

BURY PARISH COUNCIL

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Bury Parish Council Planning Committee

met on Wednesday 14th July 2021 from 7.30pm at Bury Village Hall, Main Hall

Minutes

		ACTION
PC-0721-014	<p>PRESENT APOLOGIES</p> <p>Councillors: David Wakefield, Richard Scantlebury, Mike Tew, Karen Prestage, John Prestage Also present : Charlotte Copley – Clerk Members of public – Mr K Jewell of Hyde Housing Apologies received from Cllr J Hayes due to other commitments</p>	
PC-0721-015	<p>APPROVAL OF MINUTES</p> <p>Resolved That the minutes of meeting 2nd June 2021 be approved and signed by the Chairman.</p>	DW
PC-0721-016	<p>PUBLIC PARTICIPATION</p> <p>No members of the public present.</p>	
PC-0721-017	<p>RAF UPWOOD</p> <p>The Guard House</p> <p>Mr Jewell of Evera Homes was in attendance at the meeting to address any questions from members concerning the acquisition of the Guard Room. Agreement was reached that the contractors carrying out the clearance works to the area around the Guard Room will also clear as much as possible of the interior of the building. Mr Jewell will report back to the Council following a meeting to discuss pre-commencement works and hoarding to protect the building from further acts of vandalism. Services will be provided by Evera to the edge of the road fronting the Guard House.</p> <p>MUGA</p> <p>Evera intends on transferring the MUGA land to Bury Parish Council but not until the land is owned by Evera, which will be when planning consent for phase 2 is obtained. Ownership is estimated to be around mid-2022 at the earliest depending on how the wider scheme is developed, and ensuring that safe access is available to allow the Parish Council to install the MUGA if the Council are looking to deliver it as soon as possible.</p> <p>LEAP</p> <p>The LEAP (Local Equipped Area for Play) going in on Phase 1 and will be fully installed by Evera Homes.</p> <p>OPEN GREEN SPACE</p> <p>The maintenance of the green spaces will be carried out by a maintenance contractor appointed by Evera Homes until completion of the site. Evera will continue to maintain the space until a point that it is handed over to the Parish Council. It might be possible to hand over some of the land in phases, with a management figure</p>	

payable to the Parish Council. Mr Jewell will confirm if this could be the case at a later date.

- Resolved**
- 1). A measured survey of the Guard Room to be carried out by K Jewell and Cllr Scantlebury.
 - 2). Members to consider the future further development of the site, such as a nursery with regards to services, separate loading for toilets etc.
 - 3). The Parish Council to seek approval from full council for a budget of £50,000 for initial spending against the Guard House investigations such as bat surveys, asbestos surveys etc. This will be via an Extraordinary Meeting in order for the bat survey to be carried out within the time restriction of mid August.
 - 4). Cllr Prestage to approach Cambs ACRE with a view to conducting a feasibility study to include the Guard Room project along with the vision for the sports field following purchase of the BMX track, seeking an outline proposal with costs.

RS/KJ

ALL

ALL

JP

PC-0721-018

BUS SHELTERS – UPWOOD ROAD

Millward Consultants are currently in the process of agreeing the S278 highway works for the Cromwell Fields development site off Upwood Road, which are required as part of the planning conditions for the permission for the above residential development (Planning reference 18/01692/FUL - Conditions 18 and 19).

These planning conditions specifically state the developer requires to provide bus shelters to two existing bus stop areas.

This is a condition requested by the T.A team to promote sustainable travel. And would most likely not be acceptable if it comes in for amendment, therefore this planning condition has to be met.

Despite the Parish Council expressing a preference of the funding for these shelters to be utilised better elsewhere, such as provision for a pedestrian crossing, the County Council are insistent these shelters be installed. Therefore Millwards Consultants require confirmation on the specification of the bus shelters to add to their design drawings.

- Resolved**
- 1). That the Clerk provide details of the Carleton 220 cantilever shelter in green to Millward Associates.
 - 2). That the Clerk request final design drawings and location plans are received before installation goes ahead.

Clerk

Clerk

PC-0721-019

BMX TRACK

Cllr Wakefield updated members of proceedings so far with regards to the purchase of the BMX track area of the sports field. Formal Heads of Terms have been agreed and solicitor details provided to Carter Jonas to commence the purchase of the site for the sum of £10,000. Since then, Carter Jonas have come back to say that Larkfleet Developments, who have the benefit option across the site, now require an additional £1500 to cover their legal fees for removing the land from their option agreement, so the Trustees will need this cost covered by the Parish Council in addition to their own legal costs.

- Resolved**
- 1.) That Cllr J Prestage will pen a formal response confirming the Parish Councils refusal to accept the increase in costs.
 - 2). That S106 monies for offsite sports provision be allocated against the MUGA along with ground improvements to the Sports Field and the District Councils Active Lives manager and planning officer for the Tunkers Lane and Buryfield sites be informed accordingly to enable the monies to be secured against this project.
 - 3). That the Clerk and members look at ground work companies who could carry out the ground improvements.

JP/DW/Clerk

Clerk

4). That the Clerk and Cllr Tew complete the wind farm grant application of a possible £8,000 towards the purchase of the BMX track.

Clerk

PC-0721-020

PEDESTRIAN CROSSING

Cllr Prestage confirmed drawings and costings of the proposed crossings from the County Council are yet to be received. It is also understood that additional funding from Evera Homes could be obtained, to cover any shortfall on the spend. This will be confirmed should the application **21/01420/S73** - Variation of condition 10 (Off-site highway works) for RAF Upwood Ramsey Road Bury Huntingdon PE26 2RA be passed.

PC-0721-021

FINANCE

The Clerk presented a budget plan outlining CIL and S106 monies received and to be received. Discussion followed with regards to the re-allocation of earmarked funds.

Resolved Earmarked reserves be allocated as follows;
£63,000 - Guard House project
£10,000 – BMX Track purchase
£49,500 – Pedestrian crossing
£ 2215 – Cemetery refurbishment

Clerk

PC-0721-022

PLANNING

No new applications received.

PC-0721-022.1

To receive updates on current applications:

21/00014/REFUSL – The Gables, Bury Road. An appeal has been made to the Secretary of State against the Councils (Hunts District Council) decision to refuse planning permission for the proposed development.

Resolved That the notice of planning appeal be received and noted.

PC-0721-023

MATTERS FOR FUTURE CONSIDERATION

None received.

PC-0721-024

MEETING DATES

Resolved To agree the following dates for Planning Committee meetings;

August	11 th
September	15 th
October	20 th
November	17 th
December	15 th

PC-0721-024

NEXT MEETING

Wednesday 11th August 2021 7.30pm, Bury Village Hall

Note – the Clerk will not be in attendance due to annual leave.

With no further business to conduct the chairman declared the meeting closed at 22.05