

Meeting of THORNEY PARISH COUNCIL held in the Council Chamber, Tank Yard, Thorney on Monday 11 February 2013 2012 at 7.00 p.m.

PRESENT

Chair: Councillor: J E G Bartlett

Councillors: R Bevington, Mrs. D Halfhide, J Rowe, Mrs. L Sheldrake, Mrs. M Long J Brooks, D. J Buddle, Mrs. S Selby, P Rands

Peterborough City Councillors D McKean, PCSO Yane Pokhun, Mr. Guy Kaddish and Mr. Jake Nugent, Bidwells Cambridge concerning land south of Woburn Drive development

25 members of the public

179/12-13 To receive and approve apologies for absence

E. Gee, Peterborough City Councillors D Sanders

180/12-13 To receive Disclosable Pecuniary Interests Declarations

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

181/12-13 To approve minutes of the meeting of 14 January 2013

Minutes of the Council meeting held on 14 January were confirmed and signed

182/12-13 Matters arising from minutes

1. No response from Stagecoach concerning Park Crescent – Councillor Brooks to contact area manager
2. Trees in Park – Councillor Ogden – to next meeting
3. Free seats in Park - cost £166 each for fitting and £35 for delivery. Peterborough City Council will not agree to Thorney Parish Council installation. Unanimous agreed not to proceed.
4. Police Commissioner - still no reply to the loss of a PCSO

183/12-13 Public Participation

Mr. Guy Kaddish and Mr. Jake Nugent, Bidwells Cambridge concerning land south of Woburn Drive development – Councillor Bevington circulated observation notes prior to the meeting, including Bidwells. Bidwells response in *italics*

Councillor Bevington explained that Thorney Parish Council was opposed to development on this site but Peterborough City Council has it as a preferred site for housing development. As this is the case Thorney Parish Council wish to make sure that any development is to the benefit of the village and blends in with the existing area.

Some of these observations have been made before in respect of land use, access, infrastructure and drainage. Others are generated by receipt of Bidwells draft drawing no NJP 12 366-02 dated November 2012.

1. We regret the loss of agricultural land. *Peterborough City Council have it as a preferred site for housing development. At this stage an outline planning application is to be submitted probably in April or May 2013.*

Councillor Bartlett suggested that once that permission had been granted the site would be sold to a developer and the whole discussion process would have to start again.

2. We do not consider the means of access to the site through a residential area via Woburn Drive to be an appropriate route to an additional 80 dwellings. We would be grateful if alternative or additional access routes are considered. (The current condition of Woburn Drive is by no means in a condition fit to accommodate additional traffic and would, in our opinion, require considerable repair and upgrading). *All vehicular access will be via Woburn Drive and this will be discussed with Peterborough City Council Highways. It is possible to place a weight and time of operation restriction on lorry movements.*

- Councillor Buddle urged Bidwells to look seriously at the road and sewage structure in Woburn Drive as it was generally recognised these were inadequate.
3. We believe an alternative point of access exists via a strip of land at the junction of the site with Sandpit Road. What are the reasons for this not being taken into account when you must be aware of the opposition to the single means of access via Woburn Drive? *Land is in other ownership – will be looked at*
 4. We regret the increase of traffic on the Wisbech Road that this development will generate. Councillor Bevington suggested that upto 160 cars could be expected from the development. *Bidwells did not have figures to hand*
 5. We are concerned that development of this site will further overload existing drainage systems on the Woburn Estate which are already subject to considerable problems. We need to know how the inadequate infrastructure problems of both the road and drainage will be addressed. *No surface water drainage will go into the sewage system – alternative drain off solutions are being considered. Bidwells have been talking with AWA concerning the sewage system. If upgrades are required then the developer would have to contribute to these.* There was much criticism from Councillors and members of the public present concerning the intransigence of AWA following the flooding in the area some years ago.
 6. How does the 80 dwellings planned for this site compare to the density of the existing Woburn Estate? We would be opposed to a density that is any greater than the existing. How will the new dwellings blend in with the scale and character of the existing Woburn Estate and with the design guidelines for Thorney as a whole? What height would the buildings be? We would only offer our support to a scheme that has single, one and a half and a maximum of two storey building heights. What will the mix be and what % will be affordable homes. *Bidwells are looking at 2 to 4 bedroom properties no higher than 2 storey. Bidwells has met with Peterborough City Council planners informally. There will be a public exhibition before the planning application is made and it is their intension to provide high quality, low density homes.*
 7. Councillor Bevington explained that developed homes should not overlook the cemetery and extra screening may be needed both on site at the cemetery.

Members of the public:

Mr. Shelton – asked if another access could be made from Whittlesey Road as the proposed development would overload the road capacity – *Bidwells replied that a road into this area would encroach on the conservation area.*

Mr. Scoles – there has been many near miss accidents in Woburn Drive even with the exiting use. Further traffic would make worse the situation. Councillor Bevington suggested other land owners be approached for additional road access to the site.

Mr Pocklington reiterated the sewage and vehicle access problems in Woburn Drive

Mrs. Richards – explained the problems she had experienced with flooding problems in her home and the unhelpful attitude of AWA. Mr. Sellers explained the surface water problems he had suffered and his property backed onto the proposed green area.

Mr. Goddard made several observations and his notes are attached as an appendix

Many residents reinforced their opinion that Woburn Drive road and sewage system were unable to take further traffic.

Mrs. Murphy explained that cars parked on the roadside made it impossible for lorries to pass because of its narrowness and Mrs. Mackintosh explained the lorry access problems to her recently modified home

184/12-13 Matters for Information and Reports

1. Crime report – 7 reported incidents and 4 crimes (3 catalytic converter thefts and 1 criminal damage). A note concerning these thefts will be placed in the village magazine

The next Neighbourhood Panel Meeting will be held in St Bartholomews Church, Newborough on Wednesday 20th March 2013 at 7.00pm

2. Bedford Hall Management Committee – floor now laid, bar work ongoing
3. Report from Neighbourhood Committee and Parish Council Liaison – special meeting extraordinary meeting of Neighbourhood Committees and Parish

Councils is being held in the reception room at the Town Hall, Bridge Street, Peterborough on 13th February at 7pm
Parish Council liaison meeting 19th February. Councillor Brooks to attend

185/12-13 Report from City Councillors

Councillor McKean outlined the problems experienced at Eye with the Larkfleet Homes development. Concerning the Bidwells presentation he suggested the green area proposed was in the correct position to drain surface water.
A restriction could be placed on delivery lorries concerning times of operation and weight. Essential that wheels wash is installed on site and used.
Next year's CLF fund has been reduced. Possible abandonment of Neighbourhood Committees
Councillor McKean explained his involvement with the local gypsy sites.
He was in favour of the energy parks even though only a 1% return on investment was forecast. He would not invest his own money in such a low income.

187/12-13 Finance

- To note income and approve Payments

J G Cross Memorial Mr. Orrell £50.00

The following Cheques were drawn and signed:-

<u>Payee</u>	<u>Reason</u>	<u>Cheque</u>	<u>Amount</u>
Mr. A E Hovell	Postage, travel, telephone	001905	£48.70
Viking	Stationery	001906	£225.28
Cancelled		001907	£0.00
Glazewing	Skip at cemetery	001908	£20.93
Mr. A E Hovell	Keys for Parish Room	001909	£24.48

- Monthly bank reconciliation – signed
- Removal cherry tree at crossroads – The quotation from Kask arb UK was unanimously accepted at a cost of £160 plus VAT.
- Bedford Hall – payment of flooring. In answer to the question can Thorney Parish Council reclaim VAT the following applies
“Local authorities and similar bodies HMRC Reference: Notice 749 (April 2002).
11. Local authorities and community projects
11.1 Can I recover the VAT incurred on community projects, particularly work to village halls? If you are a local authority, you may:
a. agree with a voluntary group to set up a project fund into which any funds raised locally and any grants received by the voluntary group will be paid; and
b. use this fund to make the purchase or pay for the work on behalf of the voluntary group.
However, these funds do not belong to you and so you cannot recover the VAT incurred”.
- The Constitution of Bedford Hall was discussed and Councillor Rowe will ask his accountant for a professional view.
- Repairs to The Green. Insurance claim being pursued against vehicle company. Quotes obtained for repairs
- Community Contribution – now in hand with Peterborough City Council.

188/12-13 Planning Approvals and Refusals

12/01648 2 Abbey Place – re-roof and other modifications. Some interior changes – approved
12/01008 Willow Hall Lane Minerals/Waste – permitted
12/01829 The Garden, Gas Lane – 2 storey front extension - permitted

189/12-13 Planning Applications and other matters

- Planning applications

13/00130 154 Wisbech Road – reduce height of chimney, rebuild remaining chimney – no objections
13/00131 Thorney Park – fell 1 diseased horse-chestnut tree – no objections
13/00147 Land adjacent to Barsby Cooked Meats, Northey Road – construction of stables – no objections
13/00147 Land to rear Barsby Cooked Meats, Northey Road – construction of stables (retrospective) – no objections
12/01734 South West side Northey Road – proposed gypsy and travelers site – to Committee 19th February
12/01905 Land East and West Black Drove – solar farm - Revisions are:
To delete the small area of land and proposed panels on the south of Black Drove
To relocate the proposed sub-station compound to the land on the north of Black Drive, with the sub-station being located in the far eastern corner of the site.
Additional bird survey data (Ornithological surveys) has also been received in respect of the proposal. The additional information is contained within a Technical Note document called Ornithological surveys Sept 12 — Jan 13.

Bedford Hall – exhibition of internal modification proposals to be held. Councillor Selby said that the modifications would alter the whole usage aspect of the Hall

Gores Farm wind farm – exhibition held. To be invited to next meeting.

2. Peterborough City Council Statement of Community Involvement –Councillor Bevington explained there was little new in the document – merely a bringing together of various policies.

190/12-13 Burial Authority

It was unanimously agreed that Mr. Jary, Mr. Reed and Mr. Lucken install sanctum units.

191/12-13 Roads and Footpaths

1. Street lighting – faults reported by Councillor Bartlett.
2. Church Street resurfacing –site meeting to be held
3. Road gullies in Thorney - Rose and Crown on the B1040, cleansed the gullies at this location on the 8th January 2013 and feedback from contractor that all are working ok.
4. State of the access road in The Park – Ben Thompson, Peterborough City Council, is requesting quotations for work to be completed on the access road to fill and Tarmac over the pot holes. (he is hoping Peterborough City Council may be able to cover the cost of this and will confirm as soon as quotations received)
5. Bin missing from lamppost in Sandpit Road – request made to Neighbourhood Committee for replacement
6. Speed restriction French Drove – This restriction came into effect on the 7 January 2013, but Peterborough City Council are aware that they are still waiting for the relevant signage to be erected.
7. Parking restrictions Wisbech Road – proposals now withdrawn.

192/12-13 Allotments

Lock now obtained. Mr. Ingram will weld a chain to it and then the barrier post.

193/12-13 Village Matters

1. Letter from Mr Parish concerning A47 junction Knarr Fen Road – Thorney Parish Council supports Mr. Parish's submissions
2. Thorney Post Office – no further information

194/12-13 Correspondence

Peterborough City Council consultation on the future of Taxi and private Hire vehicle licensing.

195/12-13 Matters as agenda items for future consideration

Invite Ms. Almond, Neighbourhood Committee, to update Thorney Parish Council on skate-park

196/12-13 Any other business

Weather vane Jubilee memorial (for erection on Bedford Hall) being made

47 Park Crescent – hedge seriously impeding footpath

Speed cameras at either end of village will soon be in operation

197/12-13 Date of next meeting

Meeting of the Parish Council 11th March 2013.
The meeting closed at 9.11pm

There are 3 arrows on the plan, but in truth only one way in to the site - Woburn Drive. Every piece of construction traffic will have to use it during the build process and additional residential traffic will all have to use this narrow, crumbling road.

In order to establish the potential additional traffic, the question of cars/household ratios was asked. I understand this will only be clearly specified at the detailed planning submission. The standard guidelines were shared with the meeting. The width, strength and current condition of Woburn Drive makes it totally unsuitable for construction traffic

Would there be any obligations under section 106 to maintain/upgrade Woburn drive during the construction process or after completion?

Drainage on the estate: taken very seriously by the residents. Several have very serious concerns and you heard from one resident from St Mary's Close who had £65,000 of damage to her property as a result of water ingress caused by pumping failure by Anglian Water.

There would need to be a demonstrable, sustainable drainage system that gave absolute assurance that the additional development placed no additional burden on the currently stretched system.

Anglian water's declaration that the Foul system has capacity to deal with the additional flow was met with massive scepticism by the meeting. You need to convince us of this. Some of us would like to see the calculations!

Density of dwellings not to exceed local guidelines. Outline 77, Bidwells suggestion up to 80.
2-4 beds, 2storey dwelling in outline.

The suggestion that the adjacent land owner be approached and an alternative access to the estate be considered via the Wisbech Road. This would keep additional traffic out of the village all together and would be a significant improvement to the current scheme.

Protection of the cemetery environment and ambiance was important. Landscaping of the development may not be sufficient and consideration should be given to attenuating screens at the Cemetery boundary.

Programme plan: initial informal meeting with council taken place with Nicholas Harding.

Bidwells plan to take back questions and observations from Thorney Residents, hold a formal pre application meeting with the Planners and then hold a public exhibition/consultation with the residents. The date and time of this meeting to be communicated by leaflet to residents.