

Meeting of THORNEY PARISH COUNCIL held in the Parish Room, Tank Yard, Thorney on Monday 8<sup>th</sup> January 2018 at 7.00 p.m.

Chair: Councillor J E G Bartlett

Councillors: Mrs. M Long, K. Parrish, R. Bevington, A Butt, R. Wood, N. Potts, Ms S Godley, N. Simons, A Bunyan,

Peterborough City Councillor Nigel Simons

3 members of the public, Mr J Bellamy

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

**1191/17-18 To receive and approve apologies for absence,**

Mrs. D Halfhide Peterborough City Councillor Steve Allen, Richard Brown

**1192/17-18 To receive Disclosable Pecuniary Interests Declarations**

To receive Disclosable Interests Declarations in any items on the agenda – If during discussion an interest becomes apparent it is declared at that time

**1193/17-18 Public Discussion**

Golf club briefly discussed and recent building construction. Planning Enforcement Officer involved

**1194/17-18 To approve minutes of the meeting of 11 December 2017**

Minutes of the Council meeting held on 11 December were confirmed and signed

**1195/17-18 Matters arising from minutes**

Speed watch scheme discussed. Volunteers needed

**1196/17-18 Matters for Information and Reports**

Crime report – no report.

Bedford Hall Management Committee and Bedford Hall working group – Further survey report received from Peterborough City Council. Councillor Wood said the cost of the library move cannot be justified and Mr Bellamy said the survey at best was only superficial.

Thorney Parish Council believe the building must be in a good state of repair (100% repaired) before any committee would take on the responsibility.

Full proposals must be received from Peterborough City Council before discussions can proceed.

Peterborough City Council has not carried out no maintenance on Bedford Hall in recent years, have neglected the building and allowed the poor state of repair to happen.

Councillor Bevington's suggested response was discussed and he is to send the following to Caroline Rowan:

Thorney Parish Council comments on Survey Information and Library Relocation Proposals received on 4 January 2018 from Caroline Rowan, City Council

SURVEY (Refs: 23-27-8-3-1006 December 2017 + 23-27-18-3-1006)

Our initial reaction to these building surveys and the additional information they contain is a concern that this historic, listed building has been so neglected and allowed to fall into such a state of disrepair.

We are also concerned by the number of items needing attention particularly as many of them are given Condition Rating 'C' (Exhibits major or multiple defects) or 'D' (Life expired, Exhibits major deterioration, Serious risk of imminent failure).

We note the overall costs of these works (excluding mechanical and electrical works) is estimated to be £176,660. As to some extent the survey is rather superficial, it seems likely that the closer inspection and testing suggested in the survey for a number of items will increase this cost.

Is it proposed that this closer inspection/testing is put in hand in order that a more accurate assessment is made of the building's condition with the estimate revised accordingly? We believe the only way to establish what the real costs may be would be by putting these works out for tender and including a contingency for extras as the work progressed.

LIBRARY (Hanson Barron Smith drawings HBS -DR-B 01 + HBS - DR - B 02)

Either arrangement seems satisfactory. We assume they both have the approval of Vivacity. Both show a point of access, but no alternative means of escape is indicated for either - does this comply with current regulations?

We assume the budget costs (£93,000 to £108,000) are for the refurbishment of either Unit 3 or 5 only and do not include for any mechanical or electrical infrastructure to the other areas in this rear part of the building e.g. heating, lighting, smoke detection, fire alarm system etc.

Can it be confirmed whether or not any basic works will be carried out to the parts of this building not allocated to the Library.

It is possible that the proposed village referendum to determine the future of the Bedford Hall may indicate a preference for the funds to be allocated to other works to the building rather than a library.

#### GENERAL

The costs allocated as above to the survey works and the library total £284,660. If the forecast costs in the mechanical and electrical survey (M+E Condition Survey Report 17 February 2017) are added to this (£59,017) the total increases to £343,677.

This figure not only exceeds the monies that are expected from the sale of the City Council's Church Street property but probably does not present the Parish with a fully useable building. We query how this monetary shortfall will be dealt with and how those areas of the rear building will be refurbished rather than left in their current run down and non-usable condition.

We look forward to receipt of the City Council's 'Offer' which we trust will be to offer this listed building in a complete state of repair and fit for use in its entirety with sufficient other proposals to make this an attractive and viable proposition for consideration in a referendum in the Parish.

We would be grateful if we can be provided with information regarding the organisation and supervision of a referendum together with an estimate of the likely cost.

#### 1197/17-18 Report from City Councillors.

Street signs letter from Thorney Society supporting street signs name plates change to reflect the history of the area and possibly more appropriate street lighting. Councillor Simons said Peterborough City Council suggestions at present indicate street lights may be replaced in the next financial year.

Agreed Thorney Parish Council support the view expressed in the Thorney Society letter.

Councillor Godley suggested that Thorney Society take this forward and feedback to Thorney Parish Council and City Councillors.

#### 1198/17-18 Finance

The following was received in December/January

J G Cross	Memorials Mr Mead Mrs Ball	£250.00
Community Account		£114.34

To approve the following paid in December/January

Mr B Lucken	Petrol for mowers, travel	£25.52
Glazewing	Skip at Cemetery	£77.20
TVHMC	Clean Parish Room	£240.00

Anglian Water	Water charges cemetery	£20.38
Anglian Water	Water charges allotments	£53.78
Sites 4 all	Website hosting	£52.79
The Columbaria Co	Memorial Mr Mrs Hardwick	£90.00

1. Monthly bank reconciliation – signed
2. Use of section 106 money – meeting to be arranged with Sylvia Radouani, Peterborough City Council - Councillor Simons to liaise
3. Precept 2018/2019 - Precept considerations. It was proposed by Councillor Bevington, seconded by Councillor Long and unanimously agreed to accept the budget proposals for 2018/2019 to give a total precept income of £65354. The figure set was almost the same as the past 4 years that is turn was below the level set in 2011/2012
4. It was agreed to set up a new account with The Peterborough Mower and Groundcare Centre, Werrington Bridge Road, Milking Nook, for the servicing of our groundcare equipment
5. Our present internal auditor has retired, and it was agreed the Clerk approach a different auditor to fill the role

#### **1199/17-18 Planning Approvals and Refusals**

17/01432/FUL - Change of use from leisure land as an 18 hole golf course (ceased in 2015); to leisure land with 17 holiday lodges/caravans and associated development (part-retrospective) - Thorney Golf Club English Drove - Permitted

17/01833/FUL for Construction of two-bed bungalow and access at 22 Topham Crescent - Permitted

17/02041/FUL for Construction of 4 bed detached dwelling and garage at Land Adjacent 1 The Park Wisbech Road - Permitted

17/02075/TRE for TPO 02/1952 Oak (within G2) - Crown raise to 5.2m TPO 02/1952 Beech (within G1) - Crown raise crown to 5.2m at Land Adjacent 1 The Park Wisbech Road – Permitted

17/02108 Erection of detach double garage (ground floor garage with WC, first floor gym/storage space) Site address: 59 Park Crescent - Permitted

#### **1200/17-18 Planning Applications and other matters**

18/00006/TRE 5 Belgravia Court - Walnut tree - Removal of large branch, crown lift 3m and reshape -

A new Local Plan has been issued by Peterborough City Council. As is has no changes to development for Thorney from the original plan it was agreed Thorney Parish Council has no further comment.

#### **1201/17-18 Burial Authority**

Drainage of new site to begin when ground conditions improve. Far too wet at present

Mr Downing to make pedestrian access gate suitable for vehicular access

Mr Simons has moved the water standpipe clear of the proposed double gate access

#### **1202/17-18 Roads and Footpaths**

1. Street lighting faults – to be reported
2. Road alterations Wisbech Road - Councillor Potts declared a personal interest in this item and took no part in the discussion. Peterborough City Council feedback on consultation awaited

3. New bus shelter to replace that on the Causeway in Peterborough City Council 2018/19 budget

**1203/17-18 Village Matters**

Neighbourhood Watch meeting 18 January

Street light on path St Marys Close to Sandpit Road – cable fault to be repaired shortly

**1204/17-18 Allotments**

Clearance of detritus – ongoing

**1205/17-18 Youth Activity in the Village**

More activities organised for latter in year.

Additional funding applications being made

Future meeting with football clubs

**1206/17-18 Correspondence**

All relevant correspondence circulated

**1207/17-18 Matters as agenda items for future consideration**

**1208/17-18 Any other business**

Parish room to be used for future youth activity group meetings

**Date of next meeting**

The meeting closed 8.07 pm

Next Meeting of the Parish Council 12<sup>th</sup> February 2018 starting at 7pm