

Page 112

Minutes of Emneth Parish Council extraordinary meeting held at on Wednesday 2nd November 2011 in Emneth Central Hall, Emneth at 7.00pm.

In attendance: Cllr R. Waterfield (in the Chair)

Cllrs: - Mr J. Fleet, Mrs O. Graham, Mrs G. Harper, Mrs Y Howard, Mr N Terrington, Mr R.Towler, Mr M Wiles & Mr M. White.

Parish Clerk: Mrs M. Meyrick

Public: 4

377. Apologies & Reasons for Absence

377.1. Cllr McCourt.

377.2. Cllr Curtis.

377.3. Cllr Oliver.

378. Declarations of Interest

378.1. Cllr White declared a prejudicial interest on item 380, land proposal 629.

378.2. Cllr Howard declared a prejudicial interest on item 380, land proposal 649.

378.3. Cllr Wiles declared a prejudicial interest on item 380, land proposal 237.

378.4. Cllr Waterfield declared a prejudicial interest on item 380, land proposal 389.

379. Planning applications.

<p>11/01796/F – Construction of new single story extension following demolition of existing single storey extension - 26 Hollycroft Road Cllr White proposed and Cllr Howard seconded to support. It was agreed to Support this planning application.</p>	<p>11/01802/EXO – Extension of time for the implementation of a planning permission ref: 08/02477/O: Outline consent for the construction of two dwellings on land East of 81 Church Road Cllr Howard proposed and Cllr Terrington seconded to support. It was agreed to Support this planning application.</p>
<p>11/01809/F - Solar photovoltaic (PV) installation on south facing roof of office block - The Forge Hungate Road Cllr White proposed and Cllr Wiles seconded to support. It was agreed to Support this planning application.</p>	

380. LDF Site Specifics.

380.1. See report and decisions in appendix 1.

381. Boundary Commission 2013 Review of Parliamentary constituencies.

381.1. This was highlighted at the previous meeting. The Parish Council feel that the proposals would make it a diverse constituency. The demographic structure of Fenland and Downham Market are completely different.

It was agreed for the Clerk to respond to the consultation highlighting these points.

Meeting closed at 9.05p.m.

Chairman's Signature _____

Emneth

Site Ref:	Name/Address	Current Use	Proposed Use	Site Area (ha)	Notes
75, 76 & 945	Land off Meadowgate Lane.	Agricultural.	Residential.	6.9	Large agricultural site (grade 1) outside built environment boundaries. Access along Meadowgate Lane would be difficult for large scale development, an alternative access should be considered (via Elmfield Drive). The site has been assessed as partially suitable in the SHLAA so site area would have to be reduced prior to comparative preferred option assessment.
77 & 964	Land off Meadowgate Lane.	Agricultural.	Residential.	0.2	Small agricultural site (grade 1) part of the same curtilage as sites 75, 76 & 945 the site has a frontage location. The access road is very minor and does not appear to be suitable for large scale development.

Sites 75,76,945,77,964 - For the above mentioned sites it appears that there is access from Meadowgate Lane which is shortly before a sharp bend and turn into entrance to the village of Emneth. The Parish Council considers the access road onto the A1101 to be busy and dangerous and would not support the above pieces of land to be included in the development boundary with the access points as detailed.

87	Land at Gaultree Square.	Agricultural cold stores and buildings on site.	Residential.	0.8	Brownfield former industrial/agricultural site, with good access to services partially within the built environment boundaries.
----	--------------------------	---	--------------	-----	---

Site 87 – The Parish Council would be in favour of development on this site.

173	Land at Meadowgate Lane.	Agricultural.	Residential.	0.3	Agricultural frontage site (grade 1) outside built environment boundaries. A mature hedgerow along the frontage with a number of TPO's present and no apparent gaps.
-----	--------------------------	---------------	--------------	-----	--

Site 173 – The access from Meadowgate Lane is shortly before a sharp bend and turn into entrance to the village of Emneth. The Parish Council considers the access road onto the A1101 to be busy and dangerous and would not support the above piece of land to be included in the development boundary with the access point as detailed.

375	Plot of land situated at Elmside.	Agricultural.	Residential.	0.05	Small agricultural site (grade 1) outside built environment boundaries. The site is situated on Elmside which is a small lane which appears unsuitable for significant growth the site is not well related to the settlement.
-----	-----------------------------------	---------------	--------------	------	---

Site 375 – The Parish Council would support development on this site but feel improvements must be made to the access by way of the addition of a service layby in this area.

389	Land west of Lady's Drove.	None stated.	Residential.	0.3	Greenfield location and grade 1 agricultural land outside built environment boundaries. The site is in open countryside on the edge of settlement any development would affect the openness of the area, there's a lack of pavement to services.
-----	----------------------------	--------------	--------------	-----	--

Cllr Waterfield left the meeting while this item was discussed.

Site 389 and site 606 (Appendix 1) – The Parish Council would support development at site 389 and feel site 606 should be included with the development boundary as it is directly opposite site 389. In the appendix it gives reasons for not including site 606 but as it is directly opposite site 389 they cannot see the reasons why the argument is different. Both sites in the Parish Council's view should be included in the main site specifics

Chairman's Signature _____

document.

392	Land south of Elm High Road/ Outwell Road.	Agricultural.	Residential.	3.7	Agricultural site (grade 1) outside built environment boundaries. The site is in a prominent position in the settlement any development would impact upon form and character. There may be difficulties with access. The site has been assessed as partially suitable in the SHLAA so site area would have to be reduced prior to comparative preferred option assessment.
-----	--	---------------	--------------	-----	--

Site 392 - The Parish Council considers the site not to be in a suitable position and the access road onto the A1101 to be busy and dangerous and would not support the above piece of land to be included in the development boundary.

401	Land North of Church Road.	Agricultural, horticultural.	Residential.	3.8	Agricultural/horticultural site (grade 1) outside built environment boundaries with areas of the site are constrained by flood risk. The unconstrained areas are two separate sites the first accessed from Hagbech Hall Close and the second infill of the frontage on Church Road. The site has been assessed as partially suitable in the SHLAA so site area would have to be reduced prior to comparative preferred option assessment.
-----	----------------------------	------------------------------	--------------	-----	--

Site 401 – The Parish Council would recommend infill development in Church Road with no development on land behind.

421	Land south of The Wroe.	Poplar Nursery. Non residential institution	Residential.	1	A greenfield frontage site (grade 1 agricultural) outside built environment boundaries. The site is situated on Elmside which is a small lane which appears unsuitable for significant growth the site is well related to the settlement.
-----	-------------------------	---	--------------	---	---

Site 421 - The Parish Council would support limited development on this site subject to the potential access problems being overcome.

422 & 641	Land at No.2 Church Road.	Residential.	Residential.	1.1	Residential site adjacent to a grade 2 listed building. No major constraints. Subject to a safe access, visibility being achieved.
423	Land at Poplar Nursery, Church Road.	Agricultural.	Residential.	0.9	Agricultural land (grade 1) outside built environment boundaries. No access shown. Could potentially be part of larger scheme including site 401.

Site 422, 641,423 – The Parish Council would not support development on these sites at the present time but see them as long term development opportunities for the village.

556	Land off Lady's Drove.	Agricultural.	Residential.	4.7	Agricultural site (grade 1) outside built environment boundaries. The site includes site 389. The site is in open countryside on the edge of settlement any development would affect the openness of the area, there's a lack of pavement to services. The site has been assessed as partially suitable in the SHLAA so site area would have to be reduced prior to comparative preferred option assessment.
-----	------------------------	---------------	--------------	-----	--

Site 556 – The Parish Council would not support development in this area.

629	Land adjacent to 54 Elmside.	Agricultural.	Residential.	0.1	Small greenfield site (grade 1 agricultural) outside built environment boundaries. The site is situated on Elmside which is a small lane which appears unsuitable for significant growth the site is not well related to the settlement.
-----	------------------------------	---------------	--------------	-----	--

CIlr White left the meeting while this item was discussed.

Chairman's Signature_____

Site 629 – The Parish Council would support development on this site but feel improvements must be made to the access by way of the addition of a service layby in this area.

632	Land west of Elmside.	Agricultural.	Residential.	0.3	Small greenfield site (grade 1 agricultural) outside built environment boundaries. The site is situated on Elmside which is a small lane which appears unsuitable for significant growth the site is not well related to the settlement.
-----	-----------------------	---------------	--------------	-----	--

Site 632 – The Parish Council would support development on this site but feel improvements must be made to the access by way of the addition of a service layby in this area.

617	Land at Hungate Road	Agricultural/Industrial	Residential	7.2	A mixed brownfield (industrial) and greenfield location (grade 1 agricultural land) outside built environment boundaries. The site is well located to services and would have limited impact on the landscape and built environment. Loss of employment use would need to be justified.
-----	----------------------	-------------------------	-------------	-----	---

Site 617 – The Parish Council would find development to the frontage of the site acceptable with potential for future long term development into the site.

649	Land off Church Road.	Mixed residential & agricultural.	Residential.	1.7	A mixed residential and agricultural site use and grade 1 agricultural land outside built environment boundaries. The site is very visible from the church/grave yard.
-----	-----------------------	-----------------------------------	--------------	-----	--

Cllr Howard left the meeting while this item was discussed.

Site 649 – The Parish Council feel there is potential for very limited development subject to the highways authority agreeing to the access.

Appendix 1 - Proposals

237	Land adjacent Rose Bank, The Wroe,	The site is not well related to the settlement and any development would impact upon the openness. The Highway Authority would object if this site were included in the plan	It is difficult to see how the Highways objection could be overcome.
-----	------------------------------------	--	--

Cllr Wiles left the meeting while this item was discussed.

Site 237 – The Parish Council would support limited development on this site and would like it included in the main site specifics document.

615	Land at Elmside	The highway authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement	It is difficult to see how the highways objection could be overcome
-----	-----------------	---	---

Site 615 – The Parish Council would support limited development on this site and would like it included in the main site specifics document.

Chairman's Signature _____