

Wisbech St Mary Parish Council

Minutes of the Meeting of Wisbech St Mary Parish Council held on Monday 12th February 2018 at 7pm at The Oliver Twist Country Inn.

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

Members of the public 2

FDC and Parson Drove Parish Councillor G Booth.

OPEN FORUM

Mr M Reeve objected to planning application F/YR0086/F (his email had been circulated to councillors prior to the meeting). Mr Reeve explained that the new building would be very close to the side of his property which had five windows and a glazed door and would have a huge detrimental effect on the amount of light entering his property. His sunroom would also be affected. In addition, the proposed property would be built 1m higher due to flood risk issues.

1. APOLOGIES FOR ABSENCE

Cllr J Newland. Cllr King.

2. TO SIGN AND APPROVE MINUTES OF MEETING dated 15th January 2018

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

3. MATTERS ARISING FROM PREVIOUS MINUTES (information only)

(a) The Clerk had reported the trees at Thorney Toll bus stop to Clarion Housing and had received an acknowledgement.

(b) The Clerk confirmed that he had emailed Cambridgeshire County Council (CCC) giving notice that the Council wished to extend the bus shelter base near Mouth Lane Guyhirn.

4. MEMBERS DECLARATION OF INTEREST for items on this agenda Nil

5. TO CONSIDER PLANNING MATTERS

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

November Meeting

(f) F/YR17/0986/F Erection of an agricultural building (milking parlour) involving demolition of 2no sheds at Redgate Farm Fen Road Guyhirn. **Granted**

(g) F/YR17/1015/F Erection of 2no 3-bed dwellings involving demolition of existing outbuildings at Land South of 14 Selwyn Cottages Guyhirn. **Pending Consideration**

December Meeting

(b) F/YR17/0223/F Change of use of land for the siting of 30 x static caravans for use as holiday accommodation at The Orchards Fruit Farm Gull Road Guyhirn. **Granted**

(c) F/YR17/1077/O Erection of a dwelling (outline application with matters committed in respect of access) at Land East of Roans Devon Gull Drove Guyhirn. **Pending Consideration**

(e) F/YR17/1098/O Erection of up to 3 x dwellings (outline application with matters committed in respect of access) at Land West of 3 Spencer Drove Guyhirn. **Granted**

(f) F/YR17/1103/O Erection of up to 3 dwellings (outline application with all matters reserved) at Land East of Hollycroft House 180 Front Road Murrow. **Refused**

(g) F/YR17/1115/F Erection of 4 x 2-storey 4-bed dwellings with detached double garages at Land North Of Thornbury House High Road Guyhirn. **Pending Decision**

(i) F/YR17/1125/O Erection of up to 7no dwellings (outline application with matters committed in respect of access) at Land East of Homewood Seadyke Bank Murrow.

Applicant Mr T Rowell. Agent Swann Edwards Architecture Ltd. **Refused**

January Meeting

(a) F/YR17/1131/F Erection of a 2-storey/single storey rear extension and detached triple garage/car port to existing dwelling involving demolition of existing kitchen area. Lichfield, High Road, Bunkers Hill. **Granted**

(b) F/YR17/1164/O Erection of a dwelling (outline application with all matters reserved). Land South East of The Poplars Bevis Lane, Wisbech St Mary. **Refused**

- (c) F/YR17/1189/O Erection of a dwelling (outline application with all matters reserved). Land South East of The Poplars Bevis Lane, Wisbech St Mary. **Refused**
- (d) F/YR17/1197/O Erection of up to 4no dwellings (outline application with all matters reserved). Land Rear of Sunset Station Road Wisbech St Mary. **Pending Consideration**
- (e) F/YR17/1213/O Erection of up to 4 dwellings (outline application with all matters reserved). Land North West of Cobble House Gull Road, Guyhirn. **Refused**
- (f) F/YR17/1202/F Erection of single-storey side and rear extensions; porch to front and raising of roof to form living accommodation on first floor of existing dwelling involving demolition of existing garage. Bangla High Road Wisbech St Mary. **Granted**
- (g) F/YR17/1223/F Erection of a 2-storey 3-bed dwelling with detached garage involving demolition of existing dwelling. Redfern House Cants Drove Murrow. **Granted**
- (h) F/YR17/1220/F Erection of a 2-storey detached double garage and 1.8 metre high boundary wall to existing dwelling involving demolition of existing garage. Romar Selwyn Corner Guyhirn. **Pending Decision**
- (i) F/YR17/1212/O Erection of up to 2no dwellings (outline with matters committed in respect of access). Land South East of Corner Barn Mouth Lane Guyhirn. **Pending Decision**
- (j) F/YR17/1224/F Erection of up to 4no 2-storey dwellings comprising of 1 x 5-bed and 3 x 4-bed with garages. Land South East of The Chase Gull Road Guyhirn. **Pending Consideration**
- (k) F/YR17/1215/F Erection of a warehousing/vehicle maintenance and historic vehicle showroom building, 2 x covered loading extensions to existing warehouse and a 14.635m high (max height) high bay warehouse building involving demolition of existing buildings and dwelling, and extension of car parking area involving change of use of adjoining agricultural land. Bretts Transport Ltd Thorney Road Guyhirn. **Pending Decision**
- (l) F/YR17/1217/F Erection of 80 dwellings comprising of: 29 x 3-storey 4-bed, 27 x 2-storey 4-bed, 12 x 2-storey 3-bed dwellings and 2 x blocks of flats (4 x 1-bed and 8 x 2-bed) with associated garages, parking and landscaping involving the formation of a new access road. Land North of Orchard House, High Road Wisbech St Mary. **Pending Consideration**

2. Planning applications for discussion:

- (a) F/YR17/1237/F Erection of a 2-storey 3-bed dwelling with garage. Land West of The Lodge Mouth Lane Guyhirn. Applicant Mr J,R & M Embling. Agent Swann Edwards Architecture Ltd. **Recommend Approval**
- (b) F/YR18/0065/O Erection of a dwelling (outline application with all matters reserved). Land South West of Brunlea Gull Road, Guyhirn. Applicant Mrs Russell. Agent Maxey Grounds & Co. **Recommend Approval**
- (c) F/YR18/0046/F Change of use of stables to commercial kennels involving a rear extension, raising the roof to form first floor and insertion of 2 x dormer windows. Land West of The Cottage Cants Drove, Murrow. Applicant Mr & Mrs Fitch. Agent W2 Architectural. Following discussion it was decided to **Recommend Approval with reservations as the description is believed to be incorrect as the existing use is believed to be a garage(domestic) and not stables.**
- (d) F/YR18/0083/F The siting of a mobile home and 2 x touring caravans, formation of hardstanding and the erection of a 1.8m high (max height) boundary fence (retrospective). Land North East of Orchard Cottage New Drove, Wisbech St Mary. Applicant Mr & Mrs S Upton. Agent Grahame Seaton Design Ltd. Following discussion it was decided to **Recommend Refusal – 1. unsuitable site, too close to the main drain and 2. there is a suitable vacant site on the other side of Bevis Lane**
- (e) F/YR18/0086/F Erection of a 2-storey 3-bed dwelling and formation of a shared vehicular access to existing dwelling. Land North of 7 Selwyn Cottages High Road, Guyhirn. Applicant Mrs C Jarvis. Agent David Broker Design Services. Following discussion it was decided to **Recommend Refusal – Over development, the proposed property is too close to the neighbouring property such that there will be a significant loss of light.**

Additional item – Cllr Wheeler referred to planning application F/YR17/1217/F: Erection of 80 dwellings at High Road, Wisbech St Mary. In view of the significant effect the proposal could have Cllr Wheeler proposed that the Council should reinforce their recommendation to refuse the application by speaking at Committee. Following discussion it was agreed unanimously that Councillors Wheeler and Patrick should attend Committee to oppose the application.

3. Land at Bevis Lane Wisbech St Mary – Neighbourhood Consultation

The clerk read a letter from Mr and Mrs Spooner and circulated the plan. Following discussion it was agreed to make no comment at this stage.

6. CORRESPONDENCE RECEIVED Nil

7. HIGHWAYS MATTERS

(a) Street Lighting – FDC letter 16 January 2018

The Clerk referred to the letter circulated to councillors 1 February 2018. It was noted that the Parish Council planned to adopt modern LED luminaires as standard for new and replacement units in the interest of improved performance, energy efficiency and reduced maintenance costs. **Noted**

The Clerk referred to a schedule of Structural Defects received from Electrical Testing Ltd. There were seven replacement columns, seven replacement brackets and one new lantern required. The total cost was estimate at £10,733.67. In addition there were two units awaiting repair by FDC. The total cost would be well within the budget agreed. It was unanimously agreed to proceed with the repairs/replacements.

Cllr Knight proposed that a new unit should be provided at High Road, Wisbech St Mary at the end of the footpath, on the opposite side to Milton Hose. **Agreed**

(b) Surface water flooding – Tholomas Drove

Cllr Allen explained that the problem could be reduced by enabling standing water to flow onto the grassed area such that it could then drain away. It was proposed that volunteers carry out the work such that there would be no cost to the Parish Council. **Agreed**

8. FINANCE MATTERS

(a) To receive a Budgetary Control Report for 2017/18 to date. The Clerk reported that Barclays Statement had not been received until 12 February such that it was too late to prepare a report. He reported the current Community Account balance was £89,179.20. **Noted**

(b) Financial Regulations - The Clerk reported that there had been no change. **Noted**

(c) Standing Orders - The Clerk reported that there had been no change. **Noted**

To approve payment of outstanding accounts:

(d) Clerk January salary	£636.72 LG Act 1972 S112 Agreed
(e) Tax and NI	£198.62 LG Act 1972 S112 Agreed
(f) CCC The Pigeons Local Highway Improvement	£391.89 Highways Act 1980 Agreed
(g) SR Signs sponsorship sign	£30.00 LG Act 1972 S111 Agreed

Grant application

East Anglia Children's Hospice's (EACH) - £500 LG Act 1972 S137

The Clerk read the application from EACH. Following discussion Cllr Fish proposed a grant of £500, seconded by Cllr Allen. Unanimously **Agreed**.

9. PARISH PROPERTY

(a) Maintenance

i) Guyhirn War Memorial – railings. Cllr Davies proposed that new railings be installed on three sides of the war memorial base to match existing, powder coated and finished black. The Clerk was asked to obtain quotations. **Unanimously Agreed**.

ii) Annual Maintenance. Following discussion of the options councillors agreed to offer to extend the contract for a further year. The Clerk was asked to discuss the offer with the current providers. New bus shelters to be included in the contract. **Agreed**

(b) Bus Shelters **Nil**

(c) Defibrillators **Nil**

(d) Planters. The Chairman reported that all planting had been completed.

10. PARISH COUNCIL WEB SITE

Cllr Knight reported he had reviewed a variety of other Council sites. Many were not suitable for the Parish Council requirements. He had discussed the options with Tamar IT Ltd who could build a site specific to Parish Council requirements and provide support at an agreed rate when necessary. They had quoted £700 ex. vat to build the site, plus £100 ex. vat per year for the Domain and Hosting. Following discussion it was proposed that the option offered a good quality site, specific to Parish Council needs at a very competitive cost with ongoing support as and when required. Cllr Wheeler proposed that the offer be accepted, seconded by Cllr Humphrey. **Unanimously Agreed**. A cheque for £540 (£350 plus £100 plus vat) was approved and signed.

Tamar IT Ltd – stage 1 costs for web site £540.00 Local Government Act 1972 s.142

11. HIGH ROAD WISBECH ST MARY – SURFACE WATER DRAINAGE

Cllr Booth reported that the scheme was nearing completion. It was believed to be slightly over budget but not to the extent that additional costs needed to be passed on to contributors.

12. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Cllr Booth reported that the next FDC meeting was on 22nd when a new Leader was to be elected.

13. POLICE MATTERS

Report circulated 6 February 2018. **Noted**

14. ANY OTHER BUSINESS (for information only)

Cllr Mann reported the nameplate at Plash Drove had not yet been attended to. The Clerk to contact FDC again.

15. DATE OF NEXT MEETING

Monday 12th March 2018 Murrow Village Hall

DATES OF MEETINGS FOR 2017/18

Monday 16 th April 2018	Thorney Toll Village Hall	
Monday 14 th May 2018	Annual Assembly and AGM	Wisbech St Mary Community Centre
Monday 11 th June 2018		
Monday 9 th July 2018		
Monday 20 th August 2018		
Monday 10 th September 2018		
Monday 8 th October 2018		
Monday 12 th November 2018		
Monday 10 th December 2018		

Meeting closed at 9.00 pm

Signed: Cllr. B Britain, Chairman