

WELNEY PARISH COUNCIL

Minutes of the extra- ordinary meeting of Welney Parish Council held at the William Marshall Centre, Hurn Drove, Welney on Tuesday 20 February 2018 at 7.30 pm.

Present:

Parish Councillors

Cllr G Rainbird (Chairman)
Cllr P Edmunds (Vice)
Cllr K Goodger
Cllr P Gardiner
Cllr D Denyer
Cllr M Barker
Cllr L Bombata (acting Clerk)

District Councillors

Cllr D Pope

County Councillors

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1. Apologies for Absence none

2. Declaration of Interests

Cllrs Gardiner lives opposite the proposed site.

3. (a) Public Participation

This is a special meeting arranged about the proposed 17 dwellings off the main road in Welney. The main item in the agenda is public participation.

The chairman explained that there will be no time limit for the public to express their opinions and ask questions after a presentation by Mr John Langley of Loyd Homes

Mr Langley – Loyd Home

- Explained that a planning application has been submitted to the Borough Planning department with a view to having a 17dwelling estate off the Main Street.
- Land has been allocated and the borough has indicated that a minimum of 13 dwellings can be built
- Loyd home is going for 17 as they will still only have to provide 3 affordable homes if they build 17 just as if they build 13. So, they are going for the maximum they can have without having to provide more than 3 affordable homes as they only realise 50% of market price on affordable home.
- Build will be if good quality
- All detached properties
- Sympathetic to Welney
- Soil/archaeological etc. all done for due diligence
- He is aware of empty properties in Village – this development has no bearing on this development
- Willing to work with Councillors and Villagers to resolve most issues that might crop up

Parishioners

Q1 - How much land has been bought?

A1 The land from the main road to the back drove is the conveyance land. There is a section of land beyond that is bend conveyed for the purposes of a compound. Build from the front backwards in stages to minimise disruption by lorries and dusts.

- Q,2 How will they cope with noise and dust all day? Lives in a bungalow. Windows will be obscured. What will happen to the waterways that run behind the bungalows. These building are going to be bigger than the bungalows'. Sunlight will be blocked Moved into the village six months ago because of the lovely view. Why is the council now approving development of the land? If the waterway at the back of the bungalow is available to buy, why were the owners of the bungalows not given the option to buy it? She thinks some 'backhanding' is going on.
- A2 They will go through the statutory framework. Will go through Health & Safety (H&S) executive, will appoint external H & S adviser. Brief will include noise, dust and other relevant assessments. All workers and those affected by the work will be covered. Windows will be obscured. So, there will be no overlooking. Also responded that he can assure the questioner that there is no backhanding going on anywhere. Overlooking will be assessed by the planning officer and that the distance between the houses meets the minimum distance.
- Q3 View from house will be obscured. Problem with layout of plot. Otherwise no objection to development. Van the house on plot I question ne changed to a smaller house.
- A3. Planning officers will determine if there is going to be any obstruction and act accordingly. Application has already gone in and people are free to go online and register their concerns. Application to be decided by 10th of May 2018
- Q4 How long ago was the land allocated for development? Could not find planning application during search
- A4. No planning application has ever been submitted, but the land has been allocated as an allocation plot since 2016?
- Q5 Will the ditch be owned by the developer and then filled in? Where is the boundary?
- A5 Ditched will be retained to allow the drainage to function as it currently does. The boundary will be at the middle of the ditch.
- Q6 How high will the ditch be if filled
- A6 Ditch cannot be filled by anyone unless drainage board agrees to it
- Q7 Will the development be extended after the completion of the 17 dwellings?
- A7 No.
- Q8 Speed problems on the A1101 causing danger. Will anything be done to introduce traffic calming on the road.
- A8 Parish Council and Parishioners are involved in a Community Speed Watch program and have been monitoring the speed for a while. Also waiting for camera that will record speed. We will use that to make a case for speed calming
- Q9 Is there any provision for footpath in front of the development?
- A9 Conditions placed against the allocation is to improve the footpath from the estate to the Road, In dialogue with highways to see what can be agreed. Going to pay CIL (community Infrastructure Levy) a portion (15%) of which will come to the Parish Council. This can go towards the costs of a footpath.
- Q10 Village suffers from Low a-water pressure and also low voltage. Will the current setup be able to support the new development?
- A10 There will be a new substation without lowering voltage. Water supplies will be OK according to Anglia Waters,
- Q11 Who put the site forward to be allocated?
- A11 The land owner was approached by the District Council asking if they would consider putting their land forward for allocation.

- Q12 How will the main road and New Road be able to cope with the constant flow of site traffic plus the mud and dirt?
A12 Construction management plan will be in operation - working times, noise, wheel washing etc. will be implemented to minimise disruption. Loyd home is prepared to have meetings with residents of New Road, as they are going to be the most affected, to discuss other ways that can be agreed to minimise inconvenience.
- Q13 What will happen to compound when work is finished?
A13 Compound will be stripped off and returned to it's previous state.
- Q14 Where will lorries be parked before going on site. Would it mess up Back drove if lorries are packed there.
A14 Mitigations will be put in place to ensure a quick turnaround and wheel cleaning process. If planning is approved, Loyd homes will be happy to sit round the table to discuss these issues with concerned residents.
- Q15 Has this Company just been set up? No website.
A15 Yes. Loyd homes set up in December 2017 for this development. Various holding companies, that have been long established, own Loyd homes. Web site will be developed soon. Architect works around the Country with offices in Peterborough.
- Q16 What is planning application no?
A16 18/00195/FM
- Q17 What is the CIL based on?
A17 £40 per square metre of built.
- Q18 Using local tradesmen or bussing them in?
A18 Will use tradesmen form when ever they can be got. It will be on a tender process based on cost and built quality. Referrals or recommendation will be welcomed.
- Q19 Plan is to build in two stages. What happens if after first stage, the properties are not sold who there be a hold on further developments until sold.?
A19 The funding on the development is not based on selling.
- Q21 What sort of prices will the buildings be going for?
A21 Will monitor market prices and adjust accordingly. But roughly about £200,000 - £300,000
- Q22 Will it be a 7-day week working?
Q23 It not be a 7 day a week work. Monday to Friday and possibly Saturday morning.
- Q24 What is the ideal time scale from start to finish.?
A24 Optimistically roughly about 3months from consent being given
- Q25 Will notice be given to Parishioner when work is about to start?
A25 Will inform those that are immediately affected.?
- Q26 Would the site be fenced off first before work starts?
A26 Yes. For Security and Health and safety reasons
- Q27 Why 7 dwellings described as bungalows but has two floors?
A27 They should have been described as chalet bungalows.
- Q28 Would the crossing across ditch at the front have parapets to stop children falling into the river?
A28 The engineering bit of it and health and safety will be considered and implemented as necessary. So, there will be railings.

- Q29 Flood risk. Are the properties going to have raised threshold?
 A29 The floor levels will be at a height that will not create a flood risk Will be above predicted risk level.
- Q30 Test drilling looking for water tables. Has the final plan being agreed for drainage?
 A30 Various hybrid systems will be implement. Details are online.
- Q31. Why air source and not ground source.?
 A31 Ground source not economically viable in this neighbourhood.
- Q32 Will foundation be concrete or piling?
 A32 Will be using rafting or piling to create structure integrity. Might have to change form plot to plot.
- Q33 Why has this land been put in for development?
 A33 Borough council are always looking for land to help meet the 5-year developmental plan. This land was identified, the owner approached, and land put into allocation list in 2016.

No more question from the public Council to now meet and decide what submission to make to the Borough planning office.

After Representatives of Loyd Homes left Council reconvened to carry on the meeting. Left.

Member of the public still wondered why the land has been put up for development. It was explained by the Parish Councillors that it is private land which has been allocated for development and it is up to the land owners to do with the land what they wish.

A motion was put forward that the Parish Council Express no objection to the planning application but to include some of the reservations expressed by some Parishioners in our submission. These are: (i) Concern about the no of dwellings on the land and consideration for a pavement on Main street as part of the development. Proposed by Cllr Bombata, seconded by Cllr Edmunds, Motion Passed by a vote of 5 for, 1 abstention and 1 against.

Meeting closed at 21.35

Signed **Date**.....