

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 14th February 2023
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

- 140223/1 TO RECORD APOLOGIES FOR ABSENCE
- 140223/2 MEMBERS' DECLARATIONS OF INTEREST
- 140223/3 TO SIGN AND APPROVE MINUTES OF MEETINGS OF:
Full Parish Council Meeting 13th December 2022
- 140223/4 TO RECEIVE DISTRICT AND COUNTY COUNCIL REPORTS
- 140223/5 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
- 140223/6 COUNCIL BUSINESS
- a) Neighbourhood plan update and ratification of Mepal Matters article
 - b) Mepal Parish Council, as the relevant qualifying body, (under Section 38A(12) of the Planning and Compensation Act 2004) for the 'The Mepal Neighbourhood Area' hereby resolves to Publish for Consultation the Mepal Draft Neighbourhood Plan in accordance with Regulation 14 of Neighbourhood Planning Regulations 2012
 - c) To discuss renewal options of Defibrillator located on High Street
 - d) To discuss fencing to wildlife area
 - e) Parish Elections May 2023 - The Combined District Council and Town and Parish Council Elections will be held on 4 May 2023. Nomination Forms for Prospective Candidates and further information can be found at <https://www.eastcambs.gov.uk/electionsvoting/elections-may-2023>
 - f) To advise that any village group wishing/ planning Coronation Celebrations is encouraged to contact the Parish Council regarding event hire at Mepal Community Pavilion
- 140223/7 PLANNING (10 minutes)
TO DISCUSS:
None
RESPONSES SENT AND PENDING CONSIDERATION:
22/01501/VAR Manor Farm, School Lane, Mepal
Vary Condition 1 (approved plans) of previously approved 19/00566/VAR To vary Condition 1 (Approved Plans) f previously approved 13/00799/FUL for Conservation of existing barns o two

dwellings and garaging. Erection of three detached houses and 2 no. bungalows. Erection of no. garage buildings. Change of use of paddock o amenity space for barn conversions. New access
The Parish Council logged a “no comment” response due to LW and JS being the only Councillors to comment – 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)

22/01213/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.

22/01218/FUL Pond Farm 3 High Street, Mepal

Erection domestic out building and changes to layout and landscaping of garden (part retrospective) - Approved.

22/01418/FUL 16a Bridge Road, Mepal

First floor side extension, porch, and partial over-cladding of existing brick wall at first floor level - Refused.

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

Construction of three bed dwelling

The Parish council had no objection to the application amendment - Approved

140223/8

CORRESPONDENCE RECEIVED (information purposes only not for discussion)

Member of the community - East Cambs Community Orchard Funding

Cambs FA - Update

Member of the Community - sucken BT Openreach Manhole

140223/9

FINANCE

1. To approve payments and Bank Reconciliation up to 31st Jan 2023

a) Online Payments:

HMRC, Wages and Expenses	£3559.03
Elegance Cleaning - pavilion	£14.00
Neighbourhood-Plan - Work so far	£5636.75
Cambs Acre - Membership Renewal	£57.00
SLCC - CiLCA	£450.00
eBay - Oil & cleaning	£34.37
Amazon - Batteries, paper, h&s supplies	£95.28
Optimum - fee	£1.99
Screwfix - rivet gun and fuel can	£24.49

b) Direct Debits Made:

EE - phone and internet	£41.92
SSE - Electric	£216.10
N Power - street light energy	£29.42
British Gas	£94.27

c) Income

Hall Hire	£45.00
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140223/10

DIARY DATES - 11th April 2022 at 6pm

7th February 2023

K Peck

Karen Peck

Clerk & Responsible Finance Officer

Mepal Parish Council