

Meeting of THORNEY PARISH COUNCIL held in the Parish Room, Tank Yard, Thorney on Monday 11 January 2016 at 7.00 p.m.

Chair: Councillor: J E G Bartlett

Councillors: P Rands, Mrs. D Halfhide, Mrs. M Long, D. J Buddle, J Brooks, R Bevington, Mrs. Sheldrake, D Jones, N Simons,
Peterborough City Councillors D Sanders
19 members of the public

Before the meeting started, the Chairman asked if anyone present was recording the proceedings – no one stated they would record.

779/15-16 To receive and approve apologies for absence

Peterborough City Councillors Richard Brown

780/15-16 To receive Disclosable Pecuniary Interests Declarations

To receive Disclosable Interests Declarations in any items on the agenda – Cllr Simons for planning application 15/02104/FUL For Proposed change of use for part of existing agricultural barn and paddock to Laser Tag activity area At Battlefield Live French Drove. Councillor Long as a close neighbour to this application. Both left the meeting.

Councillor Jones for planning application 15/02118/FUL Mill Garage The Causeway as a close neighbour to persons directly affected by the application

781/15-16 To approve minutes of the meeting of 14th December 2015

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

782/15-16 Matters arising from minutes

Causeway Lodge – dumping of rubbish getting worse – Chairman to email Mr Shaw

Pode Hole quarry – lights still out on A47

Trees near Causeway Lodge leaning badly – Peterborough City Council and Mr Ogden to be informed.

Similar tree problem in Buke Horn Road

783/15-16 Public Participation

Conversations concerned planning applications are recorded under that minute

784/15-16 Matters for Information and Reports

1. Crime report. No Police presence. -

Green Drove, Thorney – poaching reported 30th December at 12pm. Several males and dogs heading towards Black Drove – police at scene – silver 4x4 seen in distance. 11.45am on 30th December two vehicles identified – addresses to be visited as possible poaching offences. Morning of 30th December – 5 reports of large black horse on road at North Bank – officers have been out to try and find it but no trace. English Drove – 4.30pm on 27th December – report that vehicle driving down English Drove had branch thrown at it scratching the side. Wisbech Road – between 5th and 7th December – attempted break into to vehicle. New Cut – 4th December – report of theft of cabling from Wind Farm site

2. Councillor Halfhide was concerned that an incident at the end November/beginning of December concerning her property has not been reported on the monthly report by the police.

3. Bedford Hall Management Committee – Councillors Sheldrake and Simons to look at heating system in Bedford Hall and suggest ways forward to reduce heating bills

4. Response from Simon Webber – ongoing. Church Street premises now vacant. Play equipment stored

785/15-16 Report from City Councillors

Ch. Isp. Sissons keen to recruit Special Constables for Thorney – article to be placed in next Thorney Post
B1040 – Councillor Sanders will report back

786/15-16 Finance

To note income and approve Payments

Yorkshire Bank	Interest	£671.59	
The following were paid in January			
Grounds Maintenance Services	Strim Churchyard	002055	£156.00
Names.co.uk	Website hosting	002054	£52.79

Monthly bank reconciliation – signed

Cloud storage of data – it was proposed by Councillor Buddle, seconded by Councillor Bevington and unanimously agreed that future Thorney Parish Council records would be stored on “The Cloud” as well as locally

787115-16 Planning Approvals and Refusals

13/00951/OUT Land South Of Woburn Drive Application for Reserved Matters (Appearance, Landscaping, Layout and Scale) for the outline application for up to 80 dwellings with all matters reserved apart from access pursuant to planning permission: Permitted

14/01780 55 Wisbech Road – new cottage style dwelling – appeal allowed

84 Wisbech Road - roof extension, alterations and associated works including new railings and gates to the front boundary - Permitted

8 Orchard Court - Removal of deadwood Crown lift to 5.2m Remove single branch that extends out of the upper northern crown (untidy looking branch) Reduce southern, south eastern and south western lateral crown where appropriate up to 1.5m. Site address:. Permitted

15/01042 4 St Botolph Way – rear conservatory – permitted

15/01937 26 Woburn Drive – extension – not required

15/01944/LBC Lodge Farm House Black Drove Internal and external alterations: permitted

788/15-16 Planning Applications and other matters

15/02118/FUL For Construction of boundary fencing, siting of temporary car sales office and siting of washdown/valeting area for cars sold from the site at Mill Garage The Causeway

Thorney Parish Council is not opposed to the re-use of this site for car sales.

They do, however, have a few reservations about the site and the proposals for the fencing and the car wash facility.

They would also be grateful if some matters can be considered as conditions to any approval of the application.
SITE:

The levels to the rear of the site have been raised by about 60 cms by materials being dumped there from the recently demolished building that existed on the site. We assume, although this is not clear from the application documents, that this debris will be cleared and the original levels re-instated? Please confirm that this will be the case.

The raised level is unacceptable in three respects. It is quite probably compromising drainage of this part of the site into adjacent dykes. It also means that any structures placed in this area would be more highly visible from neighbouring properties and it generates an unacceptable overlooking problem into these properties.

FENCING:

We accept the need to fence and make secure the site but we believe it would be far more neighbour-friendly if, around the rear part of the site, the fencing was close boarded timber fencing where it abuts neighbouring

properties. This would both provide greater privacy to those properties and help reduce the transmission of any noise generated by any works/activities on the commercial site.

Perhaps even greater consideration should be given to the western boundary as this abuts a listed building in a conservation area and we request that this aspect of the application is referred to your Conservation Department.

CAR WASH:

We would prefer if this facility could be located at the front, southern end of the site. In this location it would not be visible to the residents of the properties that flank the rear part of the site where the planning application proposes it is located. We are not sure of the noise levels this facility generates or the possibility of wind blown spray etc. but again we feel the further away it is located from the residential properties the better.

We do not feel the rear part of the site is suitable for commercial/retail use if that use imposes upon the privacy of the adjacent residential area in terms of overlooking, noise generation and unsightly structures. This Planning Application appears to take no note of or have any respect for the fact that it is located immediately adjacent to private residences.

We request, therefore, that this aspect of the application is given careful consideration by the Planning Department and that use of this part of the site is limited to activities that do not intrude upon the privacy or welfare of neighbouring properties.

CONTAMINATION:

Local knowledge indicates that the site is contaminated and we question whether this would have any impact on this application (the application states there is no contamination but the applicant should be asked to substantiate this as we believe it may be incorrect)

SECURITY LIGHTING/SIGNAGE

In the past security lighting on this site has failed to respect that it is adjacent to residential properties and we request that this is given particular consideration in order that this lighting is controlled in such a way that ensures it is not left on overnight.

We would expect to see for our comment any proposals for signage related to this application.

DOCUMENTS:

As well as the item above regarding possible contamination we note that the application is incorrect in respect of its adjacency to the ditches which border the site. There also seems to be some confusion in the documents as to whether or not this is a Brownfield site. We believe it is and that an Environmental Survey should, therefore, form part of this application.

CONDITIONS:

We hope that Conditions would be part of Approval if it is granted. We would like these to include an upper limit on the number of vehicles on site at any one time, a limit on the opening and working hours and a limit on the times when the car wash facility can be in operation. This last item in order to avoid a nuisance in a residential area outside of normal working hours and particularly at weekends when we would prefer that it was not in use at all.

CONCLUSION:

As stated we are not opposed to the use of this site for car sales but we believe all the points listed above need careful consideration when determining this application. There is a short fall of information and inaccuracies in the application and we consider it to be extremely ill-conceived in the ways in which it shows no regard for the neighbouring properties. As it stands we do not believe it is in anyway suitable for approval.

Note:

Of concern is the fact that the Mill residential property immediately to the west of the application site did not receive any notification from the City Council of this application. It was by chance that they learnt of it from neighbouring properties.

If the planning officer is minded to approve Thorney Parish Council request this application go before committee.

Declaration of interest - Cllr Simons for planning application 15/02104/FUL For Proposed change of use for part of existing agricultural barn and paddock to Laser Tag activity area At Battlefield Live French Drove. Councillor Long as a close neighbour to this application. Both left the meeting.

15/02104/FUL For Proposed change of use for part of existing agricultural barn and paddock to Laser Tag activity area At Battlefield Live French Drove

The Chairman explained Thorney Parish Council role in the planning process and urged people to go to the

Peterborough City Council planning committee to voice their views. The Clerk had received 5 objections and 7 supporting the application.

Councillor Bevington stated his views that were supported by some Councillors but others did not support the application because of the potential noise problems.

Speaking on behalf of those that objected to the new application, Mr Godber said the proposal will cause significant noise nuisance and loss of quality of life for us as close residents. A previous appeal for a very similar application was turned down because "reasonable and acceptable forms of mitigation would not adequately reduce adverse effects from noise."

As you know, our area is exceptionally quiet which is the main reason we chose to live here. The noise was particularly bad at weekends with children constantly screaming and shouting and loud adult voices. A previous, temporary planning approval caused us significant upset during the period it ran for and when it ran on illegally. The details in the application to mitigate noise are not sufficient particularly when the wind is in the direction of the nearby homes. This application would cause the same distress as the previous operation.

Mr and Mrs Turner voiced the same problems and objections as stated by Mr Godber.

Speaking for the application Mr Simons (brother of Councillor Simons) explained his background and that of his family. The new applications has had full consultation with Peterborough City Council with acoustic and environmental studies completed. Trip Advisor has rated the facility highly with games being able to be enjoyed by full and disabled body persons. All Health and Safety conditions are met.

Noise – children playing. Mr Simons did not believe that children noise was a problem. Peterborough City Council had never been called because of a noise nuisance nor had any other reports proved noise to be a problem.

Councillor Bevington proposed that "due to the past popularity of the laser tag operation I am pleased that a revised application had been made for a relocated and reduced facility on the original site. I am in favour of this application being approved but only if Peterborough City Council and their experts satisfy themselves, beyond any reasonable doubt, that the acoustic barrier proposals within the application overcome the noise problems that were of concern to the inspector and which, understandably, remain of major concern to local residents. This was seconded by Councillor Rands as a Council policy and a vote showed 4 for the proposal, 3 against the proposal and 1 abstention.

Councillor Sanders said that Councillor Bevington had eloquently worded the proposal. Mr Simons had carried on trading against the planning inspectors decision and if this proposal was refused by Peterborough City Council it can be referred to appeal. He has referred this application to Planning Committee where all will have a chance to put their opinions.

789/15-16 Burial Authority

Fence repair – ongoing

790/15-16 Roads and Footpaths

Street lighting faults – to be reported by Councillor Bartlett.

Pode Hole Quarry - central reservation keep left bollards not illuminated – HA informed.

B1040 and other backroads from Crowland area. Ongoing liaison taking place

Wisbech Road bottleneck near Park Entrance – Mr Tebb to be asked how much it would cost to alleviate this problem

Church Street/Whittlesey Road junction – vehicle parking in Abbey Place obstructs view of motorists looking to traffic lights and is dangerous

Wisbech Road - Doctor's surgery to Park entrance – road surface very poor

Station Road – depression again occurring at recent repair position

791/15-16 Village Matters

Children's Centres - ongoing

- Discuss implications of City ward boundary changes and how this affects Thorney. Councillor Long explained her concerns that Eye would swamp the democratic process of voting for City Councillors to represent the Wards. She suggested that informal talks be held with Eye and Newborough and

Borough Fen Parish Councils to agree that a specific Councillor deal with a particular Parish Council. It was agreed this may be possible after the elections in May.
Cumulative Impact Assessment for quarry at Powder House Farm to be carried out.
Concern at Parish liaison meeting that in future Peterborough City Council contributions to Parish burial grounds will decrease. At the same meeting filling of Parish Council vacancies was discussed
Community Fund – agenda item next meeting
Russell Close – tree fallen over on grass verge
Car park sign needed to direct motorist to rear of Bedford Hall for parking

792/15-16 Allotments

794/15-16 Correspondence

795/15-16 Matters as agenda items for future consideration

796/15-16 Any other business

Mrs Sheldrake is moving away from the village at the end of March

797/15-16 Date of next meeting

Meeting of the Parish Council 8th February 2016 starting at 7pm. The meeting closed at 8.41pm