

BURY PARISH COUNCIL

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PLANNING COMMITTEE MEETING

The Planning Committee meeting was held on Wednesday 15th June 2022 from 7.30pm at Bury Village Hall, Meeting Room

Minutes

PC-0622-017 PRESENT AND APOLOGIES

Councillors; K. Prestage, J. Prestage and J. Hayes

Apologies received from Cllrs D. Wakefield (illness), R. Scantlebury (personal), D. Masterson (personal).

Also present:

C. Copley (Clerk) and 1 x member of public

Quorum: 3

Resolved That Cllr J Prestage Chair the meeting in the absence of Cllr Wakefield and that the apologies received be accepted.

PC-0622-018 APPROVAL OF MINUTES

Resolved That the minutes of meeting 18th May 2022 be approved as a correct record of proceedings and therefore duly signed by the Chairman.

PC-0622-019 PUBLIC PARTICIPATION

The member of public present asked if any response has been forthcoming from Allison Homes following their attendance at the Committee meeting of 15th May 2022 (minute reference 0522-007, see Project Facilitator report May), raised several concerns over the development site off Buryfield and the condition of the Buryfield pavement due to the construction traffic.

PC-0622-020 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-0622-021 ACTIONS FROM PREVIOUS MEETING AND MATTERS ARISING

The project facilitator report has been forwarded to members ahead of the meeting and is attached to these minutes.

PC-0622-022 RAF UPWOOD

- 1). To continue discussions with Evera Homes in relation to the green space provision across the site.
- 2). To receive any updates from Evera Homes in relation to the Guardroom, Phases 1 and 2 development of the site.
- 3). To receive updates from the Clerk in relation to the Guardroom project public consultation phase.
- 4). To receive further reports from representatives.

Resolved 2). To receive a verbal update from K Jewell of Evera Homes as follows:

The section agreements in relation to commencement of the Phase 1 build are expected to be approved this month. The construction work is scheduled to commence July, the delays being due to the public authorities. The Phase 2 planning application is expected to be resubmitted this autumn. Mr Jewell is expecting the amended drawings later this month; changes have been made to some of the road hierarchy across the site. The house details changes have been made to reflect the latest standards (insulation efficiencies) but the look of the houses will remain as before with the external appearance of village homes. Discussions are ongoing with the Highways authority (Cambs County Council) in relation to the footpath on Upwood Road and the moving of lighting columns.

3) Mr Jewell confirmed a bat survey had been carried out on the Guardroom which indicated bats being present, DNA samples have been taken for analysis. Night time surveys will commence shortly. As part of the early works to Phase 1 the construction company will carry out the clearance works to the building.

PC-0622-023 BUS SHELTER PROVISION

Correspondence received from NFC Homes regarding the requirement for them to upgrade the existing bus stops on the western and eastern side of Redebourn Lane. They have been liaising with the highways department at Cambridgeshire County Council and ask the Parish Council to assist with the following queries:

- 1). Is Bury Parish Council happy to take on responsibility for the bus stop maintenance?
- 2). If the answer to question 1 is yes, please forward the standard design/specification for the bus shelter?

Resolved That before a decision can be made that a site meeting be arranged between Cambs County Council, Development Management Engineer, Cllr Prestage and the Clerk to talk through the multiple proposed bus shelters along Upwood Road.

Action Clerk

PC-0622-024 PEDESTRIAN CROSSING – UPWOOD ROAD

To receive any updates since the request was made to CCC for costings in relation to the installation of;

- 1) A flat zebra crossing.
- 2) A flat zebra crossing with traffic lights.

This is due to receiving details of a chamber located below the proposed location for the crossing that would prevent the installation of a humped crossing.

Resolved The Engineers at Cambs County Council have received the 2 proposals and will provide pricing schemes for both in due course.

PC-0622-025 BMX TRACK

The Clerk provided a verbal update following an email received earlier today. The relevant searches have been completed and forwarded to the Council. They are waiting for full details of the original option agreement and once received will finalise a Deed of Release, which will then be sent out to be signed by Allison Homes Ltd. The draft contract of sale and transfer have also been received and the solicitor is finalising some details before it can be signed.

Resolved That an idea of costs in relation to the installation of a sports facility on the site be sought, Cllr Hayes take up conversation with the school to seek an idea of what would be suitable, the Clerk advised a public consultation will also need to be carried out once the Council have taken ownership of the land.

Action Clerk, Cllr Hayes

PC-0622-026 FINANCE

Payments due or made since last meeting relating to planning projects.
None received.

PC-0622-027 PLANNING APPLICATIONS

22/00858/HHFUL - Erection of extension over conservatory footprint – 17 Signal Road, Bury – **SUPPORT**.

PC-0622-028 MATTERS FOR FUTURE CONSIDERATION

Resolutions cannot be made under this item.

PC-0622-029 NEXT MEETING

Wednesday 20th July 2022 from 7.30pm in the Village Hall (Agenda items to be received by the Clerk no later than 8th July 2022).

Apologies received ahead of the meeting from Cllrs Prestage.

With no further business to discuss the Chairman declared the meeting closed at 20:36.

PROJECT FACILITATOR REPORT MAY 2022

Report of actions from the Planning Committee meeting May2022 and matters arising.

Attendance by Carter Jonas and Allison Homes representatives in relation to the Caton Will Trust sites, Bury.

Further to item 0522.007; where it was agreed Hannah Guy of Allison Homes would respond to members concerns regarding any further development of land adjacent to the former garage sales site and Cheveril Lane, provide explanations as to why S106 monies were not allocated to Bury and why the request to engage with the Parish Council over bus shelter provision has not been forthcoming, no explanations have been received in this respect so far.

Guardroom/RAF Upwood

In relation to 0522.008, Mr Jewell confirmed Evera Homes have received and confirm agreement to the proposal, with the exception of item no.5, structural survey, the Parish Council are to satisfy themselves to the buildings suitability to support the restoration scheme. Evera Homes 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.

Pedestrian Crossing

Further to item 0522-011 the Clerk has forwarded to Cambridgeshire County Council Highways Engineer the request for costings in relation to;

- 1). Flat zebra crossing.
- 2). Flat zebra crossing with pedestrian controlled signal lights.

Members did not feel speed reduction cushions would be appropriate.

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.
- Structural survey of Guardroom, when site cleared and access available.