

BURWELL PARISH COUNCIL

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Minutes of the Meeting of Burwell Parish Council held at 7.30p.m. on Tuesday 26th October 2021 at Mandeville Hall, Tan House Lane, Burwell, CB25 0AR.

Present: Liz Swift (Chair), Robin Dyos, Lea Dodds, Joan Lonsdale, Gill Miller, Jenny Moss, Jim Perry, Derek Reader, Michael Swift, Geraldine Tate, and Hazel Williams.
Also Present Mr and Mrs Watts.

FC/26102021/01 Apologies

Don Harrison, Gus Jones, Helen McMenamin-Smith, Paul Webb, and Brenda Wilson

FC/26102021/02 Declarations of any interests known to Councillors

Lea Dodds declared an interest in the planning application for Land West of 75-91 The Causeway.

FC/26102021/03 Approval of Minutes of the meeting of 12th October 2021

The minutes were approved and signed as a true and correct record.

Proposed by Robin Dyos, seconded by Joan Lonsdale.

FC/26102021/04 Public Forum

Mr Phil Watts and Mrs Sarah Watts of Poplars Close gave the following presentation to Council with regards to the planning application for 21/00418/Ful Land to the West of 75 to 91 The Causeway:

The Parish Council can best serve the community of Burwell by rejecting this application altogether and preventing urban sprawl, typical of a city rather than a village and particularly in a conservation area. This must be of the utmost importance to protect and preserve and these plans certainly show no regard for that. They would set a damaging precedent for the village as whole.

The plans are ill thought out and nonsensical.

Why are the front of houses facing the bungalows and why are they higher than anything else in the area? This visual will completely change the appearance of entering Poplars Close, a cul-de-sac of bungalows only, which hasn't been considered.

Also, they have parking at the rear. So the access to the houses would be through the rear garden entering through a gate, walking through the garden and into bifold patio doors, perhaps with children and shopping in tow or with the potential need for disabled access. The same can be said for refuse collection which has still not been accounted for, and despite showing bin storage the council will not come onto the land to collect them.

If they are trying to replicate the Leys with its off-road design, they fail by making them 3 story semidetached as opposed to Victorian style terraces.

Residents will park on Poplars Close as an overspill, an area where there is already no extra street parking.

Owners of the Leys by their own admission say that deliveries are difficult and parking already "a nightmare".

The proposed plans are accompanied by grossly inaccurate ecology and arboricultural reports. The trees are incorrectly identified, misrepresented in their size, and wrongly accounted for in quantity.

The severity of this error, we can only reasonably assume is a deliberate attempt to deceive the planners to strengthen their application, as this is a conservation area. The removal of the trees and the overwhelming height of the houses, as we are also downhill from them, would completely remove any privacy in our bedroom (with en-suite), living room and garden and the plans allow no space for re-planting as screening.

The ecology report also says there are no bats or owls present (we incidentally have bat boxes attached to the side of our bungalow) and we have evidence of owls in the trees.

The drainage system is already at breaking point without the unnecessary removal of the trees let alone adding tarmac which will create surface water running towards our bungalows and potentially polluting our very large pond and borehole water supply.

As far as the access to the site is concerned it has appalling turning points for refuse, emergency, and delivery vehicles.

I also note that the lorry marked on the plans is next to a telegraph pole in-situ, this would therefore make exit impossible and could lead to vehicles reversing onto The Causeway where children use the pavement as a route to school.

All in all, it is an inappropriate over-development, too high, too close and too dense. It isn't in keeping with its surroundings, gives no regard to neighbouring properties and much valued wildlife so it would be entirely irresponsible planning to allow it. I would urge you as the Parish council to reject it for all the reasons above.

Liz Swift explained that as the lowest authority whilst raising objections and comments about an application, although taken in to account by the planning officers, the Parish Council does not have the power to determine the final outcome of a planning application.

FC/26102021/05 Planning Applications

The following planning applications will be considered: -

21/01508/RMM Land Adjacent to Melton Farm, Newmarket Road

Reserved matters infrastructure application (Phase 2) for internal access, layout, scale, appearance and landscaping for the provision of an internal spine road, landscaping and associated drainage and related infrastructure pursuant to approved application 15/01175/OUM for Redevelopment of land at Newmarket Road Burwell to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure

No objections

21/01502/FUL 19a Silver Street

Front first floor extension over an existing garage

No objections

21/01511/FUL 19 Silver Street

Front first floor extension over an existing garage

No objections

21/01342/FUL Burwell Museum The Mill, Mill Lane

Extension to vehicle display building

No objections

Notification had been received from the Museum about the proposed extension to the vehicle display building which is situated on land leased from the Parish Council.

21/01380/FUL 4 Bloomsfield

Construction of single storey front and rear extensions, and replacement of existing render with render system.

Amendment involving the removal of the balcony from the proposal

No objection

21/01203/FUL 76 Low Road

Demolition of existing outbuildings and construction of private detached dwelling, and detached garage and associated works.

Amendment involves response to Tree Officers comments and contamination details for review

Objection – The amendment does not resolve issues previously raised by the Parish Council.

21/00987/FUL Drumcairn 35a High Street

Construction of two bedroom single storey detached dwelling with room in roof space involving demolition of existing sun lounge and detached garage serving 35a High Street

Amendment involving the relocation of the proposed dwelling further away from Walnut tree 7837 together with demonstrating the widening of the access further South away from TPO tree

No objection

21/00418/FUL Land to the West of 75-91 The Causeway

Residential development of 6 dwellings and garages with landscape works

Amendments to the design of the dwellings and provision of tree and ecology surveys and landscaping scheme

The Parish Council noted and support the concerns made by Mr and Mrs Watts. The Council continues to object to this application. In addition to the previous objections the Council raises concerns regarding the height of the properties particularly in respect of Poplars Close, overlooking and privacy, and provision for waste collection.

The Council emphasizes that the track leading to the site is in a poor condition and is not suitable nor can it accommodate any further vehicles.

Council also asks that should this development go ahead in any form, that as a result of Climate Change any trees removed be replaced.

District Councillors Lavinia Edwards and David Brown to be asked to Call In this application for determination by the Planning Committee.

Mr and Mrs Watts left the meeting.

21/00706/ESF Solar Farm Land to the East of Breach Farm Ness Road

Proposed Development of a Solar Farm and Ancillary Development

Amendments involves:

Increase in buffer zone

Additional planting

Update to Ecological Reports

Update to Drainage Reports

Objection – The amendment does not resolve previous issues raised by the Council.

FC/26102021/06 Planning decisions from District Council

The Council noted the following planning application decisions:

21/01005/FUL 14 Buntings Path - Approval

Demolition of existing conservatory and erection of two storey mono-pitched extension

21/00388/FUL 26 High Street - Approval

Demolition of outbuildings, erection of two detached dwellings with access from Mill Lane and associated works (resubmission of application 18/01144/FUL

21/00794/FUL 14 The Avenue – Refusal

Proposed erection of two private detached dwellings, new dropped kerb/access road and associated Works

21/001134/FUL 19 Isaacson Road – Approval

Single storey rear extension

21/01210/FUL 11 Low Road – Approval

Single storey rear extension, conversion of existing garage, additional parking space in front garden

21/01114/VAR 68 Reach Road – Approval

To vary Condition 5 (office/training opening hours) of previously approved 12/00272/FUL for Construction of new office/training facilities

FC/26102021/07 Notifications from ECDC of approved work to trees

The Council noted the following approved tree works:

21/01239/TPO 4 Cedar Gardens

T1 Beech – Crown lift to 4 metres from ground level

T2 Sycamore – Remove lowest overextended limb

T3 x2 Yew – Crown lift to 3 metres from ground level

21/01135/TPO 1 Cedar Gardens

T2 Sycamore in adjacent garden – Raise canopy by 2m by removal of lowest 2-3 branches. Reduce spread on southwest side only by 2.5m and re-shape into remainder of canopy

T3 Horse Chestnut – Reduce height by 2.5m back to previous pruning points. Reduce spread on all sides by 1.5-2m to shape round. Raise canopy above hedgerow by 1.5-2m. Remove epicormic growth on main stem.

T4 2x Yews on boundary – Reduce height by 4m to tie in with hedgerow

FC/26102021/08 Urgent Matters for Consideration

Approval of Payments to the following:

Hazel Williams commented on the amount payable to Sharp for the photocopier contract. The Clerk explained that extra copying had been required during this period. All payments were approved. Proposed by Robin Dyos and seconded by Jenny Moss.

Payee	Description		Amount inc Vat
ESPO	Stationery		£2.22
Sharp	Photocopier Contract		£115.90
Huws Gray Ridgeons	Maintenance Materials		£318.93
Dormakaba	JRR Door Maintenance Contract		£427.20
CAPALC	Social Media Training		£90.00
PPLPRS	GMH Performing Rights Covid and Closure adjusted		£179.37
Beth Fuller	Return of Deposit MH		£50.00
Claire Spiers	Return of Deposit MH		£50.00
Lloyds Bank	Various		£200.47
Eon	Street Light Energy		£45.84
WAVE	Tan House Lane		£50.03
Corona Energy	Allotment		£11.79
Corona Energy	GMH		£73.93
Corona Energy	Recreation Ground		£80.74
Corona Energy	Cemetery Chapel		£10.40
Corona Energy	JRR		£29.09
Corona Energy	Mandeville Hall		£14.96
Corona Energy	JRR Gas		£34.11
	Total		£1,784.98

Climate Change Action Plan

Jenny Moss, Chair of the Climate Change Forum Informed Council that the next Forum meeting is to be held on 2nd November 2021 7.30 pm at Mandeville Hall. She also reported that she would be speaking at the ECDC Parish Conference next week about the Parish Council's Climate Change Action Plan and Forum.

FC/26102021/09 Gardiner Memorial Hall – General Update and Reports, consideration of payments etc.

Liz Swift reported that Cadmans's had started working on the building and that the first site meeting had been held on 22nd October 2021 with Council representatives present. Details for the kitchen are being finalised, with more information being requested from Caterfix and further quotation being requested from Howdens. A final plan needs to be submitted to Varsity by the end of the week. A decision also needs to be made for the audio-visual equipment by November 5th 2021. A visit to Freckenham Village Hall has been organised for Thursday 28th October to see what audio-visual systems they have installed.

The meeting closed at 8 pm.

Signed

Dated