

# Wisbech St Mary Parish Council

## Minutes of the Meeting of Wisbech St Mary Parish Council held on Monday 16<sup>th</sup> March 2015 in Murrow Village Hall.

Attended by: Councillors B Payne (Chairman), Cllr. B Britain (Vice-Chairman), C Allen, P Barnes, D Broker, P Davies, M Knight, B Reay, T Jennings, J Fish and District Councillor G Booth. 8 members of the public were present.

**OPEN FORUM** – Parishioners are invited to address the Council.

The Chairman opened the meeting at 7pm, welcomed members of the public to the meeting, explained the rules governing public speaking in open forum and reminded members that the meeting could be filmed.

Miss S Clarke addressed the meeting regarding Cants Drove and described damage and nuisance caused by the way the plant was operating since approval was granted for an Anaerobic Digester. HCV movements were greater than anticipated. Residents had been told that HCV movements would be limited to certain hours but they operate from 5am to 11pm. They understand that this is because the plant is operating under an agricultural license rather than under the conditions specified at planning approval stage. Residents would like HCV movements restricted. They have advised Cambridgeshire County Council (CCC) of damage to the road, verges and services. Black Drove could be used as an alternative access route. Residents believe that there are plans to submit a planning application that would triple the size of the plant. Fenland District Council (FDC) has asked residents to note the number of lorry movements. Miss Clarke concluded by asking for the support of the Parish Council.

The Chairman thanked Miss Clarke and invited any other contributions.

Mr R Bush, Thorney Road expressed concern regarding the planning application and works in progress at Play2Day. He described the work that had been done despite the application having been refused once and that work continued although a stop notice was in place. The work so far has raised the ground level adjacent to his property by approx. 2m which causes him concern as surface water may well flow onto his property and cause flooding. Mr Bush considers the application and the work to be of poor quality and unregulated and carried out in an uncontrolled fashion such that if uncorrected will undoubtedly lead to problems. Previous work has already damaged drainage causing problems and Mr Bush requests the support of the Parish Council.

The Chairman thanked Mr Bush and continued the meeting.

### 1. APOLOGIES FOR ABSENCE.

Cllr G Gillick.

Cllr T Fowler – Cllr Allen said that Tony was making progress. The Chairman and all present sent their best wishes.

### 2. TO APPROVE AND SIGN MINUTES OF MEETING DATED February 9<sup>th</sup> 2015.

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

### 3. MATTERS ARISING FROM PREVIOUS MINUTES (information only)

Item 2 The Chairman had met with Cllr D Oliver, Wisbech Town Council, regarding the Barton Road operation. Wisbech Town Council were very concerned and were preparing a response. They agreed to liaise with the Parish Council so that the concerns of all could be presented in a combined effort. It was noted that the site appears packed with vehicles and residents becoming very anxious.

Item 8 (e) and (f) Cllr Barnes asked if work had been arranged. The Clerk replied that the order to proceed had gone to Fenland District Council.

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

Item 5.2 (b) Cllr B Britain.

Item 5.2 (f) Cllr D Broker.

### 5. TO CONSIDER PLANNING MATTERS

#### 1. Planning applications determined by Fenland District Council.

(a) F/YR14/0986/A Continued display of 2no wall mounted signs, externally illuminated by 2no flood lights. Guyhirn Tyres Oak Tree Farm Thorney Road Guyhirn. **Granted**

(b) F/YR14/0993/F Erection of a single-storey extension to rear of existing dwelling to form a 1-bed annexe. Bank House Farm 88 Murrow Bank Murrow. **Granted**

(c) F/YR14/1000/F Conversion of existing 2-storey detached garage and store to a 1-bed annexe (retrospective). High House High Road Wisbech St Mary. **Granted**

(d) F/YR14/1010/F Erection of a single-storey rear extension to existing dwelling. Applecroft Station Road Wisbech St Mary. **Granted.**

(e) F/YR14/0684/O Appeal Under Section 78 against the decision to refuse the application. Erection of 2no dwellings. Land North West Of Wingfield Station Road Wisbech St Mary. **Refused**

(f) F/YR14/1024/CERTLU Certificate Of Lawful Use (Existing): Use of land for the siting of 3 x residential caravans. Caravan Woodlview Gull Road Guyhirn. **Pending Consideration**

(g) F/YR15/0014/F Erection of 3-storey 2-bed dwelling with integral garage and conversion of barn to domestic workshop. Barn South West Of Trefields New Drove Wisbech St Mary. **Withdrawn**

(h) F/YR15/0045/F Conversion of garage to living accommodation and erection of a single-storey side extension to existing dwelling. Southfield 86 Front Road Murrow. **Granted**

The Chairman read two letters received from Fenland District Council Development Services referring to applications that went to Planning Committee 4th February 2015:

F/YR13/0252/O – Officer Recommendation is to **Grant** the application. **Pending Decision**

F/YR14/0880/PLANO - Officer Recommendation is to **Refuse** the application. **Refused**

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

(a) F/YR15/0094/F Erection of an agricultural building. Land East Of New Bungalow Hooks Drove Murrow.

Applicant Mr G Patrick. Agent Mrs A Patrick.

There was concern that this application may have uses other than agricultural. Cllr B Britain proposed approval seconded by Cllr J Fish. The motion was defeated by 3 votes in favour and 5 against. **Recommend Refusal**

(b) F/YR15/0117/F Change of use from agricultural land to form extension to car park involving the erection of a 2.0m high chain link fence and the relocation of the existing agricultural access. Play 2 Day Old Station Yard Gull Road Guyhirn. Applicant Mr J Thomas. Agent Mr J Griffin.

Members recognised the concerns of residents. As work is continuing without adequate provision for drainage and screening. **Recommend Refusal**

(c) F/YR15/0014/F Erection of 3-storey 2-bed dwelling with integral garage and conversion of barn to domestic workshop at Barn South West Of Trefields New Drove Wisbech St Mary. **Withdrawn. Noted**

(d) F/YR15/0139/F Erection of 2-storey 4-bed dwelling with integral double garage and detached triple garage/workshop/store. Land East Of Corner Barn Mouth Lane Guyhirn.

Applicant Miss N King. Agent Mr R Swann. Due to its close proximity to a corned considered potentially dangerous. **Recommend Refusal**

(e) F/YR14/0938/PNCOU Appeal Under Section 78 Town and Country Planning Act 1990. Change of use of agricultural building to a dwelling (Class MB (a)). Barn at land North West of Wayland Farm Bevis Lane Wisbech St Mary. Applicant Mrs B Ghimire. **Noted**

Cllr D Broker left the room.

(f) F/YR15/0148/F Erection of a single-storey rear extension to existing dwelling. The Gables Gull Road Guyhirn.

Applicant Mr R Embling. Agent Mr David Broker. **Recommend Approval**

Cllr D Broker returned.

The Chairman raised the issue identified by Cllr B Britain at Gull Road that conifers had been planted within the highway verge. The plan accompanying Planning Application K/YR14/0390/F clearly shows the site boundary as the existing hedge and not extending to include the highway verge. The Clerk was asked to write to FDC requesting the immediate removal of the conifers by enforcement action and to alert CCC highways to the situation.

## **6. CORRESPONDENCE RECEIVED.**

(a) Parochial Church Council Southea. **Noted**

(b) Matthew Pickering, Project Manager, Cambridgeshire County Council. **Noted**

(c) Parson Drove Parish Council – Citizens Advice Bureau Outreach Sessions.

Members agreed that June would be the best time to commence the CAB Outreach sessions. As there was some uncertainty as to the future of Guyhirn Village Hall the venue may have to be changed.

(d) Parson Drove Parish Council – Back Road, Murrow. **Noted**

Cllr D Broker had met with N Band (CCC) who had agreed to arrange for some repeater signs to be installed.

Cllr G Booth had raised the issue of development at Back Road at FDC. As these were highway issues it is a matter for CCC to raise any concerns at planning consultation stage.

## 7. HIGHWAYS MATTERS

Highways and streetlight reports from Councillors on problems causing *immediate concerns*.

(a) Highways

Lindens Close. Cllr Fish has had further contact with Roddons. No action by Roddons.

The meeting with Amanda Hill, CCC Highways 12 February was positive and it was noted that High Road Guyhirn had been patched. Cllr P Davies proposed a letter of thanks which was agreed. In order to monitor progress it was agreed that the Clerk would copy the list of work to Amanda Hill and copy in all Councillors. He went on to ask that urgent action be taken to cut back the vegetation at Gull Drove.

Cants Drove, Somerset Farm: Cllr G Gillick has attended site and formulated some ideas and proposes to send a report to Mr Lumbley, CCC. The Clerk was asked to explore what was planned and whether we would be advised.

The Clerk was asked to email Mr G Nourse, FDC to ascertain whether the business was operating in accordance with the Planning approval and any conditions attached, and under which licenses it was permitted to operate and was it complying with those licences? Cllrs G Booth and D Broker to be copied in.

Bellamy Bridge Local Highway Improvement: The Chairman had met with CCC officers to discuss the issue. A number of options had emerged which officers will develop. A further meeting has been planned.

The Chairman read a letter from Dr. Schofield describing a near head-on collision at Front Road, Murrow at the Pigeons corner. Dr Schofield suggested warning signs and cutting back vegetation to enable clear views of the approach. The Clerk was requested to write to the Police and CCC. Cllr G Booth suggested that the location may be suitable for consideration as a Local Highway Improvement next financial year.

The issue of vehicles turning right onto A47 was again raised.

Cllr Jennings raised the problem for bus drivers due to the narrow carriageways and depressions at the side of the road such that they would have to cross the centre line to avoid them.

Cllr Knight asked for an update on the drainage problems at High Road, Wisbech St Mary. Cllr B Britain replied that the North Level IDB had identified a solution (cost c. £10,000) and they were prepared to share the cost with residents in order to encourage a conclusion to the problem. Cllr Britain agreed to progress the matter.

Cllr Payne reported a 45cm deep pothole opposite Church Gate, Church Road.

The Clerk read a letter from Mr Barber regarding potholes Between Bunkers Hill and The Chequers.

(b) Streetlights.

Cllr P Barnes reported a light out at The Pigeons.

Cllr G Booth reported that Cat 1 defects would be ordered and anticipated completion before the end of 2015.

Item 9 was taken out of order as Cllr B Britain could not stay for the remainder of the meeting.

## 9. PARISH PROPERTY

(a) Parish Notice Boards. Cllr. B Britain said he would pass on the letter accepting the quotation received from K Clarke and giving the go ahead to produce the notice boards.

Cllr Reay asked that the reusable old notice boards be used to provide one at the village pond. Agreed.

## 8. FINANCE MATTERS

(a) To receive a budgetary control report for the 2014/15 year to date. **Noted**

(b) To review the value at which formal tender action is required.

The Clerk explained that an anomaly existed in the limit above which competitive tenders must be invited in the Financial Regulations and Standing Orders. Audit recommended a limit of £10,000 for Authorities the size of Wisbech St Mary Parish Council. **Agreed**  
(c) Internal Audit Date 21<sup>st</sup> April 2015 by Auditing Solutions Ltd. **Noted**

**To approve payment of outstanding accounts:**

(d) Clerk February salary	£558.40 LG Act 1972 S112 <b>Agreed</b>
(e) Tax and NI	£151.67 LG Act 1972 S112 <b>Agreed</b>
(f) Clerk postage consumables and mileage	£93.04 LG Act 1972 S134 <b>Agreed</b>

**Grant application**

- (g) Murrow Village Hall Committee – Urgent roof repairs c. £15,400 plus vat.  
Statement of Accounts supplied.

The Clerk referred to accounts supplied and to the three quotations received. It was clear that the Committee did not have the resources to fund the work. Members were supportive of the work proposed. They considered the quotations and were concerned that the quotation preferred by the Village Hall Committee was the highest. Quotations were circulated. Cllr Davies proposed a contribution of £3,000, Cllr Allen proposed £10,000. Cllr Knight proposed a pledge of up to £10,000. It was noted that this would enable the Committee to explore and encourage other funding options.  
**Agreed**

**9. PARISH PROPERTY**

- b) Bus Shelter maintenance. Cllr Broker said that no costings had yet been received.  
Cllr B Reay noted that the shelters were very dirty.  
Cllr Knight said that the seat near the pond needed cleaning/maintenance.  
The Chairman agreed to pass these issues to the maintenance contractor.

**10. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS**

Cllr Broker: At the last full meeting of FDC it was decided to keep Council Tax at the current rate.  
Cllr Booth:

- The Code of Conduct had been changed to avoid vexatious complaints burdening the committee.
- The proposal governing developer contributions was approved in December.
- It was proposed that contributions would be required for developments of over four properties.
- There was an item on the agenda of the Licensing Committee which could help tidy up streets.

**11. POLICE MATTERS**

None received. It is understood that PC Sue Clark would be the Parish Council contact and hopefully attend a future meeting.

**12. ANY OTHER BUSINESS** (for information only)

- (a) Election packs had been provided by FDC for each Member.  
(b) The Chairman referred to an email from CAPALC concerning a Community Work Placement opportunity which enables community work to be carried out by a job seeker to the value of £5,000 at no cost to the Council.  
(c) Cllr Barnes raised an issue of an unpleasant smell emanating from a dyke. Environmental Health had been contacted but did not consider it an issue for them Cllr D Broker agreed to contact the Environment Agency (EA).  
Cllr Reay raised the issue of smells from the direction of Sheriton House which Cllr Broker also agreed to refer to the EA.

**13. DATE OF NEXT MEETING** Monday April 13<sup>th</sup> 2015 Thorney Toll Village Hall.

**DATES OF MEETINGS FOR 2015/2016**

*(Thursday May 7<sup>th</sup> 2015 Parish Council Elections).*

Monday May 18<sup>th</sup> 2015. Parish Assembly/ Annual Meeting: Wisbech St Mary Community Centre.

Meeting closed at 9.25pm

Signed: Cllr. B Payne, Chairman