

BURY PARISH COUNCIL

Parish Clerk - Charlotte Copley. 37 Station Road, Ramsey PE26 1JB

Telephone – 01487 813606

Email – parish.clerk@buryparishcouncil.co.uk

Website - www.buryparishcouncil.co.uk

A meeting of Bury Parish Council will be held on Wednesday 4th March 2020 at 7.30pm at Bury Village Hall

All members of the council are hereby summoned to attend for the purposes of considering and resolving the business to be transacted at the meeting as set out below. **Public Open Forum – Members of the public and press are invited to address the Council regarding items that are on the agenda. If you wish to discuss any other matter, please contact the Clerk outside of this meeting.**

Charlotte Copley -Clerk and Responsible Financial Officer to Bury Parish Council



Agenda

- 03.20-043 PRESENT AND APOLOGIES
Apologies received from Councillors H and J Prestage due to prior engagements.
- 03.20-044 COUNCILLORS INTERESTS
- 03.20-045 PUBLIC PARTICIPATION - To allow up to 15 minutes (3 minutes per person) for any members of the public and Councillors declaring the existence and nature of a prejudicial interest to address the meeting **in relation to the business on this agenda**
- 03.20-046 MINUTES OF MEETINGS FOR APPROVAL - Minutes for Approval of the Parish Meeting 5th February 2020.
- 03.20-047 REPORTS FROM COUNTY AND DISTRICT COUNCILLORS - To receive verbal reports from the County and District Councillors.
- 03.20-048 COUNCILLORS UPDATES - To receive verbal reports from the Parish Councillors on their portfolio of responsibilities and actions carried out since previous meeting:
- Road Safety & CAPALC Cllr M Tew
 - Footpaths/Trees Cllr R Scantlebury to present his report
 - Cemetery Cllr J Hayes
 - Playing Fields Cllr A Johnston
 - Neighbourhood Plan Cllr J Prestage & Tew – see agenda item 03.20-033
 - Public Engagement Cllr A Barber
 - 2020 Village Fete Cllrs A Barber and K Prestage
- 03.20-049 CRIME REPORTS– To receive an update from the Clerk on Police reports within the month of January 2020.
- 03.20-050 NEIGHBOURHOOD PLAN – To agree distribution of referendum information leaflets and other actions relating to voting day 26th March 2020.
- 03.20-051 CLIMATE CHANGE – What can residents do?
- 03.20-052 VILLAGE LITTER PICK
- 03.20-053 RAF UPWOOD DEVELOPMENT – To receive an update from the Clerk with regards to the latest meeting with Longhurst Group and discuss grass cutting contract quotation.
- 03.20-054 PLANNING – To receive recent planning applications;
20/00086/FUL Application for an additional dwelling to 18/01692/FUL and amendments to the planning layout. Land west of Garden Court and 1-16 Upwood Road. Extension for Parish comments extended to 13th March 2020.
20/00085/S73 Variation of Condition 2 (plans) for application 18/01692/FUL to facilitate an additional plot Land west of Garden Court and 1 – 16 Upwood Road.
20/00226/HHFUL Single storey side extension 45 Valiant Square, Bury
- 03.20-054.1 To receive an update from the Clerk on previous planning applications and recent correspondence received from Hunts District Council requesting clarification on Parish Council comments in their objection letter 8th October 2019, with regards to 19/01881/FUL – Land South of Buryfield.
- 03.20-054.2 To discuss the Parish Councils representation at the Hunts District Council Planning Forum on the 16th March.
- 03.20-055 FINANCE – To confirm agreement of payment of outstanding debts;
- | | | |
|-------------|---|---------|
| 1. C Copley | Clerk Wages | £696.04 |
| C Copley | Clerk expenses and home working allowance | £ 22.72 |
| 2. HMRC | PAYE | £ 35.04 |

3. ICCM	Membership fee	£ 95.00
4. Garden Reclaim	Village grass cutting January & February	£760.00
5. OfficeWorld	Stationery	£ 48.85
6. M Badcock	Cemetery grass cutting	£450.00
7. Parrot Print	N P referendum letters and leaflets	£144.00
8. Parish Online	Annual membership fee	£120.00
9. S Bell	Caretaking	£250.00

03.20-055.1 Monies received – Request to erect memorial fee received £122.00
Internment to plot I21 £175.00

03.20-055.2 Bank reconciliation.

03.20-055.3 To receive confirmation of agreed precept levels from Hunts District Council.

03.20-055.4 To receive and confirm level of cover to be taken up from CAPALC regarding membership and Data Protection Officer membership scheme.

03.20-056 CORRESPONDENCE RECEIVED

To note information received from Cambs County Council Highways Department in relation to Local Highways Improvement applications bringing the application window forward opening on 1st April 2020 and closing 31st May 2020.

Letter received from a resident highlighting concerns regarding the condition of footpath Holt Drove. The Clerk is able to provide an update on this item.

Freedom of information request FOIBPC10/02

Invitation to attend Hunts District Council planning forums training session Thursday 12 March 18:30 – 21:00

Hunts Town and Parish Councils Conference – 18th March 2020, 09:30, Burgess Hall, St.Ives.

Email request from BBC Look East TV News requesting stories to share in rural areas in our district.

Consultation of review of County Planning, Minerals and Waster Enforcement plans. The Plan (draft version) sets out the County Councils approach to achieving planning compliance at mineral extraction and processing, and waste management sites.

03.20-057 MATTERS FOR FUTURE CONSIDERATION (decisions cannot be made under this item)

03.20-058 DATE AND TIME OF NEXT MEETING – The next meeting will be held Wednesday 1st April 2020 from 7.30pm in the Bury Village Hall, Meeting Room.

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A meeting of Bury Parish Council was held on Wednesday 4th March 2020 at 7.30pm at Bury Village Hall

Minutes

03.20-043 PRESENT AND APOLOGIES

Present; Councillors M. Tew (Chairman), A. Johnston, D. Wakefield, R. Scantlebury, J. Hayes, A. Barber, P. Hazell
Also, present; Clerk – C Copley and 1 member of public

Apologies received from Councillors J. Prestage and K. Prestage due to prior engagements along with County Councillor Costello due to illness. District Councillor Corney was not present apologies not received.

03.20-044 COUNCILLORS INTERESTS – None received

03.20-045 PUBLIC PARTICIPATION - To allow up to 15 minutes (3 minutes per person) for any members of the public and Councillors declaring the existence and nature of a prejudicial interest to address the meeting **in relation to the business on this agenda**

The member of the public present did not wish to speak.

03.20-046 MINUTES OF MEETINGS FOR APPROVAL – Cllr. Hazel proposed an amendment to the minutes of meeting 5th February 2020 be made before approval, being removal of B1040 in item number “02.20-038 planning application 20/80003/COND – Conditional information for 12/01274/OUT (development brief) RAF Upwood. The chairman proposed a condition of regular sweeping of the pavement and road of the B1040 junction of the site entrance”. Cllr. Hayes proposed the amendment be accepted, seconded by Cllr. Scantlebury with all in favour it was **resolved** to agree the minutes be signed, correction initialed, by the Chairman.

03.20-047 REPORTS FROM COUNTY AND DISTRICT COUNCILLORS - To receive verbal reports from the County and District Councillors. County Councillor Costello forwarded a report in her absence as follows:- For Councillors wishing to attend the local parishes meeting is booked for Thursday 30th April at Abbots Ripton Village Hall from 7.15 – 9 p.m. Paul Nelson, the CCC Officer dealing with public transport will be attending.

03.20-048 COUNCILLORS UPDATES - To receive verbal reports from the Parish Councillors on their portfolio of responsibilities and actions carried out since previous meeting:

- Road Safety & CAPALC Cllr M Tew
Cllr Tew reported incidents of failing road surfaces and pot holes on the B1040 Warboys Road, Upwood Road and provided an update on the investigations relating to the water leak on the B1040 Warboys Road. Cambs County Council have been investigating the leak for some time in collaboration with Cambs Water. The surrounding underground chambers have been opened and confirmed nothing untoward found. The County Council have confirmed a works order has been raised to have the chambers fully examined. The County Council have also removed 2 fallen trees and repaired the footpath along the front of the RAF base between Bury and Fairmead Park.
CAPALC – Following a recent meeting CAPALC received 14 votes in favour of becoming incorporated, the Constitution should be completed in July 2020.
- Footpaths/Trees Cllr R Scantlebury presented his report
- Cemetery Cllr J Hayes reported all is well with the cemetery
- Playing Fields Cllr A Johnston had nothing to report.
- Neighbourhood Plan Cllr J Prestage & Tew – see agenda item 03.20-033
- Public Engagement Cllr A Barber – nothing to report
- 2020 Village Fete Cllrs A Barber and K Prestage – The Village Fete will be held on Friday 8th May 2020 on the village sports field from 2-5pm. All plans are going well

03.20-049 CRIME REPORTS– 3 reports of crime within the village for the month of January 2020.

03.20-050 NEIGHBOURHOOD PLAN – Referendum posters have been placed around the village, letter have been placed through every villagers door, also being advertised through social media and the Parish Council website. Voting day is the 26th March, in the Village Hall from 7am to 10pm. The village must vote in favour of the Plan with no less than a 51% majority of the votes cast. Flyers will shortly come through villagers doors reminding them of the event. The Clerk will deliver quantities of flyers to councillors for them to post in their local area between the 10th and 20th March.

03.20-051 CLIMATE CHANGE – The Chairman confirmed a statement of intent be place on the Councils website and social media.

- 03.20-052 VILLAGE LITTER PICK – The Chairman has organised the village litter pick on the 21st March, all helpers to meet at the Village Hall at 9.30am. The Scouts, District Council and village eco friendly groups will be supporting the event and the Clerk has requested a supply of resources from the District Council.
- 03.20-053 RAF UPWOOD DEVELOPMENT – The Clerk provided an update to the Council on the recent meeting with Longhurst Group. The Longhurst Group are looking to open up conversations with the Parish Council over taking on the green spaces on the Phase 1 and 2 RAF Upwood developments. It was proposed to have an initial meeting to discuss what is available to the Parish and whether the Parish Council would like to take on responsibility for some, all or none of the public spaces. It was proposed and agreed the Clerk will make arrangements for a meeting with Longhurst representatives. House sales on Dehavilland Gardens are progressing with the first homeowners due to move in in March, another property is due to be occupied in June. Agreement to demolish 11 buildings on Phase 1 has been agreed, these will be coming down between now and July 2020. Phase 2 of the development is in the planning stage with applications going in to the District Council at the end of this year. The developers are keen to engage with villagers on this phase, they hope to hold a consultation event in the village hall May/June time.
- 03.20-054 PLANNING – To receive recent planning applications;
- 20/00086/FUL** Application for an additional dwelling to 18/01692/FUL and amendments to the planning layout. Land west of Garden Court and 1-16 Upwood Road. Extension for Parish comments extended to 13th March 2020. The Parish Council considered both this application and 20/00085/S73 retrospectively and decided unanimously to object to the application for an additional dwelling. The plan is to increase the build on the site by one more property. The additional dwelling is proposed to be located close to the entrance of the site, resulting in the removal of the pond. The Council felt that removal of the pond would have a significant effect on the biodiversity of the site and could also lead to an increase in flooding, along with overshadowing of neighbouring properties the Council therefore felt unable to support the application.
- 20/00085/S73** Variation of Condition 2 (plans) for application 18/01692/FUL to facilitate an additional plot Land west of Garden Court and 1 – 16 Upwood Road. – See above.
- 20/00226/HHFUL** Single storey side extension 45 Valiant Square, Bury. After discussion the Council voted to support the application on the grounds of the proposed development does not appear to affect the neighbouring properties.
- 03.20-054.1 To receive an update from the Clerk on previous planning applications and recent correspondence received from Hunts District Council requesting clarification on Parish Council comments in their objection letter 8th October 2019, with regards to 19/01881/FUL – Land South of Buryfield.- The Parish Councils response to this can be found appended to these minutes.
- 19/02271/FUL** Residential development involving the erection of 38 dwellings, public open space provision, landscaping, means of access and associated works. Land North East of 15 Meadow Lane, Bury. – IN PROGRESS
- 19/01684/CLED**- The Flat, 12 Hill Estate, Bury. IN PROGRESS
- 19/00271/OUT** – Land north east of The Highlands, Warboys Road, Bury. IN PROGRESS
- 03.20-054.2 To discuss the Parish Councils representation at the Hunts District Council Planning Forum on the 16th March. Cllr. Barber agreed to represent the Parish Council should the be required to do so.
- 03.20-055 FINANCE – To confirm agreement of payment of outstanding debts. The Chairman proposed the retrospective approval of payment 1 – 9 for signature, seconded by Cllr. Scantlebury with all in favour and therefore resolved to do so. The cheques were then signed by 2 signatories who in turn initialed the corresponding invoice;
- | | | |
|-------------------|---|---------|
| 1. C Copley | Clerk Wages | £696.04 |
| C Copley | Clerk expenses and home working allowance | £ 22.72 |
| 2. HMRC | PAYE | £ 35.04 |
| 3. ICCM | Membership fee | £ 95.00 |
| 4. Garden Reclaim | Village grass cutting January & February | £760.00 |
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| 9. S Bell | Caretaking | £250.00 |
- 03.20-055.1 Monies received – Request to erect memorial fee received £122.00
Internment to plot I21 £175.00
- 03.20-055.2 Bank reconciliation. As bank statements have not been received the Clerk was unable to provide a reconciliation.
- 03.20-055.3 The Parish Council confirmation as received the agreed precept levels from Hunts District Council of £32,500 which will be paid to the Parish Council in 2 installments.
- 03.20-055.4 To receive and confirm level of cover to be taken up from CAPALC regarding membership and Data Protection Officer membership scheme. The Parish Council paid £495.67 in membership fees to CAPALC in 2019 which included the £50 additional fee for Data Protection Officer membership. This years figures represent the small increase as advised which brings the total to £492.91 without DPO cover and £542.91 with DPO cover. Cllr Wakefield proposed the Council take up the membership to include the DPO cover as done so in previous years and that this cover could provide useful should it be needed. The proposal was seconded by Cllr. Hazel and

agreed all in favour to take up the cover at a cost of £542.91, the Clerk to raise the cheque for signature at the next meeting.

03.20-056 CORRESPONDENCE RECEIVED

To note information received from Cambs County Council Highways Department in relation to Local Highways Improvement applications bringing the application window forward opening on 1st April 2020 and closing 31st May 2020.

Letter received from a resident highlighting concerns regarding the condition of footpath Holt Drove. The Clerk was able to provide an update on this item. County Council Highways department have confirmed Land Registry searches came back as the Drove being unregistered and when a budget is available they will look at having the area cleared.

Freedom of information request FOIBPC10/02

Invitation to attend Hunts District Council planning forums training session Thursday 12 March 18:30 – 21:00 Hunts Town and Parish Councils Conference – 18th March 2020, 09:30, Burgess Hall, St.Ives. Cllrs Tew and Barber will attend.

Email request from BBC Look East TV News requesting stories to share in rural areas in our district.

Consultation of review of County Planning, Minerals and Waster Enforcement plans. The Plan (draft version) sets out the County Councils approach to achieving planning compliance at mineral extraction and processing, and waste management sites.

03.20-057 MATTERS FOR FUTURE CONSIDERATION (decisions cannot be made under this item)
Coronavirus/Infection Control procedures

03.20-058 DATE AND TIME OF NEXT MEETING – The next meeting will be held Wednesday 1st April 2020 from 7.30pm in the Bury Village Hall, Meeting Room. Please note the agenda will be issued earlier than usual for this meeting due to the Clerks annual leave.

Meeting closed at 9pm

BURY PARISH COUNCIL

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Cambridgeshire
PE26 1JB

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Tim Hartley
Senior Development Management Officer
Huntingdonshire District Council

Tel: 01480 388829
Email: tim.hartley@huntingdonshire.gov.uk

Sent by email 27th February 2020

Dear Tim

Please see below response from Bury Parish Council with regards to your email of 18th February 2020 concerning 19/01881/FUL Land south of Buryfield.

Bury Parish Council Revised Document

Bury Parish Council is writing to express our objection to the planning application 19/01881/OUT on land South of Buryfield Bury. For clarification, your email states the application reference as 19/01881/FUL, according to our records and the online planning portal the application is at the OUT/outline not FUL stage.

Yes, we inadvertently missed the word "net" from the policy.

A new application was submitted by the developer for a rural exception site of up to 54 homes to include 44 Affordable homes, landscaping, open space, creation of new access following the demolition of Nos. 20 and 22 Buryfield and all associated ancillary works.

The Council have listed 4 things which should be taken into immediate consideration:

1. The significant adverse impact of the development will still be experienced by the occupiers of Number 24 Buryfield
2. The occupiers of no 18 Buryfield (and other properties) may now reasonably claim that they are to experience significant adverse impact on their residential amenity by virtue of an enlarged access road.
3. The application will only create 2 additional affordable dwellings over and above the refused scheme meaning any additional benefit is limited.
4. The affordable housing needs of Bury are to be satisfied through existing permissions and Local Plan allocation (please see below table)

USA clinic site	Affordable housing units 25
Upwood Road	Affordable housing units 36
Upwood Airfield (reserved Matters stage) RA8	Affordable housing units 61
Tunkers lane in consultation allocated site RA7	Affordable houses 35

As you can see from the above table there is a total of 157 Affordable homes already approved.

The Buryfield planning statement states:

The proposed development will incorporate a mix of 1, 2, 3 and 4 bedroom properties of open market and affordable housing. In accordance with adopted Policy LP28, at least 60% of the site area is affordable housing for people with a local connection to the area – this will equate to 19 affordable homes for rent and shared ownership. The remaining 40% of the site area is for 25 affordable homes (rent and shared ownership) to assist in meeting the wider needs of the district and 10 market housing homes. A variety of different house types will be provided, which will assist in providing interest and vitality to the site as well as meeting the diverse housing need for the district.

The Housing Need Survey Results Report for Bury dated March 2019 concludes that there are 29 households identified as being in need of affordable housing who either live in, or have a local connection to, Bury.

Based on evidence Bury housing needs survey was the only HNS submitted by the applicant no other survey from smaller settlements was submitted. Therefore: the application must be based solely on Bury HNS and not the wider needs of the District.

The Huntingdonshire Local Plan states that Promoters [of Rural Exception Sites] will be expected to work with communities to resolve any concerns expressed regarding a specific proposal. However, given that any individual scheme is likely to receive both support and objections, a balanced judgement will be taken reflecting community views and the merits of the proposal (para 7.49).

Based on the strength of objection on the previous proposal as well as this one the Council should be looking to refuse this application.

Other considerations:

Buryfield

This application does not form part of the 2036 plan for the spatial area of Ramsey/ Bury or the emerging Neighbourhood Plan (Referendum stage)

The site is of good agricultural (A3) land and still being farmed at present. The accumulative of erosion of green space land will have an impact in and around Bury village.

HDC has demonstrated it has a 5-year housing land supply, the application therefore should be determined by:

- A) Economic sustainability
- B) Sustainable Access and Transport
- C) Environmental issues

Economic

On looking through the application there seems to be no economic benefit to the community other than the use of local services, and the collection of Council Tax. Observing the local employment situation there are very few employment opportunities in the spatial area and most residents commute to employment hubs either in Huntingdon or Peterborough, Cambridge

Access and Transport

Objections have been raised regarding the access into the development site. The objections are concerned that access from a residential road the width of Buryfield, although access by car is deemed acceptable, Construction Traffic and the emergency services i.e. Fire brigade will have great difficulty turning right into the access road which would impact the residents not just of No24 and No 18 but to the surrounding houses adjacent to the site. Construction traffic will also back up delivering materials to site impacting the whole community as there is no provision for a holding area in the vicinity of the site.

The increase in traffic of approximately 100 cars will increase traffic movement, so the transport assessment is conservatively low, all traffic will have to access the junction via Owls End and the B1040 causing congestion throughout the day.

Access to the site via Owls End and Tunkers Lane passes the drop off point by parents to Bury Primary School AM and PM which will increase the risk to children walking and cycling to school and in and around the school entrance, An increase in traffic will ultimately lead to an increase in pollution from exhaust fumes emissions and could cause risk to their health and wellbeing.

The road substructure is crumbling and moving, and several leaks have been reported to Cambridge Water/ Anglia Water along Owls End/Tunkers Lane, construction and heavy traffic could cause an impact of subsidence of the remaining substructure.

Public transport associated with this site is minimal 1 bus every 3 hours to Peterborough travel time in excess of over an hour, which will increase use of the private car, again impacting on traffic movement in the spatial area, Buses to Huntingdon again 1 every 3 hours minimal walking distance to the bus stop on the B1040 is in excess of 700 metres.

Cycling provision in the spatial area is non-existent and has been flagged up by the emerging Neighbourhood Plan which has not been mentioned by the Planning Officer or even consulted, this impacts on travel by bike due to 42 tonne HGV Lorries in

close proximity as well as crumbling roads which endangers the cyclist, therefore again putting emphasis on the use of private cars.

This contravenes sustainable transport which is highlighted in the NPPF section 9

Environmental impact

Anglia Water has warned of severe risk of flooding downstream in the Ramsey catchment area, and is noted that the Middle Level Commissioners have not been consulted on this issue in any of the accumulative approvals which will have adverse effects on delivering the Local 2036 Plan. Anglia water also stated that a pipe leading to Highlode stream crosses the application site and the developer will not be permitted to build within 3 metres of the underground pipe.

The increase in bio diversity is negligible it is already green space land and the development will also have impact to the PROW that is used by Ramblers and dog walkers alike, Boundary treatments in this case will only give an acceptability to the development which is pleasing to the eye it will not increase habitat for any species that already exists.

Education and health facilities

Please note comments by the education department at CCC, an increase in development will have an impact on local school provision, with the 2 primary schools already running at capacity and the Abbey College decreasing the pan to 180 and with developments already approved by HDC the effect of this is school children would have to transported by road to other areas whose catchment areas are shrinking, again causing traffic generation which again contravenes the NPPF.

Health facilities are also running at capacity, one surgery in Ramsey has merged with a practice in Fenland to try and increase capacity with a 20 -30 minute drive to access health care provision, dentists in the spatial area are also running at full capacity, this makes this development unsustainable for primary healthcare provision

Conclusion

The site is poorly related to the main local services and facilities of Ramsey - e.g. 3.4km from the Secondary School. Even in Bury it is 700m from the Primary School; this will limit the opportunities for walking and cycling increasing reliance on use of the private car even for local journeys. As such the relevant distances to services and facilities from the centre of the site are greater than those set out in the Huntingdonshire Design Guide Supplementary Planning Document (SPD) 2017.

Overall the scheme would conflict with the Local development plan as a whole, as a result of its conflict with the housing delivery, accessibility, living conditions, character and appearance, and countryside and landscape protection policies. Material planning considerations are not sufficient in this case to override these policy conflicts. Benefits would arise from economic and social benefits arising from additional housing and residents using local services and facilities, although in this case they are likely to do so by unsustainable means due to the distances involved. The proposal would not therefore amount to sustainable development in terms of the Framework.

The policies that impact on the above statement:

LP28	D	1
	D	11
	D	111

Special consideration must be drawn to 7.49

LP29

Paragraph 7.55
Paragraph 7.57

Hunts district Council Design guide (spd 2017)

Yours sincerely

Parish Clerk
Bury Parish Council