

GLINTON PARISH COUNCIL

PARISH COUNCIL MEETING

held on Tuesday 9th August 2016
at the Village Hall, High St.

Present: Councillors; JFW Holdich (Chairman), D Batty, Liz Bond, Mrs C Bysse, RW Johnson, G Kirt, D. Lane, P Skinner, ETE Spendelow, D Wragg, Mr JV Haste (Clerk). Also present 14 members of the public were recorded as in attendance.

MINUTES OF MEETING

Action

1 **APOLOGIES FOR ABSENCE** — Cllr Randall

2 **MEMBERS DECLARATIONS OF INTEREST** – Councillors Holdich & Kirt declared non pecuniary interests as near neighbours to the planning application item 4b on the agenda

3 **PUBLIC PARTICIPATION** –

There was significant public interest in agenda item 4d,

- A resident asked if this latest application meant that the extended process of the previous application was now going to be repeated all over again.
- Mr Hoppe asked if it were possible for planners or a lower court to overturn the decision of the appeal Inspector. Councillor Holdich responded to both points by stating this latest application was a new application and would follow normal process.
- Mr Cowcill asked if there was an issue of land ownership and registration of use that could be challenged. Councillor Holdich undertook to explore the point whilst of the opinion that land registry merely recorded ownership.
- A resident asked if the difficulty of opposition to these planning applications were caused by the City council not having enough designated travellers sites. Councillor Holdich responded by pointing to the difficulty in getting agreement on finding unopposed sites.
- A Newborough resident spoke at length in support of all previous speakers and opposed to the application.

The chairman allowed discussion on the closure of the permissive footpath because of the number of residents voicing concerns. One view was that the closure is to deny access to a dangerous structure, and possible asbestos contamination. Councillor Holdich referred to a meeting earlier in the day between the city council footpaths officer and the landowner. The clerk referred to an approach by Peakirk Parish Council to seek joint working with Glington and the landowner to secure the future of these footpaths. This will be considered at the September meeting.

4 **PLANNING**

- a. 16/01168/FUL 16/01279/HHFUL – 20 Peakirk Road by Mr.McFarland– formation of pitched roof over existing flat roof. Councillor Johnson had clarified that reference to loft conversion in the plans was as a result of old plans being used to demonstrate the elevation of the proposed roofline and no loft conversion was intended. The plans had been considered by all members of the Planning working group and there were no objections.
- b. 16/01396/FUL – 16 Rectory Lane – by Mr Warren - Demolish existing Bungalow & erect 2 x two storey dwellings – Councillor Johnson reported on the views of the planning working group. There were no objections to the plans in themselves however there are considerable concerns over the safety issues arising from the development.
 - Access to the site is at the end of a road that is heavily used for children accessing the primary school from the south.
 - The Southern end of that road, adjacent to the site access is also believed to be un-adopted and in need of upgrade and adoption as part of the development.
 - The access is also adjacent to a footpath used by families and young children accessing the playing field from the North.
 - That same footpath is being damaged by tree roots from T3 on the plans and should be removed as a condition of any approval of the application
 - Rectory lane itself has no pavement, but extensively churned up grass verges and consideration should be given to the provision of a pavement on the East

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SUBJECT TO APPROVAL

- side of the road
- Rectory lane is extensively used by parents in vehicles doing the “school run”
 - The combination of young children, parked vehicles, multiple traffic movements and no footpath is considered by the parish council to be a lethal mix. Council ask that Highway Authority be requested to visit the location to address these safety issues
- c. 16/01390/LBC – 23 High Street (Manor House) – Stabilisation of 1950’s extension following subsidence damage – by Mr & Mrs Jacobs. Parish council has no objections
- d. 16/01201/FUL – Land south of Nine Bridges, Mile Drove – Raise ground level & use as a Travellers site for 1 static & 1 Tourer – by Mr. P O’Connor. Parish council were unanimously opposed to this application and fully supported residents in their opposition. The application included a statement that the proposal to raise the ground level addressed the only concern of the inspector in dismissing the appeal. Councillor Johnson stated that this statement was blatantly untrue and referred to extracts from the inspectors report as follows:
- The development fails to comply with all the criteria of Policy CS9
 - The caravan site is on the open countryside, a location where the PPTS states there should be strict control on new travellers sites
 - The use is not supported by environmental considerations by reason of its inappropriate location in an unspoilt and locally valued area of the countryside
 - The caravan site is in an area where there is a high probability of flooding
 - The lack of an onsite connection to mains water and electricity is a substantial factor against the development
 - Unsuitable location for the provision of a travellers site
 - The development is not sustainable and is not supported by national planning policy in the PPTS and the framework
 - The landscape character and visual amenity of the surroundings would be harmed by the development
 - The development would be detrimental to the community’s enjoyment of the Nine Bridges area for informal recreation and relaxation
 - With all the above in mind the restriction of the “article 8” rights of the appellant and his family by a refusal of a permanent planning permission, in order to regulate land use in the public interest, is necessary and proportionate.

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In addition to the inspectors views above the parish council remain of the view that the access on to Mile Drove from the Lincoln Road is appalling and dangerous as evidenced by the accident history.

Furthermore the proposal to raise ground level by a metre to address the flooding potential will make the site even more visible and more detrimental to the rural landscape.

Parish council were also concerned that whilst not an issue addressed by the Inspector, there were inadequate proposals for the disposal of waste, septic tanks given the water table would be inefficient and there could be serious health hazard both to the applicant and those using Nine Bridges for informal recreation

In conclusion the **parish council were unanimous in their opposition** to the planning application and instructed the clerk to notify the planning department accordingly with the request that it be **referred to the Planning & Environmental Protection Committee IF officers were deemed to approve the application**

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Meeting closed at 8.05pm.

Date of next meeting Tuesday 20th September



Original signed

Mr J Haste, Clerk/Proper Officer

01733 252833 Email: clerk@glintonparishcouncil.org.uk

11th August 2016

Chairman

Dated:

Distribution: Minute Book, All Councillors, Notice Boards, Cllr P Hiller (Ward Cllr) & PCC Parish Liaison Officer

All minutes are available to view at www.glintonparishcouncil.org