

Meeting of THORNEY PARISH COUNCIL held in the Parish Room, Bedford Hall, Thorney on Monday 21 August 2023 at 7.00 p.m.

Chair: Councillor Mrs. M Long

Councillors: B. Parker, J Shearman, Mrs A Willans, Mrs. D Halfhide, S Williamson

5 members of the public.

Public discussion – lengthy discussion on the application 23/01028, how the village has developed over the years and the lack of facilities. Suggestion that any new major development has a commercial area included.

Views expressed in this session are incorporated in the minutes below as they were also the view of members.

2470/23-24 To receive and approve apologies for absence.

Apologies from Thorney Parish Councillor Mrs K Howard, N. Potts, S. Winwright

2471/23-24 To receive Disclosable Interests Declarations

To receive Disclosable Interests - None declared

2472/23-24 Redevelopment of existing car sales premises to facilitate the construction of 6no. residential dwellings at Mill Garage The Causeway Thorney. Reference: 23/01028/FUL

Thorney Parish Council has the following concerns.

Thorney Parish Council is aware there is a septic tank on site that is used by the first house next to the old garage (that also used the septic tank originally). Local residents inform us that this regularly overflows into the open ditch behind Berberis Close and into the open ditch alongside the field. Mention of this and remedial action proposed in not addressed in the application.

With the demolition of the garage buildings, debris was spread across the site, which has built up the surface by about 600mm. This is now higher than the gardens of adjoining properties. There is concern that drainage maybe excessive into these adjoining properties.

A recommendation from The Drainage Strategy document with this application states:

“Foul Water. A positive Foul water system should be provided with discharging through a package treatment plant into the proposed surface water system”. The diagrams show this discharge to a land drain on the north of the site. This “dyke” has not been cleaned or maintained for many years and its eventual source of outlet cannot be determined. A planning condition must mandate regular maintenance of this dyke and monitoring levels of water quality discharged after the developer has cleaned, dredged this dyke and made it stable.

Infrastructure and drainage a major concern and there is insufficient information concerning surface water and foul water contamination/discharge. There is no main sewer close to the site.

A full survey must be carried out to determine sources of contamination present on or beneath the surface of the site. Historically it has been a garage carrying out vehicle maintenance and a body shop for vehicle repairs and in recent times a car sales area with many vehicles packed there because they were unsaleable. The risks associated with ground contamination need to be established in accordance with the Environment Protection Act 1990.

The site is much lower than the main road from which access and egress will be made. It is the egress that causes concern for the visibility display and how this will impact on the properties east of the site.

There are no electric charging point shown.

2473/23-24 Finance

To approve purchase of new hand operated lawn mower for cemetery use. Verbal quotes for the model most suitable were obtained from Peterborough Grass Machinery £1200, Mower Centre Spalding £1629, RTC Peterborough £1369, DRP Horticultural Sales, East Derham £1249. Although more expensive it was unanimously agreed to purchase the mower from RTC as they have provided good maintenance and service at a reasonable cost to our equipment for a number of years.

2474/23-24 Foodbank

Long discussion concerning the use of the premises. Foodbank team to be made aware of Thorney Parish Council views.

2475/23-24 Parish Council business

Anonymous letter filed.

2476/23-24 Date of next meeting - Parish Council Meeting 11th September 2023