

Meeting of THORNEY PARISH COUNCIL held in the Council Chamber, Tank Yard,
Thorney on Thursday 1st August 2013 at 7.00 p.m.

PRESENT

Chair: Councillor: R Bevington

Councillors: J E G Bartlett, Mrs. D Halfhide, Mrs. M Long, J Brooks, D. J Buddle,
P Rands, Mrs. L Shel Drake

27 members of the public

306/13-14 To receive and approve apologies for absence

Mrs. S Selby, E. Gee, B A Ogden,

307/13-14 To receive Disclosable Pecuniary Interests Declarations

To receive Disclosable Pecuniary Interests Declarations in any items on the agenda
– none declared

308/13-14 Planning Applications and other matters

1. Planning applications

13/00951/OUT Land To The South Of Woburn Drive - Outline application for up to 80
dwellings with all matters reserved apart from access –

Thorney Parish Council oppose this application for the following reasons:

1. We are opposed to the loss of agricultural land and would prefer that brownfield, rather than greenfield sites, are given priority for development
2. We are opposed to the loss of this area of open space and its impact on the rural setting of the village.
3. We are opposed to the construction of non-agricultural development outside of the Village Envelope
4. With the opening of the by-pass traffic through the village was drastically reduced. We are opposed to developments such as this one which will increase traffic through the centre of the village.
5. It is unfortunate that the only vehicular access to this site is through an existing residential area. We would prefer the development of sites that do not impose on residents in this way.

6. We are not convinced that Woburn Drive provides suitable access for an additional 70 plus dwellings in either its dimensions or in its current condition. We believe this road, which is a key piece of infrastructure for this development, needs to be thoroughly surveyed as to its suitability to carry additional traffic, not least the heavy vehicles that would be involved in construction.

Can we be assured that a full structural survey of this road will be carried out as a critical part of your consideration of this application? We understand the Inspector raised queries about the suitability of this road needing to be properly assessed as a condition of his approving the site.

An observation about Woburn Drive is that the sightlines from some of the roads, e.g. Russell Close, leading onto it have very poor sightlines. With the possibility of additional traffic on Woburn Drive we request that this issue is looked into and dealt with by the City Council.

Is it possible that if sites immediately to either the east or west of this site are developed that access to the Woburn site could be across one, or both, of those sites with Woburn Drive reduced to emergency access only?

As access to this site is through a residential area we assume that time limits will be put on site working hours and on the movement of site/construction traffic along Woburn Drive. Can you confirm what these limitations will be?

7. One of our major concerns is the ability of the existing drainage/sewer facilities to accommodate any additional dwellings. The existing Woburn Estate has suffered many drainage problems in the past. We acknowledge that the new pumps installed by Anglian Water seem to have mitigated those problems but we are concerned that, with an extra load on the existing drainage system, those problems may return.

On behalf of the local residents we request that they are reassured that, if approved, the development will not put them at risk in respect of drainage/sewers and that they are notified as to who is responsible/liable for the development in this respect.

Anglian Water state in the documents that the existing drainage systems have sufficient capacity to accommodate this development. Can this please be made a little clearer? What outstanding capacity does the existing system have and at what point would this infrastructure need up-grading?

We believe, as a condition of any planning approval, that standby generators should be installed by Anglian Water to ensure that their pumps cannot fail in the event of power cuts during an emergency. Anglian Water make mention of 85 dwellings which is possible a typing error as the application is for up to 80 dwellings

8. To our knowledge no survey has ever been conducted into the need for Affordable Housing in the village. We understand that the survey proposed at one time by Cambridgeshire Acre was stopped by the City Council. As we have no evidence of the need for this type of housing in our community we therefore request that the allocation for this development is kept to an absolute minimum.

Is it possible that with this development there could be a requirement for an allocation of housing for the elderly as a condition of approval?

9. We assume it will be a condition that the development complies with the Supplementary Planning Document for the village in all respects. We would be opposed to any dwellings of a greater height than two storeys.

10. We accept that the number of dwellings and their layout is only indicative at this stage but we would make the observation that it might be preferable if the six dwellings in the north-east corner of the site were omitted. This is in order that the green amenity area is enlarged with a greater capacity for SUDs.

At present there is an area of the site (mid-point adjacent to the site's southern boundary) which is subject to water logging/flooding/ponding. Dwellings are shown on this part of the site which may not, in fact, be suitable for building on without particular measures being taken.

11. We very much appreciate the way Bidwells have kept the Parish Council and the local community apprised of their thoughts and proposals for this site. An aspect of our discussions with the Agent and the local community has been to establish how the community might benefit directly from this development should it proceed to construction. There is an established need in the village for a number of facilities that would be of benefit to the community. These include a new pavilion in the park to serve the many football teams and the running club in the village as well as the community at large, a skateboard/roller skate park for the youth of the village, extensions to the existing inadequate footpath network in the park, modifications to the Wisbech Road street lighting which at present is as it was when this road was the A47 through the village and a garden/seating area for the elderly in the park. Bidwells have shown a willingness to help us realise or contribute toward the realisation of these items and we trust that in negotiations about S106 contributions these can be taken into account and made a condition of any approvals.

Points 6, 7, 8 and 12 raise queries to which we would be grateful for your response

Residents observations:

Mr Wood – extra affordable homes would make the site less viable

Sewage systems link through back gardens

Water pressure is very low

Concerned that a number of children play in the street and could be in danger of lorries accessing the site.

Mr Pain – there should be a maximum of 80 homes. AWA has a limited capacity at the pumping station. Other approved sites would take some of this capacity.

Mr. Skoyles – The sewage system was to be upgraded 8 years ago. Councillor Bartlett said this was a Peterborough City Council proposed scheme as agents for AWA but AWA took back full control and did not approve the scheme.

Mr Robbins – bats in trees adjacent to site. Environment survey did not include all species

Are there any proposals for old persons' accommodation?

Condition should be applied for lorry movements – time and size

Mr Shelton – must be a survey of state of roads and commencement and at completion. Developer must make good and damage.

Mr. King – concerned about new properties overlooking the bungalows that are there at present.

Councillor Bevington explained where development in the village could take place and that some new Government proposals were at present being considered by Peterborough City Council.

11/00870 Land rear 14 Topham Crescent and 81 Wisbech Road – four 2 bedroom bungalows - residents in Topham Crescent complained that lorries were arriving on site before 7am and blocking access drives. Thorney Parish Council understood that

there was a condition applied to the application 11/00870 so that lorries could not service the site before 8am. Enforcement to be asked to engage with the developer to enforce this condition

309/13-14 Finance

The payments paid in August

Mr. R Jary	Repair water tap allotments 001944	£48.70
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310/13-14 Any other business

Councillors Long, Rands and Brooks wish to attend the NLIDB open day

The meeting closed at 7.59 pm