

Helpston Parish Council: Minutes of Meeting held on 7th November 2016

in the John Clare School

Present: Cllrs J Dobson (chairman), R Morton, A Bradley, D Dykes, J Mead, G Jolly, L Newitt, A Driver; the Clerk S Smith; City Cllr. D Over; eleven members of the public.

108/16-17 **1. Apologies:** Cllr T Thompson

109/16-17 **2. Declarations of interest:** None

110/16-17 **3. Public Participation:**

3.1 Mr Ingram: Complained about the “buffer zone” between Woodland Lea (west) and Cuckoo Close being dug up and “occupied” as garden by the new residents of Cuckoo Close contrary to conditions thought to be in the Purchase Contracts. His contact with the site manager had not resolved the issue. The Chairman explained that the Parish Council had understood that the buffer zone was to be managed and maintained by the site developer rather than sold to the house owners. **Clerk** to seek clarification.

111/16-17 **4. Minutes of 3rd October 2016:** Agreed and signed.

112/16-17 **5. Actions arising:**

5.1 Smells from Persimmon site: Anglian Water to investigate and report to City.

5.2 “Welcome Leaflet”: Cllrs Jolly and Newitt tabled the leaflet and will now determine printing costs. **Action: Cllrs GJ/LN**

113/16-17 **6. Reports:**

6.1 Chairman/Clerk re. Persimmon site: see 3.1 above.

6.2 Cllr Morton re. Tarmac Liaison: Poorly attended meeting. Site work on target but no Quarry Manager is in post.

6.3 Cllr. Dobson re. Village Inspection: He and the District Surveyor, Martin Benn, had completed the inspection, identifying the poor state of the paths in Glington Road and the lack of attention to minor problems elsewhere. City will add them to the list for future remedy when money is available.

114/16-17 **7. Planning – City decisions:**

7.1 16/01308/HHFUL at 85 West Steet: Permitted

7.2 16/01520/FUL at site adjacent to 40 West Street: Permitted

7.3 16/01592/HHFUL at 35 Glington Road: Refused

7.4 16/01528/HHFUL at 5 The Nook: Permitted

115/16-17 **8. Planning – Helpston PC comments:**

8.1 16/01932/CTR at 6 Broadwheel Road. Raise Ash Tree crown: No objection

8.2 16/02115/CTR at 10 Broadwheel Road: Fell one Conifer: No objection

8.3 16/01753/FUL at Grasslands, West St.: Side extension and Porch: No objection

8.4 16/01756/FUL at Grasslands, West St.: Double Garage with Accommodation over: No objections to the garage but noted that if the accommodation was not connected with the business then the development would be a new dwelling outside the Planning Envelope and therefore not permissible. If a business case was to be made, then the Council would have no objection.

116/16-17 **9. Finance:**

9.1 Payments for approval: Clerk (8/12 salary), Clerk (8/12 expenses), HMRC (8/12 PAYE), Groundsman (8/12 fees), Cllr Jolly (training expenses), Gala Committee grant (£106 balance).

9.2 Budget proposals: Pension contributions for Clerk; Welcome Leaflet costs; Christmas Tree; Litter Pick equipment. **Clerk/Cllr JD** to prepare a draft budget.

117/16-17

10. Further Draft Peterborough Local Plan:

10.1 The FURTHER Draft Local Plan: The FURTHER Draft Local Plan showed the 35 preferred sites (out of the 120 offered by landowners for the PRELIMINARY Draft Local Plan). These included one at Helpston. The PRELIMINARY Draft LP showed a need for 27,625 new homes (2011 and 2036), of which 18,000 had been completed or permitted since 2011. A further 3500 are now incorporated into the FURTHER Draft LP, 750 to be in the Urban/City areas, 370 in the villages of Eye, Thorney and Helpston and 2500 at Castor/Ailsworth. Of the 370, 60 were in Helpston on Broadwheel Road.

The Clerk pointed out that it is the adoption of a new Local Plan that changes the Village Envelope.

10.2 Timetable: The FURTHER Draft LP goes to City Cabinet on 7th November 2016. Public Consultation will follow in December 2016, when (and not before) the public and Parish Council can comment/object/support it's contents.

The LOCAL PLAN will then be published in June/July 2017, sent to the Secretary of State in September 2017, and then be subjected to a Planning Inspectorate hearing in Nov/Dec 2017 with a conclusion report in March 2018 for adoption in May 2018.

10.3 Comments: Councillors will review the Plan at Consultation stage and develop early arguments considering the new site in Helpston. The Clerk pointed out that NO sites had yet been included in a new Village Envelope and that members of the public who did not wish for them to be so included should also consider their response. He will write to the Principal Planner and ask why this particular site had been chosen in Helpston (the only one chosen in a Medium Village from the 120 potential sites and 35 preferred sites).

118/16-17

11. Correspondence:

11.1 Police Report: tabled.

11.2 Budget Paper Supplies: seeking to help Village Projects. Clerk to check their entrance gate positioning. **Action: Clerk**

11.3 Yellow Lines: Two further extensions of Parking Limits to be enforceable on 26th January 2017

11.4 Ditch on site near 1 Arborfield Close under investigation by the Welland and Deepings Internal Drainage Board.

11.5 Helpston Scouts and Guides: Open Meeting planned for 17th November at 6.30pm

119/16-17

12. Items for Next Agenda:

12.1 Local Plan

Action: Clerk

12.2 Budget proposals/content for 2017/2018

Action: Clerk/Chairman

12.3 Welcome Leaflet

Action: Cllrs Jolly and Newitt

12.4 Christmas Tree

Action: Cllr Jolly

120/16-17

13. Date of NEXT MEETING: 5th December 2016

The Chairman closed the meeting at 9.14pm