

Parish Council of Waresley-cum-Tetworth
Huntingdonshire

Minutes of the Parish Council Meeting held on
Monday, 15th April 2013.

Present: Councillors Eleanor Jack (Chairman), Chris Thorne (Vice Chairman), John Archer, Helen Richardson, Tony Daniels and Geraldine Fensome.

Also present were Chris & Val Espley, Angela Howe, Diana Taine and Tim Fisher

Apologies: Barbara Boddington, District Councillor & Richard West, County & District Councillor. Chairman welcomed Julie Wisson to the meeting.

Minutes of the meeting held on 28th January 2013: These were read and signed as a true and correct record.

Matters Arising

Jubilee Memorial

Chairman reported stonemason had reported further work needs to be carried out on the Jubilee memorial but the weather had prohibited this. Chairman to contact him.

Highways

John Archer reported the ditch on Gamlingay Road has not yet been cleared.
 Pot holes - Ellisley Road - Chris Thorne to report via 'pot hole reporting' line.

Councillors Interest – To receive from Councillors declarations as to personal and/or prejudicial interests and the nature of those interests in relation to any Agenda items.

Chris Thorne stated he had a prejudicial interest in the Garden Centre and Eleanor Jack declared an interest, as her garden adjoins Garden Centre land. However her interest was not judged to be prejudicial, as the application site was at a distance and on the other side of the property.

Planning Applications – Garden Centre

Chris Thorne took no part in this item

1300421NMA

Increase in roof height to accommodate additional insulation required by Part L (Conservation of Fuel and Power) Building Regulations.

1300410FUL - Installation of fire escape door and kitchen services (including extractors and flues).

A retrospective application had been submitted by the Garden Centre for the extraction vent from the restaurant, fire exit door and a Non Material Amendment for the main construction which is a number of feet taller than that originally proposed.

Complaints had been received from neighbouring properties concerning a number of facets of the completed building which are not consistent with the plans submitted for planning consent. The current extraction system was erected without permission and without consulting any neighbouring residents. The new buildings are a number of feet taller than existing buildings.

The main concern is the noise being generated by the new extraction system installed during the Garden Centre kitchen expansion. Some steps have been taken to abate this noise but it was felt they were not altogether satisfactory.

Chairman had been told by Garden Centre Management that they had reduced noise levels by turning equipment down and repositioning the flue away from neighbouring properties. Garden Centre also thought they would be able to maintain low noise levels, but concerns were raised by neighbours that during the summer months the system would be operating at a higher level emitting more noise and odours. Several suggestions were put forward by the Parish Council to help resolve the problem, ie extend the length of flue and install a silencer.

Also the fire doors had initially been used by staff to access outside area for their 'breaks' and for deliveries, although the Garden Centre confirmed that they were no longer doing this.

After discussion the Parish Council unanimously decided to recommend the application for refusal unless the following conditions were met: strong measures taken to reduce noise to an acceptable level. Also the fire door should only be opened for emergency use.

Repair of Pump

Chairman had received two quotes for the repair of the pump – one from Simon Jarvis for £460. 00 and the other from Spectrum Stone for £760. 00. Parish Council agreed to accept Simon Jarvis quote. Chairman to contact him.

Village Square (forecourt)

At the previous meeting it was agreed that the next course of action by the Parish Council should be to part complete the Alteration Form (formerly known as the Rectification Form) and submit to Land Registry with documented evidence of ownership, ie Enclosure Award and sale document for the Waresley Park Estate (1932) which shows the boundaries of the plot.

John Archer has been in contact with the Land Registry and reported as follows:

The AP1 form had been completed and unofficially submitted to Land Registry with all the supporting evidence.

Two points were made:

- 1] Greene King were never 'in possession' of the land and had to be to claim ownership
- 2] The land has been in public ownership for a long time (and certainly at the sale of the Waresley Park Estate in 1932) and has never been part of the Duncombe Arms.

The Land Registry are obviously unable to give definitive advice but have not suggested that a formal application would be inadmissible

If The Parish Council make a formal application Greene King will be advised and they may contest our application.

After discussion it was agreed the Parish Council should make a formal application to Land Registry.

Access to Sugley Wood

Several residents had complained regarding the closure of the gates, by the Wild Life Trust, into Sugley Wood from The Avenue. In 2002 the Parish Council donated £500 towards the purchase of Sugley Wood and there were many contributions from residents. For 10 years

people have accessed it from the Avenue, with the permission of the owner, Mr Pat Leach. Chairman to write to Wildlife Trust to establish reasons for this and to try to get decision reversed.

Parish Website

Chairman to report to next meeting on progress.

Public Transport

To replace public transport surrounding villages were looking at a Car Transport Group which operates a 'dial-a-ride' system which may prove of interest to Waresley residents.

Finance:

Payments approved:

E0'N - £44. 50

CAPALC - £100. 05

K & M Lighting - £216. 00

Zurich Insurance - £243. 80

Duncombe Arms (for electricity supply to the Memorial Light) - £50. 00

Any Other Business:

Little Gransden Airfield

Individual pilots have been advised regarding flying over the village.

The Gliding Competitions/Displays take place in August 2013 on the following dates:

- 1] Gliding Club - Regional competitions - August 10th - 18th
- 2] 'Children in Need' Flying Display, Little Gransden - August 25th 2013.

Paxton Pits

Chairman read out poster received from Paxton Pits Wardens relating to wild life management informing walkers/dog walkers that they should not stray from designated footpaths.

Next meeting

Open meeting followed by Annual Meeting - Thursday, 23 May 2013 at 8pm.

There being no further business the meeting closed.

Pat Leach 23/5/13