

SOLACHRA

Residents' Association of Southacre, Latham and Chaucer Road

2024 AGM Chairs report

Rob Stewart - Chair

26/11/2024

“Protecting and enhancing the rural character of the conservation area”

Solachra AGM Agenda

1. Welcome and introductions
2. Minutes of 2023 AGM
3. Chairman's report
4. Financial report
5. Updated constitution
- 6/7. Committee membership and election of officers / Invitation for new committee members
8. Wilbury
9. AOB (notified to the Secretary in advance)
10. Guest speaker – Sir Philip Augar

“Protecting and enhancing the rural character of the conservation area”

Chairman's Report

May Open Gardens - Sunday 5th & Monday 6th May 2024



“Protecting and enhancing the rural character of the conservation area”

Chairman's Report

Cambridge University Air Squadron - May 2024



The Solachra Chair hosted fifty students from Cambridge University Air Squadron (CUAS) at Vicarsbrook and was kindly invited to be their guest speaker for the evening.

“Protecting and enhancing the rural character of the conservation area”

Chairman's Report

Summer Garden Party - Sunday 23rd June 2024

Courtesy of Cambridge University Air Squadron



“Protecting and enhancing the rural character of the conservation area”

Chairman's Report

Footbridge, Vicars Brook



Eroded VB footpath bank, concrete and wood foundation



Simon Nesbit BSc(Hons) Ceng
MICCE - Senior Engineer - AFP

“Protecting and enhancing the rural character of the conservation area”

Chairman's Report

Footbridge, Vicars Brook – Engineer's report – 19/11/24

“The investigation indicates the bridge structure has deteriorated and the current structural capacity is impaired.

We would suggest the whole bridge structure is at the end of its useful life and needs replacing.

Some of the structural elements need immediate repair - primarily the Trumpington Road side main timber stringer which is suffering from severe timber rot and has largely lost its bearing on the Fen side bank foundation. This could involve doubling up of the timber stringer along this side.

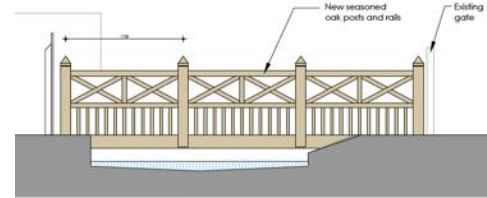
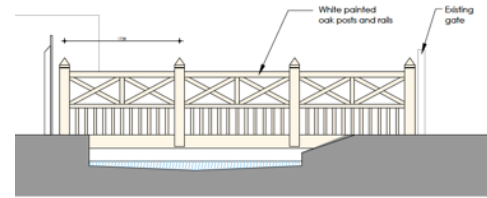
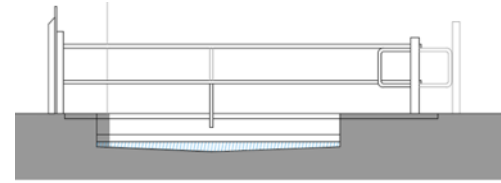
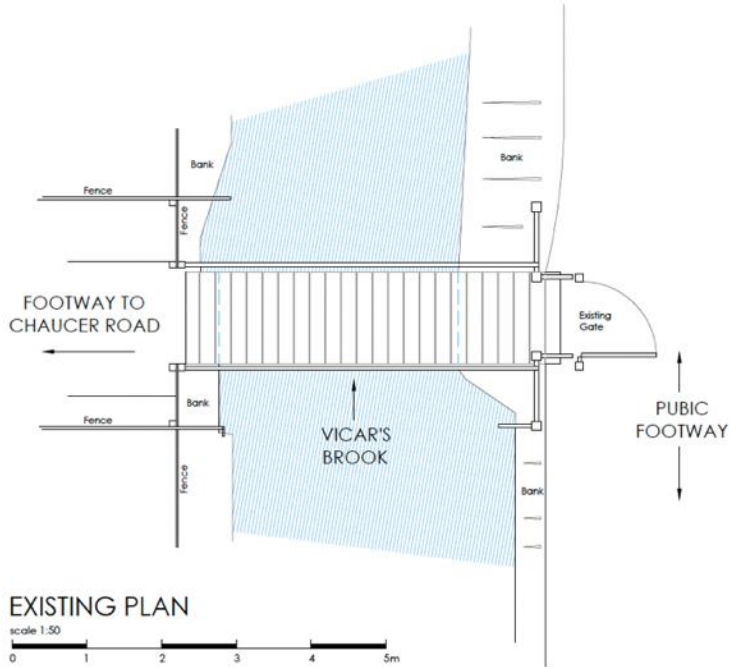
The bridge should be kept under regular observation to check for any further damage or deterioration and especially during any flooding in the brook. ”

Simon Nesbit BSc(Hons) Ceng MICCE - Senior Engineer - AFP

“Protecting and enhancing the rural character of the conservation area”

Chairman's Report

Footbridge, Vicars Brook – proposed replacement bridge



“Protecting and enhancing the rural character of the conservation area”

Chairman's Report

Awaiting Health & Safety Consultant site visit

To assess the risk to adult & children pedestrians and cyclists

Footpath footfall

Typical schooltime hour usage: 180

Schoolchildren/Students/U16s: 68%

Adults: 14%

Bicycles: 18%

Hundreds of thousands of users each year



“Protecting and enhancing the rural character of the conservation area”

Chairman's Report

Awaiting Health & Safety Consultant site visit

To assess the risk to adult & children pedestrians and cyclists

Action points required:

- Estimated costs for new concrete abutments and bridge circa £10,000 subject to materials and specification.
- Ownership of existing bridge?
- Funding?
- Planning permission?

“Protecting and enhancing the rural character of the conservation area”

Chairman's Report

Future roadmap for next Chair

- Harmonious conclusion for 1A Wilbury?
 - Vicars Brook replacement bridge?
- Grade II listing on the CUAS building?



“Protecting and enhancing the rural character of the conservation area”

Chairman's Report

Future roadmap for next Chair

- Park rail fencing around the Coe Fen footpath?



- Parking measures in Chaucer Road?



“Protecting and enhancing the rural character of the conservation area”

Chairman's Report

Second edition of our calendars for 2025



Photo specification
for any submissions

- Landscape photos
- High resolution
- Photographer name
- Date of photo
- Solachra location

Email to ExecutiveAssistant@solachra.org

Targetted deadline
Wednesday 27th November 2024

"Protecting and enhancing the rural character of the conservation area"

2024 AGM - Solachra Committee

With thanks to Graeme Minto and Cecilia Prichard Jones for their service as committee members of Solachra who both stepped down.

Ian Gaseltine offered to continue his role as Secretary. 2025 will see him celebrate his incredible 40th anniversary with Solachra having been a founder member.

Anne Kent continues in her role as Membership Secretary.

Inu Kassam continues as Treasurer.

Rob Stewart announced his intention to step down after 5 years as Chair and will continue for the coming weeks until a successor is appointed.

Mac Hughes, a Latham Road resident is welcomed as a new committee member.

“Protecting and enhancing the rural character of the conservation area”

Harmonious conclusion for 1A Wilbury

24/02695/FUL Demolition of existing dwelling and erection of a replacement self-build dwelling.



Indicative Street Elevation - Existing
1 : 100



Indicative Street Elevation - Proposed
1 : 100

“Protecting and enhancing the rural character of the conservation area”

Officer Recommendation: Approve subject to conditions

Planning Balance

Approval		Refusal
Key material considerations		Key material considerations
<ul style="list-style-type: none">• Siting and design of the proposed dwelling is acceptable in this context.		
Page 41 The proposed development is not considered to harm relevant heritage assets		

Officer Recommendation: Approve subject to conditions

“Protecting and enhancing the rural character of the conservation area”

Application Decision Notice for 1A Wilbury

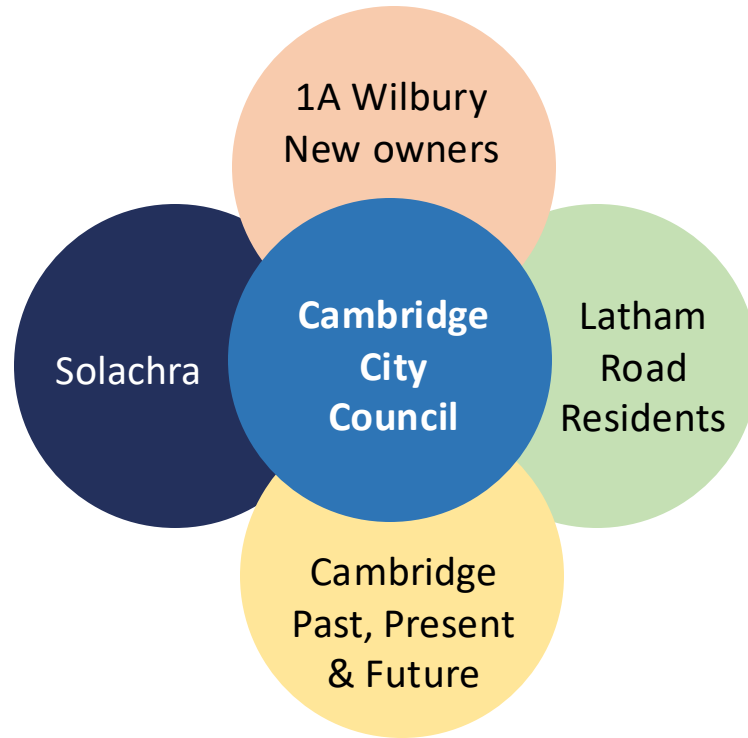
By virtue of the scale, massing, bulk and design of the proposal, it would fail to preserve or enhance the character or appearance of the Southacre Conservation Area, fail to preserve the setting of the nearby Listed Building no. 2 Latham Road, the adjacent Building of Local Interest no. 1 Latham Road and harmfully intrude upon the character and appearance of the green corridor along Trumpington Road appearing as an incongruous and indifferent development.

The harm arising from the proposal would not be outweighed by its public benefits.

The proposal would, therefore, be contrary to Cambridge Local Plan (2018) policies 55, 56, 57, 61, 62, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 206, 208 and 209 of the National Planning Policy Framework (2023).

“Protecting and enhancing the rural character of the conservation area”

A harmonious conclusion for 1A Wilbury in 2025?



“Protecting and enhancing the rural character of the conservation area”