

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 13th December 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 6
VACANCIES 1
QUORUM 3

AGENDA

- 131222/1 TO RECORD APOLOGIES FOR ABSENCE
- 131222/2 MEMBERS' DECLARATIONS OF INTEREST
- 131222/3 TO SIGN AND APPROVE MINUTES OF MEETINGS OF:
Full Parish Council Meeting 11th October 2022
- 131222/4 TO RECEIVE DISTRICT AND COUNTY COUNCIL REPORTS
- 131222/5 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
- 131222/6 COUNCIL BUSINESS
- a) Laurel Close damage to greens and verges
 - b) Neighbourhood plan update
 - c) Warm Hub - the Parish Council are delighted to be working in Partnership with Mepal Village Hall Committee to offer a dedicated Warm Space to the community of Mepal this winter. Parish Councillors form part of the dedicated volunteer structure within the hub
 - d) To discuss and approve Budget and Precept for 2023-24
 - e) Vandalism and Antisocial behaviour to Parish Council Assets and village assets
 - f) To ask that members of the community to use the correct communication routes to report concerns of anti-social behaviour and other issues. Without reports being made to the correct authorities the community will continue to be targeted
 - g) To note the Tree Works to Council owned stock is now completed. The tree with brambles opposite Laurel Close Park had been surveyed whilst the extensive tree works took place and it was deemed as non-urgent issue
 - h) Positive pavilion usage -To note a small regular education booking has been secured. The pavilion is a wonderful community space that is available for hire. Please contact the Clerk for further information or book directly using the Parish Council website
 - i) Mepal Matters Continuation update
- 131222/7 PLANNING (10 minutes)
TO DISCUSS:
22/01418/FUL 16a Bridge Road, Mepal
Proposed first floor side extension, porch, and partial over-cladding of existing brick walls at first floor level

RESPONSES SENT AND PENDING CONSIDERATION:

21/01208/FUL Land at Mepal Engine Bank - Change of use of reservoir, woodland and open space to private recreational use, and construction of outbuildings - Retrospective

And the Appeal is:

22/00020/CONAPP Change of use of reservoir, woodland and open space to private recreational use, and construction of outbuildings - Retrospective Land at Mepal Engine Bank Mepal Cambridgeshire

The Parish Council feel the conditions applied, are justified as described in the permission granted. The applicant's objections relate to the impact these conditions might have on their convenience.

The objection to condition 2 describes a desire to use the facility for charities and local groups to have access to the facility for intermittent use. This was not, as far as they can see, described in the application and was not considered by the LPA. This form of use, however, has not been discounted by the LPA should the applicant apply for non-personal use and such permission be granted. The fact that the applicant considers this requirement 'overly bureaucratic, time consuming and expensive' i.e. 'inconvenient' is not a reason to remove the condition.

The applicant goes on to state that 'light, intermittent traffic does not constitute a loss of amenity'. 'Light intermittent traffic' might describe the level of traffic anticipated if the site is used for the purposes described in the original application i.e., for personal use by friends and family. It may not describe the level of traffic to be expected if the site is opened for use by groups of scouts, charities and other local groups - who would also presumably all be using the site at no cost to themselves as commercial use is precluded.

The objection to condition 5 also appears to be lacking in merit. Presumably the level of lighting described in the original application reflects that required for use of the site in the manner described in the application. Should further lighting subsequently be required then a further application can be made to the LPA. Why would the LPA effectively remove any restriction on the applicant installing additional lighting in such an environmentally sensitive area?

If the applicant has no desire to shoot animals or birds on their land having plenty of opportunity to do this elsewhere why are they objection to condition 8? The fact that shooting takes place on surrounding land is not relevant - reducing the area of land on which shooting takes place self-evidently reduces the quantity of wildlife being killed in this manner thereby enhancing and protecting species. Just because shooting wildlife takes place somewhere does not make it a good idea everywhere.

Should the prevalence of any particular species become an issue and should the relevant authority consider it appropriate to control numbers by shooting then an application can be made to allow shooting of wildlife to take place. It does not seem reasonable to remove this condition based on some hypothetical future scenario which may or may not come to pass.

The Parish Council therefore are objecting to the requested removal of the planning conditions that were imposed to protect residential amenity, and the also wildlife given the proximity of the site to the Ouse Washes (SSSI and Ramsar protected).

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

Construction of three bed dwelling

The Parish council had no objection to the application amendment - Pending Consideration

22/01213/FUL 7a High Street, Mepal

Extension and alterations to existing store a 7a High Street, creation of 2-bedroom flat above 7a including access and alteration to the access of 7 High Street - the Parish Council have no objection - Pending Consideration

UPDATES:

22/01219/LBC Pond Farm, 3 High Street, Mepal

Erection of domestic outbuilding and curtilage alterations (part retrospective) - Withdrawn

22/00833/FUL Horticultural site between 8 and 14 Bridge Road, Mepal

Construction of dwelling (plot 2) previously approved under reference 19/00799/OUT

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) -Approved

21/01216/F3M Mepal Outdoor Centre

Construction of a crematorium and associated services - Approved

131222/8

CORRESPONDENCE RECEIVED (information purposes only not for discussion)

Mepal Sports - copy of minutes of meeting 7th September 2022

Resident - Bus Stop Notice Board

Resident - Laurel Close Parking

Ouse Washes Bank Raising Works - December Newsletter 2022

Craft Group – donation of Christmas Nature Tree

Resident requesting support in regard to 22/00020/CONAPP Change of use of reservoir, woodland and open space to private recreational use, and construction of outbuildings - Retrospective Land at Mepal Engine Bank Mepal

Resident - telecommunication cover Witcham Road left open – to note this is not Parish Council land and should be immediately reported to BT Openreach for safety reasons. BT attended within 7 hours of an official report but unfortunately had a wasted journey as this had already been replaced

131222/8

FINANCE

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

a) Online Payments:

Goren Farm – yellow rattle seed	£260.00
HMRC, Wages and Expenses	£2932.25
DEA Cambridge Ltd – Energy Survey	£550.80
Amazon – stationary	£78.45
MFG - Fuel	£32.45
Optimum – card fee	£1.99
Amazon – post, Repeller, fixing, cover, broom	£140.35
Post Office – postage	£2.85

December

East Cambs Training – Tree Works	£3560.33
Gallagher Group – Insurance	£2334.93
CGM Group – Brangehill Annual Clearance	£1485.36
CPD Electrical – PAT Testing and alarm contact	£158.50
Wave – Water Allotments	£20.72
Wave – Water Pavilion	£38.04
HMRC, Wages and Expenses	£4938.46
Ligate PC – CILCA Course	£330.00
Elegance Cleaning - pavilion	£49.00
Thatch and Roses - flowers	£45.00
Neighbourhood-Plan – Work so far	£682.84
Royal British Legion – Poppy Wreath	£120.00
Amazon – bulbs, soap, grease nipples, soap	£64.74
eBay- lawnmower part and washing liquid	£66.27
Optimum – monthly fee	£1.99
MFG - Fuel	£75.30

b) Direct Debits Made:

N Power – Street Light Energy	£32.44
EE – phone and internet	£41.92

November

EE – phone and internet	£42.14
SSE - Electric	£107.19
N Power – street light energy	£35.74
British Gas	£50.86

c) Income

Allotment Fees	£160.00
Pavilion Hire	£24.00
VAT Refund	£1177.62
ECDC – CIL	£243.40

131222/11

DIARY DATES – 14th February 2023 @6pm

7th December 2022

K Peck

Karen Peck

Clerk & Responsible Finance Officer - Mepal Parish Council