

Minutes of Parson Drove Parish Council Meeting held on Wednesday 22nd August 2012 in The Cage, Station Road, Parson Drove.

Attended by Councillors G. Booth (Chairman), P. Spriggs (Vice Chairman), C Bellamy, G. Bellamy, J. Cook, P Everett & R. Scrimshaw.

12/174. To receive apologies for absence.

No apologies were received.

12/175. Members' Declaration of Interest for items on the Agenda.

There were no declarations of interests made by Councillors.

12/176. Public Participation – To allow up to 15 minutes for any members of the public to address the meeting.

There were no members of the public present.

12/177. Planning Matters & Applications for consideration.

a) Mrs With, Planning Application No. F/YR12/0550/F, Agent R Morton, erection of a 2 storey side extension, utilising existing rear wall to form an annexe to the existing dwelling of Rookery Farm, 57 Main Road, Parson Drove.

Councillors resolved to support the application and recommend approval be granted as this would be an improvement and bring the property back into use subject to agreement from the Conservation Officer on recommended appropriate materials being used.

b) Mrs S Blyth, Payne Primary School, Planning Application No. F/YR12/0558/F, Agent Peter Humphrey Associates Ltd., for the renewal of planning permission F/YR07/0775/F for the siting of a 3 bay mobile unit for use by the Playgroup.

Councillors resolved to support the application and recommend approval be granted.

c) To discuss and agree on response to Fenland District Council on the consultation of their Core Strategy Document and Policies Map, forming part of the development plan for Fenland.

Councillors resolved to make the following comments on the consultation plan.

Pages 14 & 15 Policy CS1 - Spatial Strategy, Settlement Hierarchy & the Countryside. Small Villages.

The Council was pleased that Parson Drove had been included in the Limited Growth Villages as this is supported by the Parish Plan, which confirms a limit of 8 - 10 houses for future development. The small village's development is too limited and should be increased from a maximum of three dwellings to five dwellings to ensure that the small villages are sustainable.

Pages 17, 18 & 19 Policy CS2 - Growth & Housing

Support Part A - Growth Strategy & Housing Targets and welcome the inclusion of point's 6 and 7 in Part B Criteria for Assessing Housing Development Proposals.

With regards to point 7 consideration should be given to local flooding information and knowledge and take into account any previous history of flooding at the site location, for example when the area was last affected by a flood and what were the circumstances, not just assessments provided by the environment agency.

Page 20 Policy CS3 - Meeting Housing Need

Support the need for affordable housing and consider that the provision levels are acceptable for the Towns but are too high for rural areas. There should be two different policies, one for the Towns and one for the rural villages.

Suggest that for the rural areas the affordable housing provision in section (a) should be changed to 1 dwelling to be affordable on a site of 10 dwellings and in section (b) on sites of 20 or more dwellings 15% of the dwellings as affordable.

The Council also considers that affordable housing in rural locations should be allocated on the basis that those with a local connection should be offered housing first. The policy should follow the same criteria as for Exception Sites for Affordable Housing.

Pages 53 & 54 Policy CS10 - Rural Areas Development Policy Part A

Number 1

The Policy is too open to subjective interpretation so it is not clear enough where development can take place. The continuation of a defined Development Area Boundary in the rural areas should still be retained as this provides clarity on permitted development in the rural areas.

Number 9

This is not feasible as a substantial amount of the land in rural villages is high grade agricultural land; therefore remaining development opportunities are often only available on this type of land.

Part D

Number 5

This is too restrictive as some of the older buildings are very small and therefore a replacement building of similar size and scale to the original dwelling is not always adequate for modern day living accommodation. Therefore consideration should also be given to the size and scale of any surroundings buildings rather than just the building to be replaced.

Page 57 Policy CS11 - Supporting & managing the Impact of a Growing District.

The existing Section 106 Policy with contribution levels should be reviewed and amended in the interim until the Community Infrastructure Levy (CIL) regulations are in force so that each development contributes towards the infrastructure. Any contribution from either S106 or CIL should also be shared between the Local Authorities, including a substantial proportion given to Town & Parish Councils as this would then support the objectives of the Localism Act.

Page 60 Policy CS12 - Responding to Climate Change & Managing the risk of flooding in Fenland. Part (B) Flood Risk & Drainage.

Some consideration should be given to local flooding information and knowledge obtained from the Drainage Boards and take into account any previous history of flooding at the site location.

Page 66 Policy CS13 Facilitating the creation of a more sustainable transport network in Fenland. Section (B) Delivering new transport related infrastructure

The A47 should be upgraded to a dual carriageway from Wisbech in order to cope with the proposed level of new buildings in and around this Town.

Any March to Wisbech Rail Line should be available for commercial use and not just be developed as a heritage line.

c) To consider drawing up a Parish Council Planning Policy.

Councillors resolved to delay drawing up any Policy until after the new Core Strategy had been adopted by the District Council.

12/178. Dates for future Council meeting(s).

The next meeting was confirmed for Wednesday 12th September at 7.00pm in The Cage.

Meeting closed at 9.45pm.