

## Minutes of Meeting Held on 11<sup>th</sup> Jan 2021

**Held by video conference.**

Present:

Chair: Nicholas Cliffe

Rupert Kirby

Emma Senior

Chris Elliott

Ceri Williams

Sarah Robinson

Clerk: Anne Charteris

Peter McDonald

Members of the Public –8

**Welcome by Chair:** NC welcomed everyone to the meeting.

- 1. Apologies for absence:** Sam Nicholls
- 2. To approve and sign minutes of meeting held on Monday 9<sup>th</sup> Nov. 2020:** Approved and signed
- 3. Declaration of Members' Interests :**

NC - Hunts Lane, Ann Howsden committee. CE Ann Howsden committee

- 4. Report by County and District Councillor: See attached**

- 5. Updates:**

### **Wellcome Trust Development & Sec 106 Agreement**

The Sec 106 agreement was signed off on the 16<sup>th</sup> Dec, this includes all planning obligations including Highways, schooling, housing and the Village Hall. This is now set in stone and cannot be changed- the Parish Council were not party to any of the decisions made, except for the Village Hall extension. WT initially offered £250,000 whereas we needed closer to £600k, the PC managed to reduce the costs and now WT have agreed to fund the extra money asked for, leaving a possible shortfall of £25,000 to be funded by the village. With the support of Peter McDonald and Stephen Kelly (SCDC), we were close to where we wanted to be.

Although Hinxton has always been supportive of the Science and international work done at the WT, we have not been in favour of the scale of the development with regard to the housing etc. However we acknowledge that if the 1500 houses are built then Hinxton will need a bigger hall until WT build their one, thus will be after the 500<sup>th</sup> house is built.

We will receive £10,000 towards design costs, this will be paid within 1-2 years. If these designs are agreed, we would confirm with the District Council and receive the next sum for fees, approx. 2-3 years time from now. Once design is agreed and Planning permission granted, the rest of the funds would be released, total of £570,000. Any shortfall would be paid by the village/PC. These costs may change over the next 4 years. No requirement for us to pay anything on account. The budget does not include any fittings such as chairs and equipment.

Housing- all properties should be available to Campus employees to rent or purchase. WT will employ a housing co-ordinator to oversee how many are built, sold or let. Council will agree what can be sold, the Council is the final arbiter. WT have to report on a quarterly basis how many are for Campus and how many open market.

Schooling- originally Primary schooling was to be provided by Sawston, it now appears that both

nursery and primary will be provided on the Campus.

The new development will be part of Hinxton Parish. All community facilities will be the responsibility of WT, however we need to check for ongoing maintenance and any costs to us.

PM suggested that we arrange a virtual meeting/presentation re housing, medical and education provision.

The Village Hall Committee raised concerns that the floor in the Hall was lifting, they had money earmarked for a new floor but were worried that money would be spent now and then this would be a waste if the Hall was to be extended. It was suggested that the floor may be lifting due to the long spell of very wet weather we had experienced and also that because the Hall wasn't in use, it wasn't heated which may be contributing to this happening. This will be monitored and see how it goes when the warmer and drier weather begins.

Judicial review, this was discussed and most members thought that this may not be worth pursuing, however it was decided that SN would be consulted as to how much this could cost and what the chances of a positive outcome would be- would this just delay the inevitable and would it be worth spending money on.

### **Smithson Hill AgriTech Park**

No further news.

### **Local Wellcome matters**

The gates on some parts of the permissive paths need replacing, ES has contacted WT

### **Flint wall/Village Hall/Playground/Car Park repairs**

The train has now been installed

Flint wall- 2 quotes received, both around the £28,000 cost. Clerk to look at grants available, SCDC may be able to help as it is in a conservation area.

### **Highways**

NC said he would speak with Highways re laybys near McDonalds, speeding problems

### **Safeguarding policy**

Clerk has sent a possible template to NC to look at.

**Phone Kiosk.** Clerk has now received the money from the insurance Company, we need to be able to free the kiosk from the base in order for a replacement to be sited- this will be a refurbished phone box of similar age and appearance to the existing one. Is there anyone in the village who could help with this?

**Covid 19.** We are now in the third lockdown and this one looks set to last for several weeks, it was discussed whether anything needed to be done in the village. Clerk said that the Coronavirus pages were updated regularly on the website when information came from the Council. A list is available of those vulnerable people, and the Ann Howsden Trust are aware of these people. It was suggested that the numbers be put in the Hinxton News to remind those who may not have access to the web site. ES said that she would try to join the webinar due to be held in the coming week.

A grant has been received from SCDC to help with eg buying hand sanitiser

## **6. New items for discussion:**

**Precept 2021/2022-** it was agreed by all that the Precept would remain unchanged from last years amount of £13,812

**Training.** Four Councillors had attended recent Councillor training sessions- RK and NC are booked onto the next sessions in Feb

**7. Chair’s report** Nothing to add

**8. Public Session.** Thanks were given to the PC for all the work they had been doing recently. However residents voiced that they were not happy that Hinxton had to pay anything towards the bigger Hall which was needed because WT were building houses. They thought that this should be funded completely by WT as the new development would swamp Hinxton and the Planning dept had recognized that this would be to the detriment of Hinxton residents. Some support was given to having a Judicial Review.

**9. Finance**

The following payments and accounts approved.

Bank balances 1<sup>st</sup> January 2021

Current account	£29,007.02
Business account	£11,039.64

**Payments Approved**

EON	Utilities	£110.33
Clerk/HMRC	salary/expenses -	£949.95
haven	Street Lighting	£20.75
MD Landscapes	Grass cutting	£204
Chubb Fire	Maintenance/inspection	£161.24
Village Hall Committee	Water bill	£147.50

**Received**

Interest from Bank	Interest	0.02
SCDC	Covid grant	£100
Allotment	Rent	£140
Came and Co	Insurance for Telephone Kiosk replacement	£2770
VHC	Utilities	£320.16
HMRC	VAT reclaimed	£1816.02

**9. Planning**

**Applications received**

**Planning Decisions**

**Granted**

20/03172/NMA1

Non material amendment on application 20/01372/HFUL for revised window layout and addition of patio doors.

33 High Street Hinxton

Hinxton Parish Council

**10 AOB**

Meeting finished at 9.15 pm.

**Date of next meetings**

**8<sup>th</sup> Feb 2021**

**8<sup>th</sup> March 2021**

**Planning Meeting, 7 pm, To Be Confirmed if required.**

**Parish Council Meeting, 7 pm**