

MEPAL PARISH COUNCIL

Clerk: Mrs Karen Peck, email: clerk@mepalparish.org tel 01353 741066
Chairman: Mr Brian Rollason, email: brian@mepalparish.org

NOTICE OF MEETING: Mepal Parish Council
TIME: 18.00 to 19.00 (the meeting will close at 19.00 prompt)
DATE: Tuesday 11th October 2022
VENUE: Mepal Community Pavilion

All members of the Council are hereby summoned to attend for the purposes of considering and resolving the business to be transacted at the meeting as set out below.

MEMBERS 5
VACANCIES 2
QUORUM 3

AGENDA

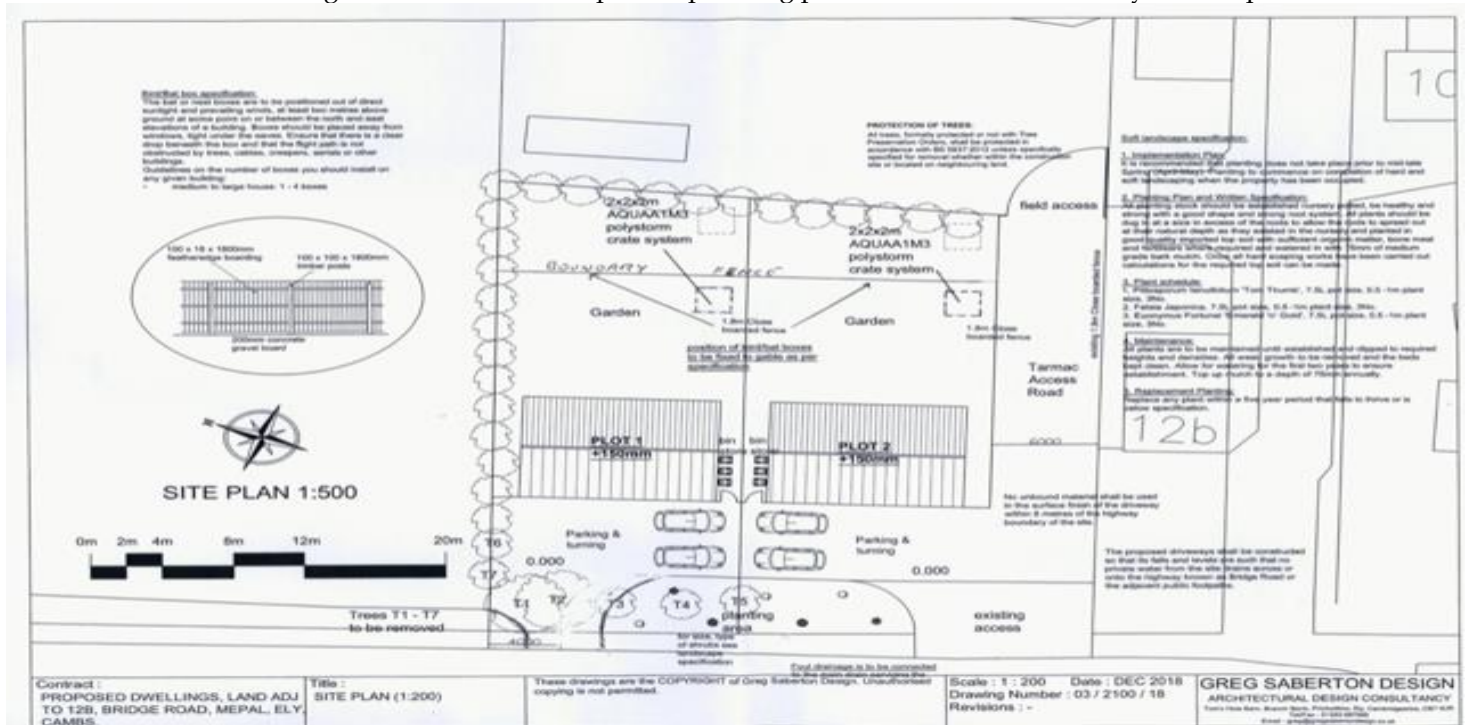
- 111022/1 TO RECORD APOLOGIES FOR ABSENCE
- 111022/2 MEMBERS' DECLARATIONS OF INTEREST
- 111022/3 TO SIGN AND APPROVE MINUTES OF MEETINGS OF:
Full Parish Council Meeting August 2022
- 111022/4 TO RECEIVE DISTRICT AND COUNTY COUNCIL REPORTS
- 111022/5 OPEN FORUM FOR PUBLIC PARTICIPATION (15 minutes)
At the close of this item, members of the public will no longer be permitted to address the Council unless invited to do so by the Chairman
- 111022/6 COUNCIL BUSINESS
- a) To discuss correspondence received re Grass Verge Compromise and confirm the Parish Councils grass cutting policy village greens and verges to support Biodiversity in Cambridgeshire
 - b) External Auditor – to consider the option to opt out of the SAAA central external auditor appointment arrangements”
 - c) To note “Completion of the limited assurance review for year ended 31 March 2022”
 - d) To confirm essential stock to maintain assets annually
 - e) Management of Mepal Parish Council website
 - f) To discuss the 5-year plan
 - g) Mepal Matters Newsletter
 - h) Mepal Archive Request
 - i) Maintenance Report and actions required
- 111022/7 PLANNING (10 minutes)
RESPONSES SENT:
22/00833/FUL Horticultural site between 8 and 14 Bridge Road, Mepal
Construction of dwelling (plot 2) previously approved under reference 19/00799/OUT – pending decision
22/00834/FUL Horticultural site between 8 and 14 Bridge Road, Mepal

Construction of dwelling (Plot 1) previously approved under reference 19/00799/OUT and 20/0157/RMA (partially retrospective) – pending decision

Mepal Parish Council would like to object in the strongest terms to this retrospective planning application, that has the effect of repositioning the houses closer to the footpath and highway by 1.4m (north side) and 2.1m (south side) compared to the granted outline planning permission and recommendations from the planning officer when approving the initial plans.

The application site is located to the north of the existing dwelling No. 12B Bridge Road. It is outside of the development envelope for Mepal in the countryside but immediately adjacent to the boundary meaning the housing site to the south is within the framework and the application site is without it. We had previously recommended refusal of the outline planning permission as we felt the proposed development was inconsistent with its surroundings. In relation to the outline planning application, the planning officer admitted that the development would not normally be considered acceptable in principle in this location as the application site lies just outside the defined development envelopes of Mepal in the countryside, but as the Council could not currently demonstrate a five-year supply of deliverable housing sites as required by paras 67 and 73 of the NPPF, that this meant that permission could be granted. The first condition of the permissions was that the development shall be carried out according to the drawings 02/2100/18, 01/2125/18 & 03/2125/18.

03/2100/18 (picture below) shows the acceptable positioning of the houses with the adequate parking and turning circles, and the retrospective planning permission reverses this very clear requirement. .



The scheme proposed a layout in which both dwellings face the street, set back on a similar building line to other dwellings in the area, with frontage parking and gardens to the rear. It also states that the outline planning application layout shows two off-street parking spaces on each plot which would provide sufficient parking and comply with the Council's adopted parking standards. The parking and turning areas are also sufficient to allow domestic vehicles to turn on site and leave the site in a forward gear. This retrospective planning application will mean that the fundamental aspect of the outline planning has been completely disregarded and this is not acceptable.

The houses along Bridge Road are all set back from the road and path (more so than even in the original outline planning application), and allowing this change will completely alter the character along the road and seems to deliberately contradict the outline planning permission, which stated that although it fell outside the development envelopes, as the proposed design was set back from the road far enough it would not negatively affect the general vista.

We believe acceptance of this major positioning change sets a dangerous precedent that encourages developers to submit outline plans that meet a requirement to set properties back from the road and path, and then to start building closer to the path and road before full permission is applied for and then try to submit retrospective full planning permission when an objection is made pointing out the 'error'. In our opinion this is not a small error in positioning, where we might take a more sympathetic stand.

We are also very disappointed that highways have made no objections to the retrospective application as we believe they have failed to properly consider appropriate levels of safety for pedestrians, vehicle traffic and horses on this road. There seems to be a lack of consideration for the feasibility and practicality of cars being able to turn and reorientate out of the driveways and onto a National Speed limit road because of a decision to ignore the outline planning layout and requirement for parking and turning in front of both houses. We can see no evidence of any physical checks, attendance, or measurements for this yourselves on site, where the house development on both plots is already well underway.

The limited space in front of these houses, now that they have been moved significantly closer to the path and road compared to the plans in the outline application, for parking and turning, also suggests that parking will then take place on the road on the bend in front of the houses. This includes for visiting cars and deliveries. This puts passing traffic, pedestrians and the horse traffic who use the road daily, at significant risk. There has been no consideration by Highways for changes to road markings to try and prevent this happening.

Finally we would like to state that one of the National speed limit signs on this corner, that was and should be located in front of this development has also either been removed by the developer when putting the site fencing up or has 'disappeared'. The opposite sign is now also covered in overgrown shrubbery, so perhaps planning officers are not aware that this site opens onto a national speed limit road, and we would like serious consideration of this risk when deciding whether retrospective permission is appropriate in this case.

UPDATES:

22/01216/F3M Mepal Outdoor Centre Amendment – Red line has been amended to exclude part of the northern site boundary not within the applicant ownership - The Parish Council had no objection – pending committee

22/00671/FUL 22 High Street, Mepal

Demolition of existing rear extension, construction of new ground floor rear extension, infill side extension, first floor extension above existing garage, garage conversion and replacing garage door with window – The Parish Council had no objection - Approved

22/00748/FUL Mepal Store, 7a High Street, Mepal

Extension and alterations to existing store with new accommodation above - Withdrawn
The Parish Council have no objection

22/00561/FUL Broadmead Boarding Kennels, Witcham Road, Mepal

Construction of three bed dwelling

The Parish Council have no objection – pending decision

111022/8

TO NOTE CORRESPONDENCE RECEIVED

Letter Mepal Sports - fixed fee and notification of alternate season location for 22-23

Email from two villagers –Football in Mepal

Email from villager – VAS Unit and possible traffic calming Sutton Road

Email from villager – grass verge compromise

Email from resident – parking Laurel Close

111022/9

FINANCE

1. To approve payments and Bank Reconciliation up to 30th September 2022

a) Online Payments: August and September 2022

HMRC, Wages and Expenses	£3655.80	BACS
Container People	£680.72	BACS
CGM – Grass Cutting Rec only	£221.88	BACS
Ernst Doe – service and repair	£676.21	BACS
Wave – Pavilion Water	£51.24	BACS

SLCC books	£156.20	BACS
HMRC, Wages and Expenses	£3353.60	BACS
Redact – Website support	£240.00	BACS
PKF Littlejohn – External Audit	£480.00	BACS
Red Shoes - Payroll services	£61.20	BACS
Newflame – maintenance of fire equipment	£51.30	BACS
Mepal and Sutton Responders	£87.45	BACS
Unity Bank – Service Charge	£18.00	BACS
Amazon – condolence book, stationary supplies	£53.14	OC
Twenty Pence Garden – Bulbs and Pest Control	£92.89	OC
MFG Witcham Toll – Fuel	£41.88	OC
Optimum – monthly fee	£1.99	OC
b) Direct Debits Made:		
N Power - Street Light Energy	£31.06	DD
EE – phone and internet	£41.92	DD
EE – phone and internet	£41.92	DD
N Power – Street Light Energy	£30.98	DD
British Gas	£28.43	DD
British Gas	£26.33	DD
c) Income		
UK Power Network – 01.01.22-31.12.26	£5.75	BACS
SSE - Fit Payment 09.07.21-08.07.22	£1365.35	BACS
Groundworks UK – Neighbourhood Plan Grant	£10000.00	BACS
East Cambs DC – 2 nd Instalment Precept	£19396.00	BACS
Unity Bank Interest Deposit Account	£72.69	BACS

- 121022/10 COUNCILLOR FORUM**
- 121022/11 TO ADOPT DELEGATION SCHEME**
- 121022/12 CO-OPTION OF PARISH COUNCILLOR**
- 121022/13 DIARY DATES – 13th December 2022 @ 6pm**

K Peck
Karen Peck
Clerk & Responsible Finance Officer
Mepal Parish Council
05.10.22