



## BURY PARISH COUNCIL

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### PLANNING COMMITTEE MEETING

Was held on Wednesday 16<sup>th</sup> November 2022 from 7.30pm at Bury Village Hall, Meeting Room

#### Minutes

##### PC-1122-069 PRESENT AND APOLOGIES

Councillors; D. Wakefield, R. Scantlebury, J. Prestage, J. Hayes and D. Masterson

Apologies received in advance from K. Prestage due to a prior commitment.

Also present: Mr Evans McBruce of Stonewater Housing, Patrick Burke and Fran Durose of Burmor Construction, C. Copley (Clerk) and one member of public

Quorum: 3

##### PC-1122-070 ELECTION OF CHAIRMAN TO THE PLANNING COMMITTEE AND REVIEW OF MEETINGS

**Resolved**

1). That Cllr Masterson be elected Chairman of the Committee, the Declaration of Acceptance of Office was duly signed by Cllr Masterson, and countersigned by the Clerk.

2). That the Committee meeting scheduled for the 21<sup>st</sup> December be cancelled and the Committee reconvene on the 18<sup>th</sup> January 2023 where consideration will be given as to how the Committee meetings shall look moving forwards.

##### PC-1122-071 APPROVAL OF MINUTES

**Resolved**

That the minutes of 19<sup>th</sup> October 2022 be approved as a correct record of proceedings and therefore duly signed by the Chairman.

At this point the Chairman proposed the running of the agenda be changed, bringing items 1122-074 and 1122-075 ahead of 1122-072. **Resolved.**

##### PC-1122-074 PUBLIC PARTICIPATION

The member of public present wished to ask what consideration is being made to stop flooding from the development sites in to residents homes. The resident recently visited the County Councils Flood Mobile during Flood Action Week 2022 in Ramsey on the 12<sup>th</sup> November, and was advised that developers installing valves on foul water drains on the new development site on Tunkers Lane, would prevent compromising the drainage system preventing overflowing of sewers on the lower section of the village at Buryfield. They also voiced their concerns of flooding from the site in to their garden via the culvert which links three drainage pipes at this single point, the volume of water is noisy, the ditch was back filling and flooding over on to the fields.

##### PC-1122-075 ATTENDANCE BY STONEWATER HOUSING APPLICANTS FOR THE TUNKERS LANE DEVELOPMENT

22/01946/REM - All Reserved matters for the erection of 87 dwellings along with landscape, scale, layout and appearance and all ancillary works pursuant to Outline permission 20/00863/OUT.Land Off Tunkers Lane Bury.

Mr Evans of Stonewater Housing started by apologising for their lack of engagement with the Parish Council and parish in relation to the development site off Tunkers Lane. Both Stonewater Housing and Burmor Developments admitted to not being aware of the Bury Parish Council Neighbourhood Plan and hadn't visited the village prior to this evening. Mr Burke of Burmor sought to address each issue as detailed in the Parish Councils letter of objection to the application dated 18<sup>th</sup> October 2022.

- Resolved** 1). That both Stonewater Housing and Burmor Developments return to the Parish Council in the New Year;
- With a proposal of engaging with the community and Council over this application.
  - Explain the deviation from the S106 agreement providing 35 affordable and 57 open market value properties and replacement with affordable rentals and shared ownership.
  - How the points raised in the LLFA objection will be resolved and the response to the request to install valves on the foul water system, an open ditch and attenuation pond to prevent flooding from surface water run off. The same ditch linking to the one imposed on the Buryfield site.
- 2). Cllr J Prestage will take up matters with Clara Kerr, Head of Planning at Hunts District Council.
- 3). The Clerk to write to the Local Lead Flood Agency to make them aware of the concerns raised regarding flooding, the proximity of the Tunkers Lane site through to the Buryfield site and therefore seeking similar condition imposed on the Buryfield site also be placed on the Tunkers Lane site regarding the open ditch.
- Action** **Stonewater Housing, Burmor Developments, Cllr J Prestage, Clerk.**

**PC-1122-072 ACTIONS FROM PREVIOUS MEETING AND MATTERS ARISING**

The project facilitator report has been forwarded to members and attached to this agenda.

**Resolved** To receive and note the contents of the report.

**PC-1122-073 DECLARATIONS OF INTEREST**

None received.

**PC-1122-076 RAF UPWOOD**

- 1). To receive any updates from Evera Homes in relation to Phase 1 and 2 developments of RAF Upwood.
- 2). If possible, gauge a timeline of works scheduled over the next 12 months in relation to the Phase 1 development, with access to the Guardroom building in mind.
- 3). Receive update and consider next steps in relation to the next phase of the Guardroom modelling.
- 4). To receive progress from the Clerk in relation to discussions with the Integrated Care System regarding NHS provision at the Guard Room.

**Resolved** 1). That the written update received from Mr Jewell confirmed pedestrian crossings to go in as part of their offsite highway works and they are in the process of appointing Breheny to undertake these, although it will be the New Year when work starts. They are appointing a contractor to get going on the infrastructure works and are close to the technical approvals.

2). This item was deferred until Mr Jewell is present to address them.

3). That after discussion, the next phase of the schedule be commenced, the Clerk will liaise with the architect over the next steps.

4). That discussions and visits to other parishes providing outreach services are ongoing with regards to NHS provision in the building, to continue with the modelling of the building providing for space either internally or externally (mobile screening vehicles) to accommodate NHS services such as vaccination, wellbeing checks, physiotherapy and others. Information has been provided to the Cambs and Peterborough Integrated Care System to enable the calculations of build and growth rate for the area to assist with their mapping. The Clerk wished to point out that one of the areas drawing the highest level of support (88% of the survey respondents) was provision for NHS services in the building, therefore it is important to keep the parish informed of these discussion outcomes, via the various outlets; minutes, newsletter, social media etc.

**Action** **Clerk**

**PC-1122-077 BUS SHELTER PROVISION**

Due to the recent removal of bus services by Stagecoach and disruption to times, routes etc, Cambs County Council are now asking for the delay in provision of the shelters on the western side of Upwood Road for 12 months or until another service comes along. The shelters to the eastern side of Upwood Road will continue to be installed.

They are not dismissing the requirement entirely just in case another service comes along sooner rather than later.

**PC-1122-078 PEDESTRIAN CROSSING – UPWOOD ROAD**

The Clerk confirmed the application for funding towards the crossing has been submitted, The indicative timeline for the 23/24 application window is as follows –

- Application window opens – Monday 31 October 2022 - COMPLETED
- Application window closes - Friday 6 January 2023 at 5pm
- Prioritisation and feasibility studies undertaken – February to April 2023
- Member panel meetings – May 2023
- Report to committee including prioritised lists for approval - June 2023
- Programming, design, and consultation with applicants - July 2023 to March 2024
- Pricing and construction – March 2024 to August 2024.

**PC-1122-079 BMX TRACK/MUGA**

1). To receive and consider quotations for the hedge flailing and tree works to the sports field and BMX track area.

2). To receive explanation and confirm agreement to the Caton Will Trustees solicitors, Wrigleys, increase in charges of £1750 in order to progress the completion of the BMX Track purchase.

3). To receive, discuss and agree the application of the Councils Common Seal against S106 Grant Agreement regarding provision towards off site sports provision (MUGA) in respect of application 15/01881/OUT.

**Resolved** 1). That as only one quotation for the works has been received in time for the meeting that the company be instructed to carry out the works as per the quotation.  
2). To make the relevant payment and progress with the completion of the purchase.  
3). The Grant Agreement was signed, witnessed and common seal applied.

**Action Clerk**

**PC-1122-080 FINANCE**

Latest position with regards to project spends.

**Resolved** Received and noted.

**PC-1122-081 PLANNING APPLICATIONS**

None received

**PC-1122-082 MATTERS FOR FUTURE CONSIDERATION**

Consideration of the Planning Committee meetings 2023.

**PC-1122-083 NEXT MEETING**

Wednesday 18<sup>th</sup> January 2023 from 7.30pm in the Village Hall (Agenda items to be received by the Clerk no later than 6<sup>th</sup> January 2022).