay Division – and unless you make suggestions there won't be any!

The consultation closes 13 July 2021 on the Consult Cambridgeshire website. You are invited to complete the survey and/or mark cycleways and footpaths you would like to see created or prioritised on the map.

CC Chief Executive retires: Gillian Beasley, the CEO of both Cambridgeshire County Council and Peterborough City Council has advised she will be retiring shortly, having delayed going due to Covid. She has been a fine CEO and will be much missed.

Education in Central Bedfordshire: A "major" shake up looks set for schools in Central Bedfordshire as plans for the transition from the three tier to two tier system are set out. Central Bedfordshire Council has published a paper that proposes changes for areas including Pottun, Biggleswade, Dunton and Wrestlingworth, which would see many institutions transition to either primary or secondary providers, with the lower, middle and upper school model scrapped. It appears largely driven by the enormous expansion of Biggleswade...

First School Buildings: Facilities management at the County Council quickly jumped into action after reports of rats at the First School. Please keep an eye out if passing!

East West Rail: A reminder that the second public consultation ends this Wednesday – June 9th. If you want a say on where the railway goes then this is your moment!

Thakeham: We have been in contact with Thakeham's agent. They advise they are not ready to attend a public meeting as 'there is nothing new to really say'. Various consultants have been instructed to undertake various surveys in the area in order to inform future plans for the land in Thakeham's control but "further details are not yet available". They have offered a meeting with the initial steering group, however. We want to ask the following:

- 1) What is the current level of surveying and where?
- 2) What options have Thakeham obtained on what land?
- 3) Why has the promised submission to the Local Plan promised by Easter not materialised and what is the update on this?
- 4) What interaction has Thakeham had - or is having - with politicians and civil servants on the OxCam Spatial Framework; what are their intentions to engage in the forthcoming consultation and what is Thakeham's expectations around that?

Church Street Guilden Morden and Highways:

Good to see the dragon patcher repairing some of the potholes. The problem with this street is that the sub-base is in really poor condition and will remain so until it is reconstructed – which is very unlikely – so sadly potholes will continue to appear.

The problems with road maintenance, especially potholes and blocked road gullies is high on the list of priorities for the new Joint Administration at the County Council. Residents are painfully aware of the short-term nature of much of the remedial work - within a year it has failed again. A more fundamental rethink to the approach is required. There is a big backlog and the new administration cannot promise to rectify the problems overnight, but the new team is going to look critically at contracts

and quality of work and drive improvements as soon as they can. Doing more inadequate repairs will only increase costs without fundamentally improving the situation.

Hardwicke Arms Arrington: Some neighbour concerns about the state of the building, unauthorised access by teenagers and health and safety issues, which I have raised with the relevant authorities. It is sad to see such an iconic building in such a state but hopefully with lockdown coming to an end the owners might be moving to repair and re-open.

Your Councillors are always ready to help. Please do not hesitate to contact County Councillor Sebastian Kindersley on 01767 651982 or skindersley@hotmail.com or write to the Manor Barn, East Hatley, SG19 3JA

Cllr Kindersley gave a verbal report to the meeting:-

South West Cambs Action Group: The Group has obtained a letter sent from Thakeham to a landowner several years ago, wanting to buy land. Apparently it stated that the Government was "on their side" and if the land was not sold to them voluntarily, it would be obtained by compulsory purchase. Cllr Kindersley said that landowners should not take notice of this sort of thing. He also reported that helicopters have been flying around the area surveying. Thakeham is not involved in the planning process yet, and there is concern that they are looking at other avenues for the proposed development.

Cllr Williams sent her AGM report to the May meeting, but due to email issues (ongoing) it did not reach Council in time for inclusion in the May minutes:-

Parish AGM Report 2021 The Mordens Ward

I would like to start my report by thanking all residents for the way they have supported each other during this pandemic, it has been a very challenging time for us all but hopefully the end is nearing and we can meet together in person once more.

Via a new virtual world I have continued to represent you at South Cambs District Council and will continue to do so, the most recent of meetings being of the planning committee which lasted for over 9 hours! As parish councillors will be aware, we are due to soon return to in person meetings, a little earlier than many would have liked including myself. I have made the decision, after discussing the potential impacts of this with my family, that I will attend physical meetings at the District and Parishes but this is not an easy decision for councillors to make and I will fully respect if others do not feel able to.

Thakeham Housing proposal update

There has not, at the time of writing this report, been any official submission by Thakeham to the District Council. Thakeham have claimed a delay in their submission time due to covid but that they will be submitting proposals in the call for sites for the next Local Plan. Many people such as myself have been looking at what methods the developers have to pursue this project. My research has shown that Thakeham have no option at present but to go through the normal local planning process, I have made it clear also that this proposal should receive no special treatment. This has been supported by South Cambs Director of planning who has also stated that he is unaware of any mainstream mechanism, other than the local plan process, that would enable the delivery of these proposals. Chris Pincher, Minister for Housing, has confirmed in a response to a written question in parliament about Thakeham that "Should an application for planning permission come forward it will be dealt with in the usual way". Government have also confirmed that they have no plans for a New Town in South Cambridgeshire. As a member of the Planning Committee and a voting member of the council on the Local Plan it is crucial that I do not pass any judgement or comment on my own personal views of this proposal if I am to not become pre-determined and thereby lose my vote. I believe that the best meaningful way I can serve residents is to ensure that I am able to vote when the time comes.

Local Plan

It has been stated that the next stage of the next local plan will be starting around the summer/ autumn of this year. I would encourage all to respond when the consultation opens as this document really does have an impact on our villages and lives. It will state where and how development should take place. There will be many areas from of policy that will be consulted on such as environmental, layout, scale, design and affordable housing provision etc, along with a special strategy that will dictate where the majority of development will be happening over future decades.

Financial position of the SCDC

The year ending March 2018 accounts were signed off just before Christmas 2020 (these accounts were due to be signed off back in the autumn of 2018). Work has begun on the audit for the 2019 year end accounts and it is likely that the council will not be on time with its accounts reporting until the 2022 year end. Though there are no financial penalties for Local Government bodies filing late accounts, there are extra external auditor costs being of 6 figure sums for the 2018 accounts and likely additional costs for the future years that are delayed. It is of deep concern for myself and many others that the District council will take so long to get on time with its audits, I continue to raise this at meetings and along with questioning the officer resources available given this and staff turnover have been sighted as the reasons for many delays along with resources issues from the external auditor.

The budget for 2021-2022 was agreed in February. There were elements that I welcome for example the resources towards homelessness prevention and supporting businesses and communities through the Covid recovery. However, on balance, there were too many elements that I was uncomfortable with and therefore voted against the budget. Below are some of the reasons as to why I voted against:

The accumulative borrowing figure on the four-year forecast is nearly £420m – this is a 95% increase in the Council's debt over the four-year forecast, a rate that I personally believe is unsustainable given the limit the council has set itself is £511m (though this can be exceeded in the short term).

There is a budget gap of nearly £6m with over £4m intended to be filled with growth.

The Budget pressure figures forecast were significantly lower than the actual figures that we were comparing it to, so am concerned this is not overly realistic.

The council continues to increase its commercial investment portfolio, under its £340 million investment strategy. The Council has entered into financial Limited Liability Partnerships with Hill Group and Balfour Beatty to the sum of £140 million as part of the investment strategy. As these decisions are taken with the press and public excluded I am legally limited as to what I can say; however I can say that I did not support this and my main reasons are that I believe there are real issues of conflicts of interest as the partnerships will be looking to develop land and will be applying to the District Council for planning permission. While this is Legal, I fear for the perception of this given a recent report from an independent planning advisory service from the Local Government Association spoke of a "Lack of Trust" in planning at South Cambs. I do not feel that these partnerships will restore that trust and at the same time it is a lot of money, taxpayers and future loans that will be needed to fund this project to be investing.

The Environment

The District Council has recently published its Doubling Nature Strategy, and I'm pleased to say that on environmental issues at South Cambs there is rarely a time where there is not cross-party support. On such an important issue it's important that we put any other differences aside and all play our part to help in solving this problem. I am looking carefully, while the next local plan is being developed, as are others at the real implications' development is having on our water. It has been an incredibly difficult year for flooding and yet there are also rivers that completely dried up last summer.

Planning

It has been another difficult year for planning at South Cambs, when writing this report 90% of my case work is in relation to planning. No one at the moment is benefitting from this situation, the residents, the parish councils, the applicants, or the officers. This year has seen an embarrassing situation with the District Council affectively having to take itself to court to quash its own decisions, and this cannot carry on.

As part of the Planning Advisory Services report a group has been formed, of which I sit on, to try and implement the recommendations, a link to which is below. I hope that we will be able to find ways to improve this service but I do believe that the key reason as to why planning is in a pickle as one council called it at a planning meeting, is a lack of planning officers. I will continue to raise this and while I'm pleased that this year much of the previous year's near £1m budget cut has been restored, we need the rest of it and more if residents are to get the service they deserve.

[Appendix A - Peer Review Final Report 2020.pdf \(moderngov.co.uk\)](#)

At the budget meeting I proposed an amendment that saw a reduction in councillors' allowances and communications budget to enable the long term employment of extra planning enforcement but unfortunately this was voted down as there was not considered a need for it; below are the case figures which I believe show why it is, full stats are available at:-

| Month – 2020 | Received | Closed |
|--------------|----------|--------|
| 2020 - YTD | 473 | 190 |
| 2019 - YTD | 615 | 641 |
| 2018 - YTD | 670 | 651 |
| 2017 - YTD | 602 | 563 |

As your Councillor:

As your District Councillor I am on the following committees:

- Audit & Corporate Governance Committee
- Civic Affairs Committee
- Climate & Environment Advisory Group (Substitute)
- Full Council
- Employment & Staffing Committee
- Grants Advisory Committee (Substitute)
- Licensing Committee (Substitute)
- Planning Committee
- Scrutiny and Overview Committee (Substitute)
- Anti – Bullying Task and Finish Group (Chairman)
- Planning Committee Development Group

I also have responsibilities as the Major Opposition Group Leader, I sit on the Greater Cambridge Partnership Assembly, and I am a substitute on the Combined Authority's Scrutiny and Overview committee.

Political Balance of South Cambs District Council

The Current Political Balance of SCDC is:

- Liberal Democrats 27
- Conservative 11
- Labour 2
- Independent 1
- Vacancy 4 (Due to resignations of 3 Lib Dems and 1 Ind)

Cllr Heather Williams
SCDC The Mordens Ward
Tel: 07885 774 775
Email: cldr.williamsh@scambs.gov.uk

Cllr Williams reported to the meeting:-

Cllr Williams apologised again for her email not working - she has been assured that it will be functioning from 17th June.

A challenge has been made over South Cambridgeshire District Council's housing land supply, which could trigger speculative development. Cllr Williams said a recent decision by the government's Planning Inspectorate found the council's housing land supply to be "dangerously low". Following a recent legal challenge from a developer confirms this. Cllr Williams said that there would be an informal meeting at SCDC on 26 June to address the issue.

Finance:

Audit Regulations - Council is required to discuss the effectiveness of the system of internal control and consider the findings. The current information provided and the production of the bank statements as they are received at the meetings was considered an adequate control - Clerk does not handle cash except her own, which is used for petty cash, and has no authority to sign on either of the accounts.

Croydon has again been able to certify itself as Exempt, because neither Council's receipts nor payments exceed £25,000. The income to Council is now much reduced, as the last payment from the Solar Farm was made in the last financial year.

Council went on to deliberate the following:-

- i) approve the Annual Governance Statement by resolution
- ii) consider and approve the accounting statements by resolution
- iii) Chair and Clerk signed and dated the accounting statements

It was resolved that all items should be approved - unanimous.

Bank Statement: The balance at the end of May is £6242-55. Cheques for Clerk's Salary, honorarium payment for the old website operator and Council's insurance have been presented and cleared.

Insurance: Certificate of insurance received.

Internal Audit invoice: An invoice from the internal auditor for £50-00 was received. It was unanimously agreed that a cheque should be raised for this.

Power2U invoice: An invoice for £423-00 from the electrician who installed the defibrillator was received. It was unanimously agreed that a cheque for this should be raised.

Zoom subscription: As the legislation allowing Council to hold remote meetings ended on 7th May 2021, and the 1st Tuesday Group have decided to meet outside in July, Clerk was instructed to cancel the subscription to Zoom. It can always be reinstated at a later date, should circumstances change.

Planning:

Licensing re Clopton Farm - Application for:-

- Sale of Alcohol by retail for consumption on the premises 24/7
- Hours open to the public Mon-Sunday 24 hour
- Indoor sporting events 24/7
- Recorded Music 24/7

Details from the application form:-

- The applicant proposes pre organised events.
- The premises capacity is 5000 and temporary structures will be suitable for intended use.
- Applicant committed to local engagement and has held discussions with local neighbours
- A map provided shows the location.

Clarifications:-

Mr White has confirmed that he has not personally discussed the application with his neighbours and that there is an error on the map, as a shed is located in an area marked mature trees.

Planning:-

It has been confirmed that a Licensing Application is a separate process to a Planning Application. Matters regarding planning are not considered by the Licensing Authority. However, for clarification the buildings/training centre relating to this application was given permission in Dec 2019. Other planning matters on the site are still under consideration by the planning department.

PC Site visit:-

It has been suggested the PC attended a social event to partake in drinks and refreshments at Clopton Manor last week. As the invitation came through a third party, I would like to confirm this is not the case. Three Councillors did meet Mr White yesterday afternoon for a site visit to discuss the application and view the location.

Process:-

- Shortly the Chair will ask Mr White to take 3 minutes to further explain his application.
- She will then read out a summary of all the submissions Council has received about this application.
- She will then ask any member of the public present who wishes to make a statement on the application, limited to 3 minutes to do so.

- She will then ask our County and District councillors to comment or ask questions.
- Finally, the members of the PC may seek any further clarification before then discussing and making a decision. The options are Against, For or For with narrative.

Mr White explained that he does not need a capacity of 5000 and would need 100 at best. It is the world's first Passiv Haus eco-friendly bar and has neither heating nor cooling as it is heavily insulated. The air in the building is changed every few minutes, and this is all done using eco-friendly methods. The bar would be available for those who attend training on site, which is carried out by outside companies and can also be used by competitors.

The Training Centre can hold between 30-35 people, and extra chairs can be added if needed. No food is available after 11.00pm. The facility is not open to the public and any profits made on the bar go to charity - currently the Pink Ribbon Cancer Charity.

The following is a summary of all the comments received by Council regarding the Licensing Application.

Summary of Parishioners representations.

A total of 7 local households have written to object to the licensing application. The various comments can be summarised by heading.

Comments on the application & premises:

- There is no detail regarding why he wants this application.
- Concern what Dirty Flash Club is?
- More information is required regarding the Dirty Flash Club, a company incorporated in January 2021 with its registered office at Clopton Manor. What are the proposed activities of this business as its registration documents indicate 'sales of beverages, leather goods, footwear and other clothing'
- The licence application - being for the sale of alcohol to the public, access for the public, indoor music and sporting events - 24hrs a day, 7 days a week - really seems insupportable. I can't imagine how the neighbouring residents must feel about it. We don't feel it's acceptable. Not 24/7.
- Perhaps a less blatantly anti-social regime, but there's not really sufficient information as to the size/capacity intended for the venue; the type of sporting events and/or music playing intended. There is no information as to how the venue will be managed.
- The application as it is, is too all-encompassing to give the applicant pretty much carte blanche to do what he likes, whenever he likes, and that is not acceptable. Particularly not in an otherwise very peaceful countryside location, and where there are very near neighbours to consider.
- The plan is inaccurate
- I don't believe this is a training venue, it's going to be a bar used by Dirty Flash Club?
- On the plan it shows Forestry Commission tree planting, this is a stretch of the truth to imply an affiliation that is not there.
- Even if training is being conducted it is a tenuous link for an alcohol licence
- Is alcohol really necessary 24 hours a day 7 days a week!
- Also the noise from viewing sports and playing record music!
- All alongside of using machinery, lorries and forklifts where they are inviting children.
- Nor have they applied to extend their current working hours stipulated on the original planning.
- As this is a commercial site with large lorry movements it seems inappropriate for children to be able to go there where they may come to harm.

Noise & Light pollution:

We are concerned about the negative effects of increased noise and light pollution caused by the 24 hr sale of alcohol, music, sporting events and arrivals/departures at the Clopton Manor site.

Road, Access & Traffic:

- The licence applied for is for access by the public and the only reasonable access, even to the majority of people living in Croydon or Tadlow is vehicular by road. This, in normal

circumstances, would cause any licensing authority to turn down an application where no restaurant licence is being applied for.

- The B1042 Lower Road is a busy road and I have witnessed many accidents on the road. These have included three occasions when vehicles have crashed into front gardens. However since the turn of the year there have been two accidents between Downing House and Larkins Road to my knowledge, one of which occurred close to the applicant's premises
- The access to the site would require traffic from Croydon to cross one solid white line for the old farm entrance to the property and two solid white lines if the Clopton Manor entrance was used.
- Lower Road, as we all know, is very dangerous. Increasing vehicle movements at this location will only increase that danger.
- B1042 is a busy road, affected by constant over speeding with a history of road traffic accidents. The entrance to Clopton Manor is situated on a bend in the road and any further increase in traffic, particularly leaving and entering a 50 mph highway, could increase the risk of further accidents at an already dangerous location.
- Every and all customers would have to drive to the site as there is no public transport. If this was to take place 24/7 even low levels of traffic would cause significant adverse impact to the adjacent properties apart from being environmentally unsustainable.
- This road is a dangerous one which is why the national speed limit was reduced some years ago as a result of a community campaign, and I would have significant concerns about adding more traffic or adding further vehicle manoeuvres to the road.
- The application for a 24/7 public alcohol sales licence for consumption on the premises should be treated in the same way as a public house licence on the road. The last one of these, for the re-opening of the Downing Arms in 1996 by the previous landlord, was turned down by planning authority and magistrates on grounds similar to those outlined above. Traffic on the B1042 has certainly not got any lighter in the 25 years since that application.

Planning:

A number of respondents had concerns re planning. As previously explained these are outside of the scope of this licensing application.

A member of the public asked to speak:-

He stated that 47% of violent crime in the UK is linked to alcohol, and crowds of people usually brings drugs as well. There are noise limits on the original site, but additional people brings additional noise. Bad language is likely to be prevalent and there are three residences nearby, with children/grandchildren and the applicant has two young children. There is also likely to be an increase in traffic. One of the driveways to a residential property has the same postcode as White Haus/Clopton Manor, and lorries are often turning round in the driveway - a risky manoeuvre on an already hazardous road. One of the beer pumps in the bar sports the logo "Phuck Off" which is to do with Mr White's support of the Cancer Charity, and the speaker felt to be in very bad taste. Rural aesthetics have not been maintained.

Cllr Kindersley stated that with the numbers indicated on the application, Highways would have concern about safety, due to a substantial increase in site traffic, which would raise the potential for more accidents than already occur on the B1042. For charity events there would also be a lot of additional people attending at the same time. He felt that the information on the website did not correspond in the slightest with what Mr White indicated to the meeting that he actually wants.

Apparently, Premises Licences are not that common and Cllr Williams stated that she has asked for the application to go to a panel, instead of being delegated to officers, and that a member of Environmental Health should be invited to be on the panel.

She also indicated that the Planning Department also has to respond to Licensing re: this application, but at the time of the meeting had not done so. She asked for Zoom access for the public, if the application does go to a panel.

If the licence were to be granted, it is possible that conditions would be incorporated into it. She felt that the application is very disjointed and not at all clear.

Cllr Williams reiterated how dangerous the B1042 can be, as her husband had lost two friends in accidents along it.

The Planning status needs to be ratified before any licence could be granted.

Mr White responded that he does not need a 24/7 licence but had been advised to apply in this manner. The Flash Dirty Club is operated by two men who work for Mr White and asked to use his address for their business.

Cllr Williams advised that the hours of operation need to be restricted and 24/7 is not the best way to go about applying for a licence. Once a licence is granted, it is possible to apply for an extension of hours if required.

Near neighbours expressed concern about noise in the Courtyard. Mr White stated that only 2 cars (his own and a family member) would be allowed to bring cars in to the Courtyard. He also stated that the amount of traffic going in and out the site will not change. The Training Centre is already approved and is being used. He has installed a coffee machine which would also allow the Centre to host Coffee Mornings. He felt that alcohol following training would help the attendees to relax.

The Chair asked Mr White what he really wants for Clopton Manor. He stated that a capacity of 100 at any one time is sufficient. His employees (35) can also have a drink after work if they want to. He already holds late night conferences on Zoom.

It is down to the Licensing Authority to make the final decision after considering all the representations. Cllr Williams stated that, unlike Planning, everything is considered to be material.

Cllr Kindersley suggested that Mr White should withdraw his application and reapply with what he actually wants. Cllr Williams stated that Mr White received very poor advice and should start again with his application. What Mr White said at the meeting and the published application are very different.

Cllr Williams advised that representation should be made to the application as presented until Council is advised that it has been withdrawn. It is possible that the applicant and neighbours could be involved in mediation, although this would probably not happen. It is impossible to come up with an ideal solution at the meeting and the decision has to be made on what has been presented to Council in the application.

Bearing this in mind, it was proposed by Mrs Slator and seconded by Mr Barnes that the application should be rejected as presented for the following reasons:-

- number of people
- hours of operation
- traffic
- impact on amenity of neighbouring properties

All in favour

Cllr Kindersley and the members of public were thanked for attending and then left the meeting.

Mrs Slator explained the reasons for her applications and took no further part in the meeting.

Site address: The Old Rectory Church Lane Croydon: Single storey replacement side and rear extension, new orangery, installation of a platform lift, external works, hard landscaping and replacement shed.

Reference: 21/01994/HFUL

Site address: The Old Rectory Church Lane Croydon

Single storey replacement side and rear extension, new orangery, installation of a platform lift, external works and replacement shed.

Reference: 21/01995/LBC

Because the Old Rectory in Croydon is a Listed Building, two separate applications have to be made, one for householder alterations and one for Listed Building Consent. Councillors perused the plans and after a short discussion resolved to support both applications unanimously. The Clerk obtained an extension on the date for comments from Mr Sexton, on condition that the results were posted straight after the meeting. This will be done.

Items for next agenda: Concern was expressed by Ms Newland about people not walking facing oncoming traffic, and sometimes wearing headphones as well. As Croydon does not always have a footpath on which to walk, this has been quite prevalent . It was suggested that this could be added to the website.

Mr Brown reported that a footpath sign has been taken down on Wimpole Hall site and they have been instructed to replace it.

Date of the next meeting:

Wednesday 21st July 2021 in the Reading Room at 7.30pm. Any necessary Covid precautions will be in place.

As there was no further business, Councillors were thanked for attending and the meeting was declared closed at 9.05pm.

Signed

Date

