

BURY PARISH COUNCIL

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

Telephone – 07849 107046

Email – parish.clerk@buryparishcouncil.co.uk

Website - www.buryparishcouncil.co.uk

PLANNING COMMITTEE MEETING

Was held on Wednesday 18th May 2022 from 7.30pm at Bury Village Hall, Meeting Room

Minutes

PC-0522-001 PRESENT AND APOLOGIES

Present

Councillors; D. Wakefield (Chairman), R. Scantlebury (Vice Chairman), K. Prestage, D. Masterson, J. Prestage, J. Hayes and M. Tew

Also present:

C. Copley (Clerk) and R. Combes of Carter Jonas, Hannah Guy of Allison Homes and K. Jewell of Hyde Housing.

PC-0522-002 APPROVAL OF MINUTES

Resolved That the minutes of meeting 20th April 2022 be approved as a correct record of proceedings and therefore duly signed by the Chairman.

PC-0522-003 ELECTION OF CHAIR AND VICE CHAIR OF THE COMMITTEE

Resolved That with no other nominations Cllr Wakefield agreed to continue as Chairman and Cllr Scantlebury as Vice Chairman.

PC-0522-004 TO DETERMINE THE TIME AND PLACE OF COMMITTEE MEETINGS FOR THE NEXT 12 MONTHS

Resolved That the following dates for meetings for the next 12 months be agreed:

Month	Planning Committee
June	15 th
July	20 th
August	No meeting
September	21 st
October	19 th
November	16 th
December	21 st
January	18 th
February	15 th
March	15 th
April	19 th
May	17 th

PC-0522-005 PUBLIC PARTICIPATION

The member of public present did not wish to speak.

PC-0522-006 DECLARATIONS OF INTEREST

Councillors to declare any Disclosable Pecuniary Interests as detailed in S.30 Localism Act 2011, along with any other interests relating to items on the agenda.

None received

PC-0522-007 CATON WILL TRUST SITES, BURY

The Caton Will Trust consists of several pockets of land within the village of Bury held in Trust, the Trust is managed by Carter Jonas. Allison Homes (formally Larkfleet Homes) hold the benefit option across those sites. Option Agreements are a legal contract between a landowner and potential purchaser of a site, typically a housebuilder or developer.

Mr R Combes of Carter Jonas on behalf of the Caton Will Trust, and Hannah Guy on behalf of Allison Homes (formally Larkfleet) presented two drawings of what they see as possible developments within the Caton Will Trust land in Bury, in relation to the former garage sales site and Cheveril Lane, and wished to discuss possible concepts of Caton Will Trust areas of open space via S106 agreements for Bury.

The first drawings showed a possible scheme of 41 market value homes (2, 3 and 4 beds) off Cheveril Lane and the second scheme showed a sheltered accommodation scheme for the over 55s (54 blocks) to the rear of the former garage sales site.

Following discussion, it was clear the drawings are very early plans and little, if any, research has been carried out to support either scheme, concern from members was expressed in relation to the suitability of these proposals in relation to the made Neighbourhood Plan, HDC Local Plan 2036, flooding, lack of local knowledge of the housing requirements, the number of developments currently under way within the village and surrounding villages, and if there is any need for either of these 2 schemes.

Hannah Guy was asked to confirm to the Parish Council why engagement with the Parish Council was not forthcoming in relation to the open space, off site sports and bus shelter provision in relation to the Cromwell Fields development. The open space was not offered to the parish under the S106 agreement, the same development saw the parish being bypassed in relation to the offsite sports provision subsequently lost to Upwood and Ramsey. Despite multiple requests from the Parish Council to engage conversation over bus shelter provision, nothing has been forthcoming. Hannah Guy assured members she would address these concerns and return to the Parish Council.

PC-0522-008 RAF UPWOOD

- 1). No further updates in relation to the open space provision across the site.
- 2). The works to Upwood Road coming into the main entrance are expected to take place between July to September with build work expected to commence from early July also.
- 3). Approval to the drainage scheme and the footpath extension down to Upwood School has been confirmed.
- 4). To receive further reports from representatives.

Resolved 4). At the Bury Parish Council Planning Committee meeting of the 20th April 2022, the Committee put an informal proposal to Evera Homes regarding the Guard Room (item 0422-122). Evera Homes agreed to assist with the prior work on the basis they are reimbursed - and to this end they will keep the Council updated on costs. Some of the works will ultimately need to be completed by the Parish Councils contractors, and will form part of the wider construction works. A list of the works has been agreed except for the structural survey, the Parish Council are to satisfy themselves to the buildings suitability to support the restoration scheme as detailed at a later date. Evera are willing to commission this, if required, but they will need a detailed brief/plans from the Parish Councils architect to ensure the survey encompasses the necessary requirement.

Action Clerk

PC-0522-009 ACTIONS FROM PREVIOUS MEETING AND MATTERS ARISING

The project facilitator report has been forwarded to members and appended to these minutes.

PC-0522-010 BUS SHELTER PROVISION

To receive updates on the bus shelter provision from developer contributions across the village. None received.

PC-0522-011 PEDESTRIAN CROSSING – UPWOOD ROAD

To consider the proposal from Highways to install a flat crossing and install speed cushions on the lead up to the crossing rather than a raised ramp. This is due to the presence of an access chamber in the carriageway which would be located within one of the ramps of the raised crossing.

Resolved To request costings for a flat zebra crossing and flat zebra crossing with traffic lights.

Action Clerk

PC-0522-012 BMX TRACK

To receive updates in relation to the acquisition of the BMX Track, Bury.

No further updates received other than what is detailed in the Project Facilitator report appended to these minutes.

Resolved To seek an update and possible completion date.

Action Clerk

PC-0522-013 FINANCE

Payments due or made since last meeting.
No payments made.

PC-0522-014 PLANNING APPLICATIONS

22/01022/HHFUL - 6 Brookfield Way Bury Huntingdon - Removal of existing close boarded fence and erection of new close boarded fence.

Resolved To support the application.

Action Clerk

PC-0522-015 MATTERS FOR FUTURE CONSIDERATION

Resolutions cannot be made under this item.
None received.

PC-0522-016 NEXT MEETING

Wednesday 15th June 2022 from 7.30pm in the Village Hall (Agenda items to be received by the Clerk no later than 6th June 2022).

With no further business to conduct the Chair declared the meeting closed at 21:29.

DRAFT

PROJECT FACILITATOR REPORT APRIL 2022

Report of actions from the Planning Committee meeting April 2022 and matters arising.

Guardroom/RAF Upwood

Arising from agenda item 0422-122.1 The matter of full council decision to either accept or decline the S106 agreement offer of green space maintenance on Dehavilland Gardens was tabled for discussion at full council meeting 11th May 2022.

Further to agenda item 0422-122.3 & 4 Mr Jewell confirmed the following points:

- There are lit bollards marking the new right turn lane / junction between Ramsey Road and the new estate.
- At present they are only improving the width / surfacing of the path to the primary school. It is not lit for it's entirety.

Arising from agenda item 0422-122. At the Planning Committee meeting of the 20th April 2022, the Committee resolved to make an informal proposal to Evera Homes regarding the Guard Room. It was the Committees feeling that due to timescales on build commencement of Phase 1 RAF Upwood could possibly lead to further delays and complications on Bury Parish Councils access to the site for the Guardroom restoration. The proposal was put to Evera Homes for their consideration.

Bus Shelter Provision

Arising from agenda item 0422-123 the shelter specification has been shared with neighbouring town. The Clerk has contacted Millward Associates in relation to the shelters being installed on Upwood Road via Larkfleet Developments. The response was that bus stop locations and designs have been submitted and approved by the highways authority and will be constructed by the developer in due course. Unfortunately, the Parish Councils request for reassurance the shelters would fit and the locations of the shelters along Upwood Road has been ignored. The Clerk has responded to Millward Associates.

Pedestrian Crossing

Further to agenda item 0422-124, the lighting design has been received but waiting for a response to the road safety audit (RSA) that was requested in November last year. Costings will not be obtained until after receipt of the RSA, in case there are any design changes required that would affect costs.

Many of the highway teams and the road safety audit team are experiencing unprecedented levels of staff vacancies and subsequently many vacancies are being recruited to on a temporary basis using agency staff, if and when, suitable candidates can be found. A further e-mail has been sent to the RSA team to find out when a response can be expected.

Action for Committee

The engineer has received the RSA for the scheme and will be going through this to address the issues that have been raised.

It was suggested that the Zebra potentially be on a raised table and a design for this produced. However unfortunately there is an access chamber in the carriageway which would be located within one of the ramps of the raised crossing. Whilst it is possible to raise this type of cover it does need to be horizontally level and not on an angle. Highways (CCC) cannot reduce the width of the table to overcome this as it needs to be a minimum of 6m wide as is required on a bus route. CCC could look to provide alternative speed reduction measures on the approach to the crossing **such as speed cushions** if the Parish Council and residents would not be opposed to them?

BMX Track

Further to agenda item 0422-125 the solicitor confirms they have received all the title documentation, together with draft contract and all the searches bar the Official Local Authority Search. This last search is taking a long time to be dealt with, in part because the local authority were initially unclear of the extent of the title to be searched against. All the documentation will be reviewed this week (9th May 2022) and a report produced enquiries raised if necessary, then once they are satisfied with the results, an exchange date will be looked at. Solicitors are waiting to receive all the search results before reporting back.

A draft deed of release in relation to the option agreement will be sent over this week, as this will need to be approved prior to exchange of contracts and signed.

Ongoing and arising matters for attention

- VAT liabilities across all projects.
- Further provision of open space within the village.
- PWLB possibilities in relation to funding.
- Public consultation.
- Parish Newsletter.
- Business Plan.