

WITCHAM PARISH COUNCIL

Minutes of the additional Meeting of the Parish Council held on Wednesday 24 January 2018 at 7.30 pm in the Village Hall, Witcham

Present: M Housden (Chairman), K Mackender (Vice-Chairman). J Bibby, J Lucas

In attendance Mrs S J Bell (Clerk)
8 members of the public

8 members of public present during meeting

18/021 **Apologies for Absence** were accepted from L Elbourne (previous commitment) J Herbert (previous family commitment), and County Councillor L Dupre and District Councillor A Bailey

Action

18/022 **Declaration of Interest:**
The following declarations of interests were made:
Pecuniary interests - none
Personal interests - none
Prejudicial interests - none

18/023 **Dispensations:**
To note Dispensations: Nil

18/024 **Public Participation:** Chairman welcomed the members of the public and opened the meeting for them to speak. 4 members of the public were present in respect of planning application 17/01902/FUL (amendment) and 4 for 30 and 40mph road signs.

Chairman invited comments on planning application. The applicant confirmed the menege and lighting had been reviewed following feedback from the Council and Archeology Department, and there was no negative impact on Witcham Lodge and Market Way. This was now a better location and the best that could be done. Another option would be to erect temporary stables on a skid but that would not be without problems including issues with drainage.

Residents at Market Way thanked the applicant for moving the menege as originally it would have been only a few feet from homes. However, they were still concerned regarding a) new site was an isolated location and should be nearer to Witcham House to comply with Policy EMP5 of East Cambridgeshire Local Plan. b) appeared to be no provision for vehicle access. c) drawings were not to scale – therefore if consent was granted it was unclear exactly what the location/area it would cover. d) a consent granted for stables and menege etc in August 2017 on the northern side of the plot, nearer to Witcham House, was still valid for 3 years and should be withdrawn. e) lighting report only covered lighting for the menege and there were no details for the stables and lighting levels on Market Way. (Residents provided copy of their advisers letter to the District Council (which had been viewed on the ECDC website by Councillors)

The applicant advised that the plans were to scale and the detailed lighting report met the requirements of the planning authority. The applicant had sought consent to place the development further south on the property because the original site (Consent August 2017 17/01009/FUL) was subject to archeological interest and therefore significantly more costly.

K Mackender raised questions from the lighting report and applicant confirmed light from the menege would be blocked by the L shaped stables and not shed light on Market Way; the report focussed on Witcham Lodge. However they might need to put some lighting behind stables based on sensor system for security.

Market Way residents advised that they had not seen anything written confirming Archeologists forbid development on northern side of property; this would be better as there was further equestrian facilities neighbouring the property on the northern side. They were concerned that the application did not meet planning regulations as outlined in their adviser's letter.

Chairman advised that the ECDC, the planning authority, was responsible for determining that the application was valid and met their application criteria.

Chairman invited members of the public to speak regarding 30 and 40mph speed limits. Representative from the Witcham Equestrian Centre, speaking on behalf of members of the public, advised that they would make a donation of £5000 to the Parish Council.

The Chairman thanked the members of the public and opened the Council meeting.

18/025 **PLANNING**

17/01902/FUL Stable block, haystore, wash down area and riding area (menege) 40x20 Paddock adj Witcham House, Headleys Lane

The Councillors confirmed that they had reviewed the documents on the ECDC planning portal website and the amendments were discussed. Councillors were pleased that the riding arena (menege) had been moved further away from housing in Market Way.

Resolved that the Council had concerns and would submit the following comments to ECDC:

- a) concerned regarding distance from the existing buildings on site and sought clarification in respect of compliance with Policy EMP5 of East Cambs Local Plan 2015
- b) Adequate and appropriate hedging/screening required between the development and housing in Market Way.
- c) Confirmation required that planning consent 17/01009/FUL (23.8.17) be withdrawn.
- d) Any consent for application 17/01902/FUL must be for personal use (ENV 1 and ENV2 of East Cambs Local Plan 2015)
- e) Needs to be a minimum of 30m distance between development and boundary of properties in Market Way.

Clerk

Proposed J Lucas, seconded K Mackender.

17/00689/FUL Kings of Witcham – Clerk advised that this was due to go before ECDC Planning Committee but did not yet have a date. She asked if the Council would send a representative to reiterate the Council's concerns.

Resolved that the Council would send one or two representatives to the Planning Committee meeting to reiterate the Council's concerns as raised in the submission. Clerk to arrange for publication of planning Committee meeting details on website as soon as known. Proposed J Lucas, seconded J Bibby.

18/026 **30 and 40mph Speed Signs**

Clerk had circulated proposed new plans for extension of 30mph speed limit and the 40mph zone together with revised costs (approx. £6000) prior to the meeting. Councillors were pleased with the plan. CCC had advised that the old 30mph roundel would have to be burnt off the road and not left as a further reminder (as per traffic manual guidelines). It was noted that CCC were not sure of Skansa overhead costs so there could possibly be a small increase on the £6000. CCC were also asking if the village name signs should be moved forward of the new 30mph sign and if so one needed to be renewed as it was a little bent, which would be a cost to the Parish Council.

Resolved that a) the village name signs should be left where they are and not renewed. b) the quote of £6000 be accepted (subject to final confirmation of Skansa's overheads, as currently not known), and the scheme to proceed c) clerk to confirm final costs of the scheme to the members of the public. Proposed M Housden, seconded J Bibby.

There being no further business the Chairman declared the meeting closed at 8.25pm

Signed Dated