

# Wisbech St Mary Parish Council

**Minutes of the Meeting of Wisbech St Mary Parish Council held on Monday 11<sup>th</sup> July 2016 at 7pm in Murrow Village Hall.**

Attended by: Councillors B Britain (Chairman), M Knight (Vice Chairman), C Allen, D Broker, P Davies J Humphrey, D Scrimshaw, S Mann.

Fenland District Council (FDC) Councillor G Booth.

Members of the public 2.

## **OPEN FORUM**

Ms Sharon Ring, Chairman of Murrow Village Hall Committee introduced herself, explained the problems associated with the roof and their desire to continue to maintain the Village Hall as an asset for the benefit of the local community.

**1. APOLOGIES FOR ABSENCE** - J Fish illness, J Newland work commitments and D Wheeler illness.

**2. PLANNING POLICY** – Nick Harding, Head of Planning Fenland District Council and Peterborough City Council.

The Chairman welcomed Nick Harding.

Mr Harding explained that there were village thresholds in place, when they were exceeded an application could still be successful if community support was gained and planning considerations were satisfied. The Local Plan 2014 provided the essential guidance.

Councillors explained that community consultation seemed to be a 'hit and miss' approach and had understood it would be in place for 20 years. Mr Harding replied that the Local Plan was due to be reviewed in 4-5 years. Mr Harding said that the amount of work involved in planning applications for those involved including staff and agents would be taken into account.

Cllr Humphrey said that the rules vary from one village to another and that it appears that one could 'buy' themselves past the flooding hurdle. Mr Harding explained that even if a proposal was in a high risk flood area, if there were no other available sites nearby with a lesser flood risk then it may be possible to proceed. The proposal must be safe, i.e. the garden may flood but not the house, and there may be a wider community benefit in enabling the development to proceed.

The Chairman queried what data was used to determine whether a site was within a flood risk area. Mr Harding said the Environment Agency (EA) Flood Risk Maps were used by EA and they do take into account whether a proposal will cause flooding or exacerbate the flooding threat elsewhere. The EA plans without defences are used as government guidance was not committed to endless flood defence schemes.

Cllr Knight raised the issue of larger potential developments that would result in the village expanding in a short period of time but without improved infrastructure to cope. Mr Harding explained that such considerations were taken into account e.g. new schools. However, they may be approved if the developer can demonstrate that the development would not be viable if contributions for improved infrastructure were a condition. Affordable housing may be stipulated on developments of over five properties.

In response to a comment from Cllr Davies Mr Harding said that he expected there to be a new set of community engagement proposals within the next month or two.

The Chairman thanked Mr Harding who then left.

**3. TO SIGN AND APPROVE MINUTES OF MEETINGS** dated 13<sup>th</sup> June 2016

The minutes were taken as read, agreed as a true record and signed by the Chairman.

**4. MATTERS ARISING FROM PREVIOUS MINUTES** (information only)

1. The Clerk read the objection lodged to the Local Government Boundary Commission for England proposed boundary changes which had been acknowledged.

2. The Clerk reported that he had requested a quotation for a new lighting column at FPC11 High Road Guyhirn on 16 June and that he had received confirmation that FDC had passed the request to Balfour Beatty on 28 June 2016.

**5. MEMBERS DECLARATION OF INTEREST** for items on this agenda

Cllr Broker declared an interest in item 6.2 (a).

## 6. TO CONSIDER PLANNING MATTERS

### 1. Planning applications determined by the Fenland District Council (FDC).

(a) F/YR16/0298/F Erection of 1 x 4-bed and 1 x 5-bed 2-storey dwellings. Land South East of Corner Barn Mouth Lane Guyhirn. **Pending Consideration**

(b) F/YR16/0284/O Erection of 2 dwellings (Outline application with all matters reserved). Land South and West of 12 High Road Guyhirn. **Refused**

(c) F/YR16/0300/O Erection of a dwelling (outline with all matters reserved). Land South of 14 Garden Lane Wisbech St Mary. **Refused**

(d) F/YR16/0311/F Erection of a 2-storey rear extension to existing dwelling involving demolition of existing conservatory and store. Brooklyn High Road Wisbech St Mary. **Pending Consideration**

### 2. Planning applications for discussion:

**Cllr Broker left the room.**

(a) F/YR14/0980/F Erection of a single-storey side extension to existing Community Centre at Wisbech St Mary Sports and Community Centre Limited Playing Field Beechings Close Wisbech St Mary. Revised proposals. **Noted**

Cllr Broker returned.

(b) F/YR16/0409/F Withdrawn. Change of use of land to domestic garden/equestrian use and erection of 2 no stable blocks, 2 no hardstandings and a greenhouse. Land South West Of Wispers Barn Gull Drove Guyhirn.

Applicant Mr & Mrs C Martin. Agent Mr Richard Colson. **Noted**

(c) F/YR16/0443/F Erection of a part single-storey, part 2-storey side and front extension to existing dwelling, formation of vehicular access to Church Road and erection of 1.2m high (max) wall to front boundary. Two Hoots Churchfield Way Wisbech St Mary.

Applicant Mr & Mrs S Bailey. Agent Mr Nick Seaton. **Recommend Refusal due to over development and unsafe vehicular access.**

(d) F/YR16/0490/TRTPO Works to a Yew tree covered by TPO 08/2008. St Mary Magdelene Church High Road Guyhirn.

Applicant Mr G Hunter. Agent Mr T Hewitt. **Recommend Approval**

(e) F/YR16/0505/F Erection of 2-storey side and single-storey rear extensions to existing dwelling and detached triple garage with store over, including demolition of existing outbuildings. 1 Grange Farm Cottages Thorney Road Guyhirn.

Applicant Ms T Young. Agent Mr Nick Seaton. **Recommend Approval**

**3. Pre-application Consultation** at Dunromin 5 High Road, Wisbech St Mary. Councillors have 28 days to respond. Following discussion, it was unanimously agreed to recommend refusal due to over development, increased flood risk including to other properties, unsafe access.

## 7. CORRESPONDENCE RECEIVED

Nil

## 8. HIGHWAYS MATTERS

(a) Pigeons Corner/Back Road Murrow – Local Highway Improvement 2016/17 – preliminary proposals. Councillors welcomed the proposals and requested that two further elements be explored: double yellow lines in front of the Pigeons, and a chicane / traffic calming feature to be incorporated in the top end of Back Road.

(b) Highways – reports from Councillors on problems causing *immediate* concerns:

Cllr Broker reported the gully o/s The Chequers was again sinking. It had been repaired before but was again a hazard that drivers swerve to avoid. Cllr Booth offered to request action when he visits the CCC highway depot next week.

Cllr Davies reported uncut grass verges at The Gull opposite the caravan park. Councillors discussed other areas where grass had not been cut. The Clerk was asked to explore the possibility of taking responsibility for grass verge cutting.

Cllr Allen reported the overgrown churchyard at Guyhirn. The Clerk was asked for a letter to go to Ely Diocese and Brian Payne.

(c) Street Lighting

The Clerk read an email received from FDC regarding FPC 5 Front Road, Murrow – a pole mounted bracket had been damaged and removed by Balfour Beatty. The estimate to replace it with a pole was £1593. Following discussion, it was decided to await the estimate for a new column FPC11 at High Road Guyhirn for comparison.

(d) Street Pride – The Clerk read an email offer to adopt a planter. Following discussion the Chairman agreed to discuss Street Pride with those who had expressed an interest.

(e) Local Highway Improvement projects 2017/18

Cllr Booth will attend a meeting at CCC Highways Depot next week. Following discussion it was agreed that speed reduction should be considered in a wider context if the opportunity arose.

## 9. FINANCE MATTERS

(a) To receive a budgetary control report for 2016/17 to date.

The Clerk highlighted the first half instalment of Concurrent functions grant from FDC and that the bank reconciliation balanced satisfactorily. **Noted**

(b) Barclays Treasury Deposit.

The Clerk explained that the investment matured on 18 July 2016 and the current estimate for 2016/17 if reinvested was 7.3%. It was agreed to reinvest £100,00 for a further 12 months.

### ***To approve payment of outstanding accounts:***

(c) Clerk June salary £711.39 LG Act 1972 S112 **Agreed**

The Clerk explained that this include the 2016/17 national pay award and back pay from 1<sup>st</sup> April 2016.

(d) Tax and NI £250.75 LG Act 1972 S112 **Agreed**

(e) Clerk postage and office consumables £32.50 LG Act 1972 S112 **Agreed**

(f) K Clarke – maintain notice boards £ 65.50 LG Act 1972 S111 **Agreed**

(g) K Clarke – Guyhirn war memorial railings £125.00 War Memorials (LA Powers) Act 1923 **Agreed**

(h) Quote from Zurich Insurance, 2016/17 £1448.99 LG Act 1972 S111 **Agreed**

(i) Murrow Village Hall – hire 28 June 2016 £20.00 LG Act 1972 S134 **Agreed**

(j) AN White (Building Contractors) Ltd – seat base £380.00 Parish Councils Act 1957 **Agreed**

### **Grant application**

Nil

## 10. PARISH PROPERTY

(a) Maintenance – Quotation for repainting Guyhirn Village Sign – K Clarke £85. Following discussion due to the specialist nature of the work the quotation was accepted.

(b) Bus Shelters

Cllr Broker reported that he had consulted with CCC, Alex Woolnough, for bus shelter at four locations. The response was that road safety audits would be required at a cost of £2,278 per location. A bus shelter at Thorney Toll A47 would need to be processed through Roger Chenery at Highways England.

The Clerk was asked to clarify the extent of Parish Council powers to provide bus shelters through consultation with CAPALC.

Cllr Knight raised the issue of the bus shelter base that had suffered frost damage. Following discussion it was agreed that the Clerk would invite quotations from Drive Time, Matt Ludlow and AN White.

(c) Defibrillators

Cllr Broker requested a volunteer to progress this initiative.

## 11. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Cllr Booth reported that at the FDC Council meeting of 3 July it was agreed to consult on devolution. Subject to consultation results it was likely that Cambridgeshire would be the first County to proceed.

## 12. POLICE MATTERS

The Clerk reported that the Agenda had been sent to the Police and that a reply had been received that PCSO Sue Clarke covers the area and would provide any updates. None received to date.

## 13. ANY OTHER BUSINESS (for information only)

Councillors had been concerned regarding a recent traveller event and the effect it had had on the villages. The Clerk was asked to contact David Bailey (FDC) to request he attend a meeting to discuss the issues.

**14. DATE OF NEXT MEETING**

Monday 1<sup>st</sup> August 2016      Thorney Toll Village Hall

**DATES OF MEETINGS FOR 2016/2017**

|  |                                  |
|--|----------------------------------|
| Monday 12 <sup>th</sup> September 2016 | Wisbech St Mary Primary School   |
| Monday 10 <sup>th</sup> October 2016   | Guyhirn Village Hall             |
| Monday 14 <sup>th</sup> November 2016  | Murrow Village Hall              |
| Monday 12 <sup>th</sup> December 2016  | Thorney Toll Village Hall        |
| Monday 16 <sup>th</sup> January 2017   | Wisbech St Mary Community Centre |
| Monday 13 <sup>th</sup> February 2017  | Guyhirn Village Hall             |

Meeting closed at 9.15 pm

Signed: Cllr. B Britain, Chairman