Ellington Parish Council

Minutes of Ellington Parish Council Meeting
Held Monday 5th September 2016, at 7.30 pm in Ellington Village Hall

Present:

Councillors: Cllr Chapman, Cllr Elliott, Cllr King, Cllr Lumbers, Cllr Porter, Cllr Walters, Cllr Woods

Clerk: Darren Tysoe

Public: 17 Members of the public, including 3 representatives in respect of agenda item 1058

Open Forum

A member of the public requested that the Parish Council consider solutions to avoid cars parking on the junction of St Peters Way and High Street, which cause an obstruction for vehicles leaving and approaching St Peters Way. The Clerk confirmed that both he and Cllr Porter were meeting with a highways representative later on in the week to discuss this.

1053 Apologies for Absence – received from C Cllr Bywater and D Cllr White.
1054 The Minutes of the Parish Council Meeting held on 4th July 2016 and Minutes of the Planning Meeting on 22nd August 2016 were approved.
1055 Matters arising from Minutes held on 4th July 2016 – none.
1056 To receive from Members declarations as to disclosable pecuniary, non-disclosable pecuniary or non pecuniary interests in relation to any Agenda item. See Notes. The Clerk, whilst not a Parish Councillor, informed the meeting that his home was opposite the application site in item 1058 a, and could be viewed as having a non pecuniary interest. The Clerk stated that he would not take part in the discussion, but would continue to minute the item. The Parish Council's response to this item would be addressed from the Chairman.
1057 Update from District and County Councillors. CC Bywater had previously issued his update via email.
1058 Planning Matters
a) Planning Application Consultation: Reference: 16/01626/FUL
Change of use of land for the siting of 9 residential park homes in replacement of industrial buildings for land at corner of Thrapston Road and Malting Lane, Ellington

Mr Reg Burrow addressed the Parish Council and members of the public to outline his proposal and answer questions. He described a stone wall that would be constructed to replace the existing fencing; improvements to landscaping and a green noise barrier. The mobile homes would have a low roof line, which would be under the height of the existing pumping station. The ridge heights of the mobile homes would be 600mm below Thrapston Road.

Cllr Lumbers asked for details of the pre-application, which had been for a larger development, including land behind Grove Cottage, asking what the District Council response had been. Mr Burrow stated that the District Council had put up similar

arguments to do with the site being in open countryside. Mr Burrow stated that Thrapston Road was no longer the village boundary, and cited College Farm as an example of a development which was on the same side of the Thrapston Road which had successfully been granted residential planning permission. He stated that his application covered every single issue relating to the site.

Mr Sigsworth, a representative from a mobile home manufacturer (Omar Park Development Services) described their construction. He stated that they could last between 50 and 60 years. They were typically erected on site by sub-contractors and laid onto a concrete base. Cllr Porter asked Mr Burrow how much the mobile homes would be priced at. Mr Burrow stated that he was unable to state this at the moment. Mr Sigsworth stated that the mobile homes were retirement properties for the over 55's. In the past, older people would have occupied these types of homes. He stated that there could possibly be two cars; but more typically one car per unit, and each mobile home had 1 driveway. Mr Sigsworth explained the differences between holiday homes and retirement homes and explained that when the mobile home is sold, that it would have to be to somebody who was 55 or older, as per the Agreement. Mr Burrow said that he would send the Clerk a copy of the Agreement.

Cllr Porter referred to a section in the Planning Statement which referred to sustainable transport (section 2.4), and queried how one bus per day was sustainable transport. Mr Burrow stated that the Council consider this to be sustainable. Cllr Porter stated that the village lacks amenities to cope with a large number of retired people. Mr C Burrow, the son of the applicant asked Cllr Porter his age

Cllr Woods stated that residents would probably need two cars per mobile home.

Mr Burrow stated that this was a messy site, and that his application would tidy it up. There would be nice landscaping and provision for one car per mobile home and some visitor parking.

The Chairman stated that it was up to the Members of the Council to question the accuracy of the application, as they knew the facts.

Cllr Lumbers asked about the rules relating to the site. Mr Sigsworth referred to The Mobile Homes Act, which required an Agreement to set out these rules. Most mobile homes were occupied by one or two people. Mr Sigsworth stated that the Park Owner enforces the rules, and that residents cannot rent out their park homes or pass on to a relative who is under 55.

Mr Burrow stated that there was an area within the site for residents to come together.

Mr Burrow was asked about the soil from the site, including slabs of concrete that had been dumped on his land behind Grove Cottage. Mr Burrow stated that there were not any lumps of concrete.

Mr Sigsworth stated that the mobile homes would have mains sewage and mains electric. They would run off LPG for their heating and cooking.

Cllr Porter stated that the proposal was out of context with the village and that the village lacked amenities for the high number of potential new residents. Cllr

Lumbers stated that there was already planning permission for 16 homes at College Farm and opposite Manor Farm, which were unsold.

Recommendation: Refusal. Proposed by Cllr Porter and seconded by Cllr Lumbers.

(Votes – 5 for refusal; 1 voted against the recommendation; and the Chairman did not use his vote).

b) Planning Application Consultation: Reference 16/00800/FUL
Land South of Grove Lane, Ellington (Supporting Information received)

The Clerk had previously circulated the new information that had been sent from the Planning Department. It was unclear whether the Parish Council were expected to reconsider the application in light of the supplementary information. The Clerk referred to the original email from the District Council and stated that, although it had not been stated explicitly, it would be reasonable to conclude that the Paris Council was being asked to reconsider the application with the additional information.

Recommendation: Refusal (Proposed by Cllr Elliott and seconded by Cllr Porter).

Members did not feel that this was an appropriate location for polytunnels as this was prime arable land. Polytunnels themselves were unattractive, and would harm the visual amenity of the area. The road is only single track and could not sustain increases of vehicle movements. Members expressed a wish that the applicant would address the Parish Council to respond to questions about the proposed use of the facility if the applicant wishes to pursue his application, as the written response lacked detail.

1059 Finances

a) The Cashbook and Bank Reconciliation for month ended July 31st 2016 was approved. Proposed by Cllr Elliott and seconded by Cllr Chapman.
b) To approve payments of cheques and note payment of cheques paid since last meeting.

Cheques issued since last meeting:

Cheque No. 502 CGM invoice 199868 and 199367	£	417.39

Cheques to be approved this meeting:

Cheque No. 503 CGM invoice 20064	£	243.10
Cheque No. 504 Colin Crane Tree work	£	295.00

Proposed by Cllr Elliott and seconded by Cllr Chapman.

1060 Other Matters to consider/updates:

a) The Model Child Protection Policy was approved.
b) Update on grant application for Woolley Hill Wind Farm Fund. The Clerk reported that the application had been submitted and that Jane Darlington had contacted the Clerk to discuss the application (for £1499). The Woolley Hill Wind Farm Panel Meeting will be on Tuesday 4th October at Buckworth Cricket Club from 6.30 – 7.30pm.

c) Cllr Lumbers confirmed that work on the chicanes would begin in the next few days.
d) Update on Considerate Contractor Scheme and Speeding. The Clerk confirmed that he had written to three local haulage contractors, and only had one response (positive) from RD Williams and Sons.

ACTION AGREED: It was agreed that the Clerk would write again to remind Buffaload and Power Electrics to participate in the scheme.

e) Update on Buffaload Logistics Enforcement and Planning Application. Members of the Parish Council met at the Buffaload site with Nigel Swaby and County Councillor Bywater. It was agreed that an application end date must be set, which was the end of November. There were in excess of 20 issues that needed to be addressed within the application.
f) Grass Cutting Tender update – the Clerk confirmed that tenders were expected back by the end of September from up to four contractors.
g) Willow Tree off Grafham Road – the Parish Council had been asked to consider removing the tree as it was causing regular problems for the owners of the house next to the tree.

ACTION AGREED: Cllr Lumbers stated that he would investigate this matter further.

h) Consideration of a Neighbourhood Plan. There was a brief discussion on this item. Members thought that having a Neighbourhood Plan could be useful to ensure that future development in the village was in line with village interests and needs.

ACTION AGREED: The Clerk was asked to organise a speaker to come along to a future PC Meeting to explain more about the scheme. If possible, a representative from who had been involved with setting up a successful Neighbourhood Plan.

i) Village Hall Update – no update
j) Playing Field Committee Update – no update
k) Neighbourhood Watch Update – consider carrying out some speed watch

1061 Items for discussion at next meeting – budget for 2017/18; grass cutting tender; Woolley Hill Wind Turbine fund, parking on St Peters Way, Village Hall Roof.
1062 Correspondence. A resident in Thrapston Road had offered to assist with carrying out Speed Watch checks.

ACTION AGREED: The Clerk will liaise with Cllr Lumbers to make enquiries about training.

1063 Date of next meeting – Monday, November 14th 2016 at 7.30 pm (Subject to change)

Signed Clerk: 19 September 2016

Darren Tysoe, Clerk to the Council, Grove Cottage, Malting Lane, Ellington, PE28 0AA
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