

Minutes of the meeting of Wimblington Parish Council held on Tuesday 11th April 2023 at Wimblington Parish Hall, Addison Rd. Wimblington PE15 0QT, at 18.45 pm.

Present M T Davis (Chairman), Mrs P Amos (Clerk), Cllr. Dent; Cllr. Clark; Cllr. Harding; Cllr. Wright; Cllr. Best; Cllr. Abbott; Cllr. Johnson; Cllr. Gowing
Mrs Moulton; Mrs Hart; 11 other members of the public

Number	Title & Agenda No		Action
046/23	Apologies for Absence - 1	Cllr Hennen	
047/23	Absentees	None	
048/23	Chairs Additional items - 1a	F/YR23/0241/O: Erect up to 9 x dwellings (outline application with all matters reserved) at Land South Of 2B And 2C Bridge Lane -see public participation. Councillors wish to object strongly to this application for all of the reasons as per public comments.	
049/23	Declarations of interest - 2	i)declaration: Cllr Abbott re F/YR23/0241/O; Cllr Johnson re F/YR23/0208/F. ii)written dispensation requests: There were none. iii)dispensation grants: There are none.	
050/23	Public Participation - 3	Members of the public all voiced their concerns about planning application F/YR23/0241/O: Concerns were that the road to the proposed access is too narrow for multiple prolonged lorries; the access to the site proposes to remove/take a large proportion of a Right of Way; drainage and sewage systems will not cope; Woodman's Way will be compromised; Passing of vehicles would not be possible; part of Woodman's Way has already been stolen by the applicant who has also moved footpath signs to accommodate his application; plan measurements have included a Right of Way as access to the site; piping of the ditch which has already been done, may not have permission; plan boundaries are wrong;	
051/23	Confirmation of minutes - 4	RESOLVED – that the minutes of meeting held on 14 th March 2023 were correctly recorded and that they be signed as being a true record. Proposed: Cllr. Clark ; Seconded: Cllr. Dent All in favour.	
052/23	Fenland District Council - 5	Cllr Davis had nothing new to report	
053/23	Cambridgeshire County Council - 6	Cllr Gowing said that there is to be a site visit at the new Knowles transport site	
054/23	Clerks report - 7	One or two of the new floor tiles in the entrance hall had begun to lift just at the corners. The company came to stick them down again and found that they were lifting because of damp. This may have been from the floor scrubber being used too soon, or it's that the old floor has rising damp. We'll monitor the tiles. Southern electricity have advised that the non-commodity portion of our electricity bills will increase as from 1.4.2023 This will affect the hall and street light supplies from SSE	
055/23	Events group - 8	Events proposed: Cllr Dent reported that the new group has a full committee and all paperwork is being completed which will allow them to apply for a bank account. a) Meeting with group/autonomy: The group had an open meeting with a lot of interest and new volunteers. It was decided at the meeting that the group will become autonomous once a bank account has been set up. The Chairman is P Kendall, Secretary is D Breacher, Treasurer is J Harding. All documentation is being put in place and insurance for the group is in hand. Councillors were asked that once the bank account is up and running, Wimblington Parish Council will give £2500.00 per year towards village events. This figure based on previous expenditure. After discussion resolved to agree this funding from S137 which equates to less than £1 per resident per year. After discussion resolved to approve the autonomy of the group and the yearly funding. Proposed: Cllr. Davis; Seconded: Cllr. Abbott <i>b) sale of bar: Cllr Dent asked whether Council had any objections to the sale of the mobile bar, as the group have decided not to offer that service or have bar's at any of their events? Profit to go into the new bank account. – deferred to next meeting</i>	
056/23	Other Matters - 9	a) None	

057/23	Payments - 10	a) The members to consider the following: accounts for payment:					
		Payments	April 2023	NET	VAT	£	
		Salaries	*Including pension, tax & NI			2519.40	
		FDC	Cemetery rates			109.78	
		Southern electric	Hall electricity Dec – March	155.93	7.79	163.72	
		EDF	Pavilion electricity Feb -March	31.68	1.58	33.26	
		BT	Hall phone/b’band March-May	101.88	20.38	122.26	
		EDF	Hall gas March	1530.70	306.14	1836.84	
		S Chapman	NHP consultant			1623.60	
		P James	NHP document + photo’s			25.00	
		Chadwick designs	NHP web site work	127.00	25.40	152.40	
		CAPALC	Annual membership			637.88	
		March Print	NHP printing			47.40	
		March Print	NHP printing			164.70	
		Welton PC	Spare defib pads and batteries			161.15	
		Wrights tools	Pavilion broom	12.54	2.51	15.05	
		Southern electric	Street light electricity March	187.35	9.82	197.17	
			Invoices paid by Barclaycard				
			Zoom	Video confr	11.99	2.40	14.39
			Giff gaff	Pavilion data	10.00	2.00	12.00
			Amazon EU	NHP ink & memory sticks	70.05	14.00	84.05
			*See appendix a for salary breakdown				
			= Previously approved by Chairman or at previous meeting				
			All payments to be made - Proposed: Cllr. Best ; Seconded: Cllr. Johnson, all in favour.				
058/23	Risk Management/ Policies & Procedures - 11	a) To review policies/procedures: None					

059/239	Planning - 12	Planning: the clerk reported that the following planning applications had been received for comment: F/YR23/0208/F -Erect an extension to existing agricultural grain store, 2.5 metre high palisade and security mesh fencing, installation of a weighbridge and associated hut, and widen existing access (retrospective) at Knowles Transport Limited Manea Road –Object - Highways issues: The access to the site is skewed and entrance/exiting the site is going to be hazardous, there are no drawings or referencing to ‘turning left into the access or turning right out of the access’ in order to take the main transport route on the A141. HGV’s turning into Manea Road from the A141 traffic lights will have to slow down considerably before turning left manoeuvring into the skewed access. Similarly HGV’s exiting the site and turning right to the A141 will be travelling across the Manea Road into a 50mph traffic lane meters from a tight bend. HGV movement from this site and other HGV businesses along the Manea Road has increased over the past 5 years causing a much busier flow of vehicles along the area Road to the A141. There are no footpaths along the Manea Road where Workhouse Lane (part of the Woodman’s Way touristic walk) exits on to the road, this raises safety issues for pedestrians and other users ie. horse riders. - This application has been stated as unacceptable by the Local Highway Authority in view of the safety of pedestrians and vehicles using the Manea Road. The large, extended roof area of the sheds on the site will produce copious amounts of runoff from rain water, the disbursement of this volume of water is questionable. There are no visible ditches/dykes surrounding the site, these appear to have possibly been piped and filled in therefore runoff surface water has nowhere to go. The attenuation/balance pond is no longer part of the site development so pollutants getting into the surface water is also another concern. The Environmental Assessment was carried out in 2011 and since then	PA
---------	---------------	--	----

		there have been major changes on the site mainly the crushing and laying of waste concrete. Wimblington has been experiencing exceptional flooding over the past three years. The Lead Local Flood Authority also object to this application. If a weigh-bridge is installed, the turning circumference for HGV's within the site will be small, can vehicles enter and leave in forward gear, if not, this will cause a noise issue for local residents. If there are to be 20 car parking spaces then this will also be additional vehicle movement from the site, what are the agreed working hours? (Drawing 5027-PL02F) The height of the roof was raised by 1.9 meters without planning authority, this is not a minor material change. F/YR23/0206/F - Erect 54 dwellings involving demolition of existing dwelling and outbuildings at Land North Of Stoneleigh 22A Eaton Estate - Object – The initial planning application F/YR19/0945/0 was for 30 dwellings on 1.39 Hectares, which Parish Council supported. The original agreement from Parish Council and conclusion from Cambs ACRE housing needs survey (which identified that 27 affordable houses was appropriate for Wimblington) was to erect 30 affordable houses. There is now another smaller application for 14 affordable houses on Doddington Rd Wimblington which would bring the total of affordable houses in Wimblington, including the 22 to be built on the Bellways site, to 91, way in excess of identified needs. The above application is for 54 dwellings on 1.69 Hectares which Parish Council object to. Is there a strong, acceptable reason to demolish Stoneleigh Cottage? An increase of 0.3 of a hectare for an additional 24 dwellings is not acceptable, this is an over development of the site. Dwellings will be too close, residents amenities will be limited, noise, light and visual effects will be detrimental to those living on and around the estate. (LP7, LP16, promote high levels of residential amenity) The UK Land Directory's comments on building plots: The average estate house these days is built on approximately 1/12th - 1/10th of an acre about 38ft x 95ft (11.5m x 29m). This size plot may not allow for a very large garden or very good access around the house. Calculation: 1.69 hectares = 4.18 acres x 12 plots per acre = maximum of 50 plots. What isn't included in this equation is the roads, green space, parking facilities etc therefore this application far outreaches the acceptable number of dwellings within the site area. (LP3, LP4, LP5, creating sufficient and the right mix of homes to meet people's needs) Three of the proposed dwelling have an immediate effect on one of the properties in Eaton Estate, light, noise and privacy, LP16 (e). Other issues: The legal line of Public Footpath 5, Wimblington runs through the Stoneleigh site, which also has a Definitive Map Modification order against it (M072) Until such a time that the Definitive Map Modification Order to delete the affected part of the public right of way has been completed, the legal route of Wimblington Footpath 5 would be permanently obstructed by the new development. The definitive Map Team therefore objects to the planning application. The public footpath is there for local residents safety, the increase in vehicle movement from the proposed development will pose possible congestion around the Eaton Estate where there is a central child's playing area. This playing area, which is used regularly, means that children inevitably have to cross the road, increased traffic will be a hazard. (LP16 avoiding adverse impact) The probability of flooding associated with blockages in the IDB drainage system is low due to the maintenance standards already achieved and managed by the IDB. This statement is flawed because Eaton Estate have already had flooding associated with blockages and drainage. There are serious concerns about drainage/sewage as many parts of Wimblington has seen flooding in recent years and it is well known that the Doddington sewage treatment plant is beyond breaking point, with several lorries moving raw sewage every day from that site. The eastern part of the site is at risk of surface water flooding with depths up to 0.3m during the 1% annual probability (1 in 100 chance each year) event with climate change. The	
--	--	--	--

		proposed development increases the impermeable area and therefore there is an increased volume of surface water that has the potential to increase flood risk. The developers plan to raise the dwelling 0.3m in order to avoid flooding, (of that site only) the increase of impermeable areas will impact other residential properties not just the new development. (LP14B) CCC/22/076/VAR - Completion of construction of two agricultural irrigation reservoirs following the extraction of sand and gravel Informative - Section 73 planning application seeking to vary condition 4 of planning permission CCC/22/112/VAR to allow angling at Lyons Farm Reservoirs, Wimblington Road - no objections <i>Cllr Davis did not take part in discussions regarding the above planning applications as she is a member of FDC planning committee.</i>	
060/2	Highway matters/Street lighting/Transport - 13	a) Street lights reported: None b) Footpaths and highways issues: Brambles on the footpath opposite Nursery gardens c) Bridge Lane litter bin – Chairman had received quote of £308.74 from FDC for a litter bin on Hook Rd. Cllr Clark identified that Bridge Lane would also benefit from a litter bin, particularly with 88 houses to be built adjacent to it. After discussion resolved to purchase. Proposed: Cllr. Clark; Seconded: Cllr. Best	PA
061/23	War Memorial playing field - 14	Cllr Dent reported that the concrete pad of Knowles yard forming part of the boundary with the playing field has at last been repaired/replaced.	
062/23	Parkfield - 15	a) Written report: None received	
063/23	Doddington Rd. Cemetery - 16	a) Bulbs: have arrived to be planted under the hedgerow by the gardener	
064/23	Parish Hall - 17		
065/23	Correspondence /other business -18	Clerk has received a thank you card from King Charles for the sympathy message sent to him on the death of his Mother, the Queen. Cllr Davis asked our County Councillor Cllr Gowing, if he would support our bid to have 3 roads – Addison Rd, Church St and Chapel Lane made into 20mph – he will happily support.	
066/23	Date of next meeting - 19	Next meeting: Annual General Meeting Tuesday 9 th May 2023 at 19.00 Meeting closed at: 19.34	

Appendix a*

Payments	April 2023	NET	VAT	£
Handyman	Handyman duties			487.37
Clerk	Clerk duties incl. home wkg all.			1031.32
Hall steward	Hall steward duties			125.10
Cleaner	Hall cleaning			180.61
Inland revenue	Staff tax & NI			354.64
LGSS	Clerks pension			340.36
Total				2519.40