



WANSFORD PARISH COUNCIL

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MINUTES OF THE PARISH COUNCIL MEETING HELD IN THE WANSFORD COMMUNITY HALL ON MONDAY 1st JUNE AT 7.30 P.M.

Present: Cllr F Aspin
Cllr R Clarke
Cllr D Johnson
Cllr T Pearson - Chairman
Cllr P Rudd
Cllr D Stuart-Mogg
Cllr G Ward - Vice Chairman

In Attendance: Mrs W Gray, Parish Clerk
City Councillors D Lamb & J Holdich
D Baker, J Lenton, A Bell, B Bartlett, J Neal, M Glenister,
G Glenister, G Harrison, M Klimes, P & K Browne,
L Flowers, S Woods, G Allet.

1. Apologies for Absence

None

2. Declaration of Interest

None

3. Planning

Not on the agenda - 09/00138/FUL –Two static caravans, one mobile caravan parking space, two utility cabins and installation of internal access road with parking bays and gravel track at land East of Great North Road and South of A47 Wansford, Peterborough

– Cllr Pearson chronicled developments on the activity south of the A47 between the Picnic Site and the Pumping Station. A decision to recommend acceptance or rejection of the plans would be made at our meeting this evening, however on the 25th May Cllr Pearson received an e-mail from Paul Phillipson, Executive Director of Operations at Peterborough City Council reading as follows – “having discussed the planning application 02/00481/FUL and 09/00138/FUL with the Head of Planning Services, we are continuing to investigate the circumstances surrounding this application and therefore, you do not need to respond by the 1st June 2009” and from Barry Fagg, Interim Head of Planning Services, “Andy Cundy and the Case Officer, Amanda McSherry, discussed it yesterday and we are speaking to the agent and potentially the site owner to find out more. They will then liaise with the Parish Council”.

08/01633/FUL –Resiting of gas storage compound at land adjacent to 19 Old Leicester Road, Wansford, Peterborough

– this was discussed in detail and it was agreed that the Parish Council supported the resiting of the gas storage tanks as outlined the the full planning application.

Actioned by

Signed: Date:

C.T.J. Pearson, Chairman

08/01632/OUT – Erection of two 5 bed dwellings at Land adjacent to 19 Old Leicester Road, Wansford, Peterborough

– after lengthy discussions the following letter will be sent to PCC which expresses our concerns - As with the previous planning application for this site, the Parish Council supports the principle of the redevelopment of the site as it will yield considerably increased safety for the gas installation.

With regard to the application itself, the Council was disappointed that the details shown were for such a mundane development. Being protected on two sides by the SSSI, the site has stunning potential and the Council would welcome the opportunity to discuss options with the developer.

In the past, there have been considerable difficulties in the village with developments which have started with outline applications. Most of these difficulties have related to the size, height and location of the buildings. A good example was the similar development on the east side of Old North Road, Wansford at the junction with Swanhill. In this case PCC and the developer were both involved in considerable costs at the detailed application stage because the right terms were not set at outline approval stage. The site for this application is at the entrance to Wansford on the Old Leicester Road and it is therefore very significant in the overall look and feel of that part of the village. In particular, it is important that the new houses do not crowd into the road or stand too high above it. The neighbouring houses at 19 and 19a Old Leicester Road are virtually invisible from the road and the house opposite is set well back, giving a spacious feel to the area. It is also important that the houses should be in keeping with the style of this part of the village, particularly with respect to the materials used.

In this case we would seek to restrict the location and height of the development to those shown on the drawings which form part of this application. We have therefore used the set back from the road as in the application and we have taken a height of 9.5m from ground level to ridge level assuming that the ground level at the houses is the same as the level of the slab on which the existing gas tanks sit (understood to be +27m ODN). This gives the +36.5m ODN level shown below.

With the long straight road approaching the village from this direction and the proximity of the speed limit sign, there is an issue with excessive vehicle speeds at this location. Wansford Parish Council consider that as part of this consent there should be a requirement for the developer to put in traffic calming measures at the speed restriction sign, much reducing the chance of accidents at the access to the new properties. This was raised as part of the earlier application for the site and we understood that the owners saw no problem with it. We would envisage the traffic calming taking the form of a “gateway” formed by wooden fences and road markings. This type of traffic calming has been used in several villages in the area.

If the PCC planning team are mindful to approve this outline application, we would ask that the following conditions are applied to the consent: -

1. That no part of the buildings higher than a single storey is within 20m of the edge of Old Leicester Road

Signed: Date:
C.T.J. Pearson, Chairman

2. That the ridge level of the buildings does not exceed +36.5m ODN.
3. That the trees bordering Old Leicester Road are made the subject of a tree preservation order to ensure that they are retained
4. That before the houses are occupied, the developer should install traffic calming measures at the point where traffic enters the village speed restriction area.

If the PCC planning team are mindful to grant outline planning consent without ALL of these conditions, Wansford Parish Council ask that the planning team consult directly about the conditions to be set. This would best take the form of a three way meeting with PCC, WPC and the developer. If all of the above conditions are not included and we are not able to reach agreement on alternative conditions Wansford Parish Council requires that the application is referred to the Planning Committee.

Rivermead (not on agenda)

– Richard Platt, RBS Construction contacted Cllr Pearson to advise that plans had been submitted to PCC previous week re extension work at Rivermead. Cllr Pearson contacted PCC who advised that they had no application. Work has commenced on site and PCC have been advised and will send someone out to ascertain what is going on.

4. Minutes of the Meeting of 11th May 2009

A true account of meeting – proposed Cllr Clarke, seconded Cllr Stuart-Mogg, all in favour.

5. Matters arising from Minutes of 11th May 2009

a) Bridge and Village Green lighting – Cllr Rudd still progressing.

b) Road markings A47/A1 Junction – Although we were informed that the road marking would be done after the road works had been completed it seems that no work is being done on the roundabouts. Cllr Pearson will pursue the issue.

Cllr Rudd

Cllr Pearson

6. Finance

Wansford Community Hall Accounts – A £700 payment to be made to bring the Parish Council’s contribution up to date.

Proposed Cllr Ward, seconded Cllr Johnson, all in favour.

7. Correspondence

Fix it Van timetable received covering next seven weeks (up to w/c 13th July).

Sibson Cum Stibbington Parish Council Meeting – Cllr Pearson had been asked to attend and speak about Picnic Site. It was interesting to compare the format, style and length of the agenda compared with our own.

Martin Whelan - e-mail re changes to responsibilities within Democratic Services: Alex Daynes will be taking over responsibility for the Parish Council Liaison meeting and PALC meetings with immediate effect.

Libby Walker will continue to deal with general enquiries and Sally Crawford will deal with all Community Governance enquiries.

Signed: Date:

C.T.J. Pearson, Chairman

8. Matters for Consideration

Road signs – a) outside the church: This sign had not been erected at the agreed site and now spoils wedding photos taken at the church gate.

b) at the entrance to Nene Close – Cllr Ward asked if this could be reconsidered – it is now very difficult to see if the road is clear on exiting Nene Close due (i) the size of the sign and (ii) the fact that it is too low and placement (iii) the parking of vehicles in Old North Road. If it is not possible for the sign to be smaller, could it be raised and the double yellow lines in Old North Road extended to prevent people from parking and obscuring the view of oncoming traffic?

It was proposed that Cllr Pearson ask Mark Cooper to revisit Wansford to look at the signs and consider improvements to be reported back at next meeting. All in favour.

Augean (East Northants) Meeting – as long as it is only the low level radioactive waste being proposed for the landfill, there will not be a hazard. Phil Jones had asked several questions and will supply questions and answers to Cllr Stuart-Mogg.

9. Reports from Councillors

None

Date of next meeting: Monday 6th July 2009

The meeting closed at 9.30 pm

Cllr Pearson