

At a meeting of THORNEY PARISH COUNCIL held at the Council Chamber, Tank Yard,
Thorney on Monday 10 November 2008 at 7.00 p.m.

PRESENT

Chair: Councillor D. J Buddle

Councillors: J E G. Bartlett, P. Murphy, R.M. Harlock, M. Amps-Woodward, E. Gee, C
Evans, Ms M Herdman, R Bevington, W VanDriessche

PCSO Webber and PC Oldfield for item on crime only

Mrs. Walton for item on Library

Peterborough City Councillor R Dobbs

2 members of the public present.

Before the meeting 10 minutes was allowed for public discussion.

1. Apologies and Declaration of Interests

Apologies for absence from Mrs. C Fuller,

Declaration of interests from Councillor Gee for item 08/01218/FUL For Conversion of
agricultural barns to 2 dwellings and conversion of outbuildings to garage and
workspace units at Pigeons' Off Farm Wisbech Road – Councillor Gee left the room
whilst this item was discussed

Declaration of interests from Councillor Bevington for item 08/01252 3 Abbey Place –
internal and external repairs and change of use from shop to living accommodation -
Councillor Bevington left the room whilst this item was discussed

Declaration of interests from Councillor Murphy concerning the item American Memorial
– flag and maintenance

Declaration of interests from Councillors Gee and Harlock on the item concerning Site
Specific Allocations Development

2. Minutes

The minutes of the previous Meetings held on Monday 13 October, 2008 (copies of
which had previously been circulated to all members) were signed.

3. Matters arising from minutes.

3.1 The Clerk has heard back from Allianz insurers - they do not cover the Parish
room if others use it. Therefore, other organisations that use the room must be
responsible for their own actions and they should have their own liability insurance
in respect to their own legal responsibilities. This must be made clear to them
when they use the Parish Room.

4. Visit by Mrs. Walton, Thorney Library

Mrs Walton produce charts to illustrate the use of Thorney library -- visits are down so
far for 2008/09. However the charts do not include the full year for 2008/09 nor have
they been proportioned

Mrs Walton declared there is no intention to close Thorney library.

The library service has been asked in other areas to concentrate facilities in one unit
e.g. Health centre, library all in one building -- figures for use support this. The charts
were criticised for combining major units with smaller units – hence comparison
unrealistic.

The attendance by the school is a problem mostly for health and safety reasons of
walking between the school and the Thorney library.

More outreach is needed to rural communities. Councillor Bartlett was concerned by the statement that Thorney library was poorly located and Mrs Walton would amend this in the document.

Councillor VanDriessche was concerned that the report contained many inaccuracies and these could be used to the detriment of Thorney.

Councillor Evans said that per head of population the library was well used although there was no chart to reflect this.

Thorney library was cost effective to operate. Councillor Harlock highlighted new members -- the catchment area was limited and therefore unfair for comparison.

The library opening hours were questioned by Councillor Amps-Woodward although these are published in the village magazine regularly.

Amended charts to be sent through to Thorney Parish Council from Mrs Walton.

5. Reports

Police Report – PC Oldfield gave a report which included theft and slaughter of pig from Pigeons Farm, burglary at ex-servicemen's club, four diesel thefts.

PCSO Webber working with youth of village alongside a youth worker -- mostly on a Wednesday evening. This was discussed and hopefully will be funded further than at present.

PCSO Webber answered Councillor Harlock's question concerning a suspicious vehicle near the allotments.

Councillor Harlock again highlighted speeding vehicles in Station Road and Whittlesey Road.

At this point the two police representatives left the meeting.

Also at this point Councillor VanDriessche left the meeting but said how inaccurate the library service report was and this was very disappointing as it would give people from Peterborough City Council a completely wrong impression of the use of Thorney library. Members agreed with this statement.

6. Planning

6.1 Planning Applications outcome

08/00464 Borrow Pit Podge Hole Farm, The Causeway – landscaping – passed

08/01072 69 Station Road – first floor extension – passed

08/01070 71 Station Road – first floor extension – passed

07/01411 Wrydecroft wind farm – 6 turbines and associated works – refused because it would unacceptably affect Ministry of Defence radar systems

6.2 Current Planning Applications

08/01218/FUL For Conversion of agricultural barns to 2 dwellings and conversion of outbuildings to garage and workspace units at Pigeons' Off Farm Wisbech Road – no objections category of use specified B1.

08/01190 The Concrete Company Station Road - Variation of C1 of planning permission 05/00985/MMFUL to allow continued use for waste recycling – no objection but a condition should be applied to stop rubbish from blowing across nearby agricultural land.

08/01252 3 Abbey Place – internal and external repairs and change of use from shop to living accommodation – no objection

- 6.3 Acknowledgement that comments concerning Minerals and Waste plan received by Mr. Heath-Brown
- 6.4 Poda Hole Quarry – 5 street lights again out – criticism levied at quality of lighting provided.
- 6.5 Site specific -- proposals only at this stage. September 2009 will see Peterborough City Council firm up on the proposals.
Other proposed areas will be considered. Councillor Bevington explained that if all areas were adopted the village would double in size. Each site to have a detailed response sent back to Peterborough City Council.

Councillor Herdman expressed the opinion that Thorney should not have any development. Councillor Bevington said that the questionnaire sent round to the village concluded that some small scale development should be considered. It was agreed that Thorney should not be reclassified to a service centre. Peterborough City Council to be informed of Thorney Parish Council view.

Councillor Bartlett said the east of the city had been targeted for growth and major expansion should be resisted. We should determine the number of homes Thorney Parish Council would like to see.

The area on the site specific plan for Briggs Farm had not been recommended by Thorney Parish Council and Councillor Bartlett had explained this to Peterborough City Council representative. As no response had been received from them, Clerk to write to Peterborough City Council confirming this.

It was proposed by Councillor Murphy seconded by Councillor Bartlett and unanimously agreed the meeting originally to be held for consultation with the Bedford Hall Committee on 17 November be rescheduled to discuss the site specific proposals. Chairman to write to members of Bedford Hall Committee explaining this.

- 6.6 New planning recommendation circulated to all members -- these proposals will mean less planning applications to consider in future.
- 6.7 Councillor Bevington explained that Section 106 money does not relate to the areas of development. From 1 December there will be five pooling areas and these will be co-ordinated to receive income from section 106 payments. It is expected that the income will be spent within the pooling areas.
A planning problem has to be resolved to have section 106 money spent in the area that this expenditure will have to solve a planning problem. It could be that new houses make demands for sporting facilities that cannot be met by existing facilities.
It is now Peterborough City's Councils recommendation the joint service centres be established for new buildings which would include police, health centre, dentists, library, and sports facility. These joint service centres can then be manned for a longer period giving residents more access to the facilities. Evidence-based argument, not views, must be presented to Peterborough City Council for them to consider the spend of section 106 income.

When reviewing large-scale development Thorney Parish Council should refuse the application quoting IMP1. This is an appendix in the back of the July 2005 Peterborough Local Plan and states planning permission will not be granted for any development unless provision is secured for all additional infrastructure, services, community facilities and Environmental Protection measures, which are necessary as a direct consequence of development and fairly and reasonably related to the proposal in scale and in-kind.

The provision of such requirements shall be secured as part of the development proposals or through the use of conditions attached to planning permissions, or sought through planning obligations. Where provision on an application site is not appropriate or feasible provision elsewhere or a contribution towards the provision will be sought where necessary.

Where a planning application is for part of a larger area planned for development, the pro rata provision of any necessary facilities, services or infrastructure, or a contribution towards them will be sought.

What, for instance, would Thorney expect from the sale of Peterborough City Council owned land?

Planning services will need to know what is required from Thorney Parish Council and therefore a response to the planning application must include Thorney Parish councils long-term infrastructure needs.

Thorney Parish Council's future infrastructure development programme must be recognised by Peterborough City Council and go to the correct pooling area that receives the section 106 income to have any chance of receiving financial assistance. We must consider what our long-term proposals are and get it into the infrastructure development programme that Peterborough City Council has.

7 Allotments

7.1 Consideration for inclusion in Site Specific area. The observations (detailed below) from Councillor Bevington were discussed

If the Thorney Parish Council believe there are things we could achieve for the village if we had the funding then in the unlikely event that we will be granted 106 monies (despite potential development in the village) an asset we have is the allotments land.

We should perhaps have offered (without any obligation) this land to Peterborough City Council as a potential development site to test the water and see what views they had on its acceptability for development and change of use from allotments to building land.

The land has the potential of extending the Harlock site and/or the Peterborough City Council owned land beyond and is therefore likely to be appealing for development.

We would need to relocate the allotments and pay compensation to their users.

We would need to locate and purchase a new site which would hopefully have better access than the current site. (Note: An observation on the Harlock scheme last time round was that if the Thorney Parish Council land was to be developed it may need two points of access rather than just the one shown to the north of the allotments. This could cross the allotments with some financial benefit to the Parish and provide better access to them whether or not they are included in the development land. Where else would the second point of access be other than from the Wisbech Road?

Permission is required from government to sell allotments. There are two main types of allotment:

☛ Statutory allotments are parcels of land acquired or appropriated by the local authority specifically for use as allotments. This applies to the Thorney Allotments.

These sites cannot be sold or used for other purposes without the consent of the Secretary of State for Transport, Local Government and the Regions.

☛ Temporary allotments are on land which is allocated for other uses but leased or rented by an allotments' authority. Temporary allotments are not protected from disposal in the same way that statutory allotments are.

If an allotment authority wishes to sell a statutory allotment site it must have the consent of the Secretary of State for Transport, Local Government and the Regions.

The Secretary of State will first want to be satisfied of certain conditions as follows:

☛ the allotment is either not necessary and is surplus to requirements, or that it is to be exchanged for a more suitable site (access problems of exiting Thorney site?)

☛ the council will give displaced plot holders adequate alternative sites, unless this is not necessary or is not practicable;

☛ the council has taken the number of people on the waiting list into account;

☛ the council has actively promoted and publicised the availability of allotment sites and has consulted the National Society of Allotment and Leisure Gardeners.

Government guidance also requires allotment authorities to consult with plot holders before they apply for disposal. If the application goes ahead, it will be dealt with by the respective Government Office for the Region. (Government Office for East of England (Go-East), Heron House, 49-53 Goldington Road, Bedford, MK403LL www.go-east.gov.uk).

Before a disposal takes place the local authority obtains a valuation. This valuation has to be sent to the Secretary of State with the application for consent to dispose of the land.

If the application is successful, and allotment holders are displaced, the allotment authority is expected to provide one or more suitable alternative sites which should not normally be more than three-quarters of a mile from the centre of demand. They must be suitable for spade cultivation.

If an allotment authority ends a tenancy, the plot holder is entitled to compensation for:

☛ crops growing on the land in the ordinary course of cultivation;

☛ manure applied to the land;

☛ up to one year's rent.

What would the value of the land be if it was deemed suitable for development and had outline planning permission? What would we use the money for? Youth, elderly, village scene, upgrade village facilities? We would need to justify any ideas about selling and the uses the money might be put to for the village.

It all raises a number of questions but is it something we should investigate.

There seems little doubt that Thorney will grow (perhaps to a greater extent than we have so far been led to believe) and should we try to profit from this for the benefit of the community.

I feel we should investigate what may be involved in this – legalities of selling, possible alternative allotment sites, interest from developers in acquiring the site, Thorney Parish Council's views etc. We would then have something to present to the village if it was thought there may be financial advantages to selling and to take their views on how the money could be spent.

It was proposed by Councillor Murphy, seconded by Councillor Evans and agreed to include the allotment land in a Site Specific for development proposal.

All allotment holders to be informed of this decision although any development is several years away.

7.2 The 2 turning areas have been cleared by Councillor Harlock and hardcore laid. Plot 29 is an area where rubbish has been dumped. Notices to be displayed stating turning areas are for that purpose and not have rubbish dumped on them.

7.3 Tenants that have not paid this year's rent have been given until 22 November to do so otherwise the allotment will be let to someone on the waiting list. Three allotments have already been re-let.

8 Roads and Footpaths

8.1 Street lighting – units already reported that needed attention.

8.2 Woburn Drive – surface water drainage problems after heavy rain

8.3 Roundabouts on bypass – grass cut but weeds still growing through blocks.

8.4 St. Marys Road – Sandpit Road – hedge to be trimmed by Mr. Lucken

8.5 Sandpit Road – private hedges overgrowing footpath. Mr. Ewing to be asked to investigate and remedy.

8.6 One flashing beacon near school not working.

9 Burial Board

9.1 Medicine Pond Fence – Road Services, English Drove to be asked to quote.

9.2 American Memorial – flag and maintenance. It was proposed by Councillor Bartlett, seconded by Councillor Bevington and unanimously agreed to provide a new flag and halyard at a cost of £87.

10 Christmas light on tower

Councillor Herdman – the options looked at were too expensive. Will look at possibility of using same lights and equipment as last year.

11 Elect a member to Bedford Hall Committee

It was agreed that Mrs. Fuller would be the Thorney Parish Council liaison with the Bedford Hall Committee.

12 Parish Room Cleaning

It was proposed by Councillor Harlock. Seconded by Councillor Murphy and agreed that this item be placed on agenda of Bedford Hall Committee. Thorney Parish Council will continue to pay for the room cleaning.

13 Correspondence/Any Other Business

13.1 Request from Mrs. Young, NHW co-ordinator, for assistance in printing off information from the Police. Mrs. Young to see if information can be sent on by email

13.2 Mr. Lucken has removed a tree from the front of Bedford Hall. It was proposed by Councillor Gee, seconded by Councillor Murphy that a second tree should be removed – proposal defeated. Mr. Lucken to remove stump.

13.3 Vehicles being advertised for sale on the Causeway at the end of the bypass. Enforcement Officer to be asked to investigate.

13.4 186-188 Wisbech Road – possible car business being conducted at rear of premises. Enforcement Officer to be asked to investigate.

14 Finance

The following sums had been received:-

<i>From</i>	<i>Reason</i>	<i>Amount</i>
Miss E Collen	Allotment rent 16	£20.00
Anglia Regional Coop Ser	Inter Mr. Spridgeon S24	£400.00
Yorkshire Bank	Interest	£2.58
Mr. C Lane	Allotment rent 24	£20.00
Mr. G Tipton	Allotment rent 7	£20.00
Mr. R Rex	Allotment rent 3&4	£40.00
Dr. A Knights	Allotment rent 37	£20.00

The following Cheques were drawn and signed:-

<u>Payee</u>	<u>Reason</u>	<u>Cheque No.</u>	<u>Amount</u>
Mr. A Hovell	Telephone, postage, travel	001611	£100.19
Singh (UK) Ltd	Hardcore turning areas	001612	£470.99
Walters Ltd	Stationery	001613	£41.30
Colemans of Peterborough	Frames maps, stationery, trolley case	001614	£201.88
Grounds Maintenance Services	Cut Abbey Lawns	001615	£47.00

14.2 Budget for 2009/2010. A copy of the up to date income and spend was circulated to all members with possible amounts for submission for 2009/2010. Councillor Harlock made some proposals to increase these amounts. It was proposed by Councillor Bartlett, seconded by Councillor Bevington and unanimously agreed to accept the modifications to the budget for 2009/2010. This will give a total expenditure figure of £62500 for the year 2009/2010

The next full meeting will be held on 8 December. Site Specific response meeting 17 November. Community Planning meeting 19 November.

The meeting closed at 10.03pm