

# Wisbech St Mary Parish Council

## Minutes of the Meeting of Wisbech St Mary Parish Council held on Monday 15<sup>th</sup> January 2018 at 7pm at Wisbech St Mary Community Centre.

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

Members of the public 14

FDC and Parson Drove Parish Councillor G Booth.

Cambridgeshire County Council(CCC) and Fenland District Council (FDC) Cllr S King from 8.03 pm. Highways England 4.

### OPEN FORUM

Mr J Cody (who lives at 'Sunset') objected to planning application F/YR17/1197/O as the land behind his property was scheduled as agricultural use when he purchased the property. He considered the proposed access to be insufficient, consequently traffic movements would cause a danger.

Mr E Neale said he was the owner of the coal yard which already had a shared access including for use by commercial vehicles. Mr Neale queried why so many mobile vehicles were permitted on private land without any action being taken. He had repeatedly attempted to contact Fenland District Council but had still not received a reply – he considered this to be racist against gypsies.

Mr D Widowson objected to planning application F/YR17/1224/F as he considered the narrow access road to be insufficient. In addition, the proposed properties will be higher than the existing properties which will then be overlooked. He pointed out that the same application had been made in 2016 and had been refused, including on appeal. Mr Widowson considered that there had already been enough development in Gull Road and that the proposal would be back land development.

Mr D Parnell objected to planning application F/YR17/1197/O as he lived at 'Sunnyside Cottage' (next to 'Sunset') and was concerned at disturbance from construction and other traffic generated by the proposal.

Cllr Knight read an email from Ms J Garner objecting to the planning application F/YR17/1217/F. Ms Garner was concerned that the proposed development was too big for the village and additional vehicle movements generated would make congestion worse. In addition, it would make existing flooding problems worse.

Mr S Upton (New Drove) asked if anyone had any comments.

### 1. APOLOGIES FOR ABSENCE

Cllrs J Fish, J Humphrey, A Patrick.

### 2. ANDREW GOSLING HIGHWAYS ENGLAND

Andrew Gosling, Assistant Project Manager introduced Aaron Douglas the Project Manager and their team. They displayed drawings of the proposed roundabout that had emerged from consultation and value for money appraisals and explained what was proposed and the potential benefits. The design included measures to encourage walking and cycling. The project was programmed for 2020 with a 12 month construction period. Cllr Wheeler suggested that the project would achieve little unless the A47 was upgraded to dual carriageway. He was also concerned that traffic would be diverted through villages during construction. The Chairman identified the A1101 Elm Road roundabout as a major bottleneck. Options for signalised pedestrian crossings were being considered, including an improved crossing of the A141. Cllr Davies requested further measures to prevent vehicles making unauthorized right turns onto A47 – options through advanced 'designated funds' on safety grounds would be considered. The improvement of bus stops would be considered through 'designated funds' to improve walking, cycling and riding facilities – this was welcomed by councillors.

The new roundabout would be over twice the diameter of the existing and have three-lane approaches. Cllr Davies asked that the new roundabout be better maintained than the existing.

Cllr Wheeler thanked the team for taking the time to address the meeting.

### 3. TO SIGN AND APPROVE MINUTES OF MEETINGS dated 11<sup>th</sup> December 2017

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

### 4. MATTERS ARISING FROM PREVIOUS MINUTES (information only) Nil

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

Cllr Davies declared an interest in item 6.2 (e).  
Cllr Newland declared an interest in item 6.2 (i).  
Cllr Allen declared an interest in item 6.2 (e).

## **6. TO CONSIDER PLANNING MATTERS**

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

#### **November Meeting**

- (a) F/YR17/0938/F Erection of an agricultural storage building at The Orchards Fruit Farm Gull Road Guyhirn. **Granted**
- (c) F/YR17/0970/F Erection of a loading and unloading canopy to existing building at Bretts Transport Thorney Road Guyhirn. **Granted**
- (e) F/YR17/0975/F Erection of 2-storey rear and single-storey front extensions to existing dwelling involving demolition of existing conservatory and installation of first floor side window at Pear Tree House 114 Murrow Bank Murrow. **Granted**
- (f) F/YR17/0986/F Erection of an agricultural building (milking parlour) involving demolition of 2no sheds at Redgate Farm Fen Road Guyhirn. **Pending Consideration**
- (g) F/YR17/1015/F Erection of 2no 3-bed dwellings involving demolition of existing outbuildings at Land South of 14 Selwyn Corner Guyhirn. **Pending Consideration**
- (i) F/YR17/1033/F Erection of a single-storey rear extension to existing dwelling at 33 Churchfield Way Wisbech St Mary. **Granted**
- (j) F/YR17/1046/F Erection of detached garage to existing dwelling at 13 Lindens Close Thorney Toll. **Granted**

#### **December Meeting**

- (a) F/YR17/0222/F Erection of 2-storey extension to rear of existing garage at Ashmore House Gull Road Guyhirn. **Granted**
- (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. **Pending Consideration**
- (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**
- (d) F/YR17/1097/RM Reserved Matters application relating to detailed matters of layout, scale, appearance and landscaping pursuant to outline permission F/YR17/0676/O for the erection of a 2-storey 4-bed dwelling with garage at Land North West of Drummond Lodge Spencer Drove Guyhirn. **Approved**
- (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. **Pending Consideration**
- (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. **Pending Consideration**
- (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. **Pending Consideration**

### **2. Planning applications for discussion:**

- (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.  
Applicant Mr A Beckett. Agent David Broker Design Services. **Recommend Approval**
- (b) F/YR16/1164/O Erection of a dwelling (outline application with all matters reserved). Land South East of The Poplars Bevis Lane, Wisbech St Mary.  
Applicant Mr C Williams. Agent Peter Humphrey Associates Ltd. **Recommend Approval**
- (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.  
Applicant Mr J Humphrey. Agent Peter Humphrey Associates Ltd. **Recommend Approval**
- (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.  
Applicant Mrs Smith. Agent Peter Humphrey Associates Ltd. Following discussion refusal was recommended by 6 votes to 0 due to insufficient access and back land development.  
**Recommend Refusal**

(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.

Applicant Mr P Davies (Poors Allotment Charity). Agent Swann Edwards Architecture Ltd.

**Recommend Approval**

(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.

Applicant Mr D Bantoft. Agent Swann Edwards Architecture Ltd. **Recommend Approval**

(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.

Applicant Mr P Moor. Agent TAC Architects. **Recommend Approval**

(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.

Applicant Mr K Pell. Agent David Broker Design Services. **Recommend Approval**

(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.

Applicant Mr & Mrs N King. Agent Swann Edwards Architecture Ltd. **Recommend Approval**

(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.

Applicant Mr & Mrs J Channing. Agent Swann Edwards Architecture Ltd. Following discussion refusal was recommended due to poor access, back lad development and will be overlooking existing properties. **Recommend Refusal**

(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.

Applicant Mr S Brett. Agent Peter Humphrey Associates Ltd. Following discussion refusal was recommended by 6 votes to 0 due to poor access, A47 cannot cope with additional vehicles turning in/out which already cause significant delays. **Recommend Refusal**

(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.

Applicant Queensbridge Homes Ltd. Agent Peter Humphrey Associates Ltd. Following discussion refusal was recommended by 7 votes to 0 due to green field development, drainage/flooding issues, highways/safety issues, no S106 contribution to the community.

**Recommend Refusal**

## **7. CORRESPONDENCE RECEIVED**

(a) CAPALC – Chairman and Councillor Training

The Chairman encouraged councillors to attend training. Cllr Wheeler has enrolled for the Chairman course. **Noted**

(b) FDC – Pride in Fenland Awards 2018 **Noted**

## **8. HIGHWAYS MATTERS**

(a) Street Lighting

Cllr Knight reported that he had reported two lights out to FDC. FDC staff seemed unaware that they were responsible for arranging repairs and did not know the service level response time. They had not been repaired after three weeks.

Cllr Knight suggested there should be a new light provided near the end of the Jetty.

## **9. BUDGET FOR 2018/19 FOR PRECEPT**

The Clerk drew attention to the predicted year end reserves for 2017/18 and the predicted income for 2018/19 taking into account the final year of Council Tax Support Grant. He had not received further advice from FDC – Cllr Booth reported the Chief Finance Officer had not changed the figures previously provided, Cllr King confirmed this was also his understanding. A proposed Budget for 2018/19 of £86,953.76 and maintaining the Precept at the current level £53,732.00 would result in predicted end year reserves 2018/19 of £60,066. **Agreed**

The Clerk was authorised to complete the Precept Form and return it to FDC.

## 10. FINANCE MATTERS

(a) To receive a Budgetary Control Report (BCR) to for 2017/18 to date. The Clerk circulated copies of the BCR and drew attention to the S106 contribution and two insurance claim payments that had been received. He explained the Community Account balance was £89,116.00, a healthy position. Cllr Davies drew attention to the high expenditure this year. The Clerk explained that this was balanced by low expenditure the previous year. **Noted**

(b) Budget Review of future commitments.

Capital commitments as shown on the BCR were discussed. **Agreed**

(c) Mandate - Signing Arrangements Barclays Bank letter 11 December 2017

The Clerk referred to a letter from Barclays Bank confirming that Cllrs Britain, Wheeler, Davies and Allen were authorised signatories. **Noted**

### To approve payment of outstanding accounts:

(d) Clerk December salary £636.72 LG Act 1972 S112 **Agreed**

(e) Tax and NI £198.42 LG Act 1972 S112 **Agreed**

(f) Clerk postage and office consumables £850.84 LG Act 1972 S112

The Clerk reported that this included £733.99 (including vat) for a new computer. The old computer had failed as it was a 2009 version running Windows Vista that was no longer supported. The old hard drive had been wiped and physically destroyed. Options had been discussed with the Chairman. It was concluded that a new up to date system that was secure and reliable was required. The Clerk confirmed that this was a Parish Council asset. **Agreed**

(g) Cambs ACRE membership £55.50 LG Act 1972 S143 **Agreed**

(h) Murrow Village Hall - hire 13 November 2017 £26.00 LG Act 1972 S134 **Agreed**

(i) Fenland District Council – three litter bins £926.22 LG Act 1983 SS5-6 **Agreed**

**Grant application** Nil

## 11. PARISH PROPERTY

(a) Maintenance – no issues

(b) Bus Shelters

Having inspected the site for a proposed hardstanding opposite Mouth Lane the Chairman considered the location to be on a potentially dangerous bend and suggested a site 25m towards Wisbech be considered. Following discussion, it was agreed that Cllr Newland would research demand for the hardstanding. Cllr Knight asked that an extension of the existing bus shelter base on the other side of the road to remove the grass/mud verge together with a litter bin be explored.

(c) Defibrillators

Cllr Wheeler reported that training would be organised following the training of an additional Community First Responder.

(d) Planters

The planter schedule was amended.

## 12. PARISH COUNCIL WEB SITE

Following discussion it was proposed that councillors should explore other Parish web sites to enable a preferred model to be agreed.

## 13. HIGH ROAD WISBECH ST MARY – SURFACE WATER DRAINAGE

Cllr Booth reported that the project was progressing. It was necessary for CCC to persuade Anglian Water to rectify a problem that would enable drainage works to be progressed.

## 14. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Cllr King reported:

1. The Local Highway Improvement (LHI) bid for Wisbech St Mary had been favourably received

2. Regarding flooding outside the shop at High Road Wisbech St Mary – he would raise the issue with CCC officers.

3. Cllr Davies asked Cllr King to investigate the poor condition of Cants Drove/Long Drove.

Cllr Booth reported:

4. FDC Business Plan had been published for consultation.

5. FDC has met with Clarion regarding heating issues.
6. There would be a new Leader of FDC in February.
7. FDC Council Tax rise was proposed at 1.98%.
8. Bellamy Bridge – the LHI bid had been submitted. It was noted that the lines had been refreshed but already worn off.
9. Development of the Fenland Transport Strategy was underway.

## **15. POLICE MATTERS Nil**

### **16. ANY OTHER BUSINESS** *(for information only)*

1. Cllr Allen requested the railings at Guyhirn War Memorial be added on the next agenda. **Agreed**
2. Cllr Allen requested the drainage/flooding problems outside the Public House at Tholomas Drove be added to the next agenda. **Agreed**
3. Cllr Knight reported that the new communications mast should be operational next week.
4. Cllr Mann reported a nameplate 'Plash Drove' at Murrow Bank pushed over – not repaired.
5. The Clerk reported the General Data Protection Regulations come into force May 2018 – the implications were unclear at this stage.

### **15. DATE OF NEXT MEETING**

Monday 12<sup>th</sup> February 2018      Oliver Twist Country Inn

### **DATES OF MEETINGS FOR 2017/18**

Monday 12 <sup>th</sup> March 2018	Murrow Village Hall
Monday 16 <sup>th</sup> April 2018	Thorney Toll Village Hall
Monday 14 <sup>th</sup> May 2018 Annual Assembly and AGM	Wisbech St Mary Community Centre

Meeting closed at 9.25 pm

Signed: Cllr. B Britain, Chairman