

Meeting of THORNEY PARISH COUNCIL held in the Lounge, Bedford Hall, Thorney on
Monday 8th December 2025 at 7.00p.m.

Chair: Councillor Mrs. M Long. Councillors: Mrs. D Halfhide, Mr G Mills, Mr D Winch, Mrs L Moore
Peterborough City Councillors M. Ormston and S. Allen

2 Members of the public

Public discussion – None

2865/25-26 To receive and approve apologies for absence.

Received: None

2866/25-26 To receive Disclosable Interests Declarations

Resolved: To receive Disclosable Interests Declarations in any items on the agenda –
If during discussion an interest becomes apparent it is declared at that time.

2867/25-26 To approve minutes of the meeting of 10 November 2025

Resolved: Minutes of the Council meeting held on 10 November 2025 and bank
reconciliation for the month (circulated before the meeting) were confirmed and
signed by Chairman.

2868/25-26 Matters arising from minutes -

- Storage container for mower storage was agreed, installed and in use.
- Enforcement complaint still with PCC complaints department
- Park Farm and Fire service- letter of thanks sent for temporary storage of
mower.

2868/25-26 Report from City Councillors.

Cllr Ormston- 'The Causeway' development is with planning enforcement.
HGV use through Village – compliant raised by Mr Mills that lorries are coming
through the village before 7am, this is in breach of the agreement.
Pode Hole Farm- new owners may help divert lorries on alternative route.
Stonebridge Corner- current 40mph in place and investigating a MVAS unit.
Toneham Lane- PCC will conduct more litter picking.

2870/25-26 Finance

Income November/November

Allotment rents £200.00

To approve the following paid in December

Salaries	£3631.00	LGA 1972 s112, 151 / LGA 1972 s142, LGA 1972 s214(6), s215(6) Parish Council and Burial Authorities (Misc. Provisions) Act 1970 s1 / Highways Act 1980 s43, 50
Office	£26.00	LGA 1972 sections 111, 142
email, ISP payment, mobile	£65.18	LGA 1972 sections 111, 142
Cambs County Council	£1046.00	LGA 1972 s112, 151 / LGA 1972 s142, LGA 1972 s214(6), s215(6) Parish Council and Burial Authorities (Misc. Provisions) Act 1970 s1 / Highways Act 1980 s43, 50

Inland Revenue		£1387.00	LGA 1972 s112, 151 / LGA 1972 s142, LGA 1972 s214(6), s215(6) Parish Council and Burial Authorities (Misc. Provisions) Act 1970 s1 / Highways Act 1980 s43, 50
Veolia	Skip at cemetery	£74.90	LGA 1972 s142, LGA 1972 s214(6), s215(6) Parish Council and Burial Authorities (Misc. Provisions) Act 1970 s1.
HP	Printing costs	£11.99	LGA 1972 sections 111, 142
Mr Lucken	Travel and petrol for mowers	£39.14	Local Government Act 1972, s. 214; Parish Councils and Burial Authorities (Miscellaneous Provisions) Act 1970, s. 1
Redshoes			Local Government Act 1972, s. 214(6)
Accounting	Payroll services	£144.00	LGA 1972 sections 111, 142
Zoho Workspace	Email service	£216.00	LGA 1972 sections 111, 142
Cambs ACRE	Membership	£72.00	LGA 1972 sections 111, 142
Norton	Antivirus software renewal	£89.99	LGA 1972 sections 111, 142
Croma Locksmiths	Lock for mower store	£123.86	LGA 1972 s112, 151 / LGA 1972 s142, LGA 1972 s214(6), s215(6) Parish Council and Burial Authorities (Misc. Provisions) Act 1970 s1
Signomatic	No parking sign at allotments	£187.68	LGA 1972 s112, 151 / LGA 1972 s142, LGA 1972 s214(6), s215(6) Parish Council and Burial Authorities (Misc. Provisions) Act 1970 s1
Adobe	Ipad software	£4.98	LGA 1972 sections 111, 142

1. To approve accounts for Payments and Monthly bank reconciliation – approved.
2. Agree Precept for 2026/2027. An upto date budget reconciliation and precept assessment were circulated prior to the meeting and a balanced Parish precept figure given. It was proposed by Mrs Moore, seconded Mrs Halfhide and unanimously agreed for a 1.57% increase on this year's Parish precept for 2026/2027.

2871/25-26 Parish Council business

1. Digital Inclusion - Rural Opportunity and funding – ongoing
2. “The Spinney” – Parks Officer *initial thoughts are to install bird/ owl boxes, along with bug hotels and possibly hedgehog hotels. Thorney Parish Council would also like to put up a sign that indicates what bugs/ trees/ plants could be found in the area then we would just need to agree locations and mark them up (the parish would be responsible for it all).*
Aragon can provide a price for the bird/owl boxes, installation of them and the sign and the Wildlife officer would be happy to meet onsite to agree the best locations for the boxes and hotels in advance. The Clerk is awaiting a meeting date from the Wildlife Officer.
3. Christmas hampers – Chairman will organise these five hampers. Mrs Long has approached several supermarkets, however they have no budget to donate any items to the hampers.
It was agreed Mrs Long and Mrs Moore would complete the shop with a budget of £50 per hamper. These will be given to the school for distribution.
4. Police Liaison – Mr Mills has made contact with the Police Liaison Officer and will continue to liaise with any issues that may affect the village.

2872/25-26 Planning

1. Approvals and Refusals
From Cllr Ormston - Breach of condition C1 of 24/01009/WCPP - Causeway Lodge The Causeway Thorney Peterborough. Peterborough City Council writes:
“Thank you for your communication with reference to the above which we received on 24 November 2025. I acknowledge receipt of your enquiry.

The investigation will be undertaken by a planning compliance case officer in accordance with the Council's approved "Planning Compliance Strategy" (details of which can be found on webpage www.peterborough.gov.uk/planningenforcement)".

*25/01161/WCPP for Variation of conditions C2 (use of land) and C4 (plans) pursuant to planning permission 20/00726/FUL at Calman Colaiste Wisbech Road Thorney
Peterborough Decision: Permitted*

2. Planning Applications and other matters.

25/01525/HHFUL 23 Kingsline Close Thorney - Proposal: Single storey side extension – no objection.

25/00860/FUL For Change of use of paddock/garden to storage of motor vehicles in association with the adjacent car sales use - (retrospective) - at Four Acres North Side. - recommend refusal. Full response as an appendix

25/01509/FUL For Part change of use from B8 storage to vehicle repair (Sui Generis) at Dalmark Grain Knarr Farm Wisbech Road Thorney- recommend refusal. Full response as an appendix

2873/25-26 Reports

1. Burial – no update
2. Bedford Hall and Heritage Centre – The Bedford Hall committee has agreed to meet the Parish Council in the New Year. Mrs Long highlighted her concerns that the Parish Council has only had one meeting with Peterborough CC. Mrs Halfhide highlighted her belief that the Parish Council should be part of the 'project' meetings.
3. Allotments – the vehicle that was there for several weeks has been removed but another one has appeared in its place. It is not locally registered. It was agreed to install a sign on the allotments to highlight this is private land, parking only for allotment holders and we do not allow overnight parking. Advise enforcement in place. City Cllr Allen suggested additional signs that could be placed on windscreens of cars left at the allotments, it was agreed to proceed with this suggestion too.
4. Forge Field – Agree plan for site (plans to be provided by working group). Mrs Long suggested that herself, Mr Winch, Mr Mills and Mrs Moore will meeting in the New Year to establish a specification. The specification can be agreed at the next meeting and then this can used for the tender process.

2874/25-26 Roads and Footpaths

1. Speedwatch –Mrs Halfhide has met Stewart Tough to download the data. On initial review of the data, suggests a reduction in speed on Whittlesey Road.
2. Station Road. The Clerk will investigate prices, permissions for locations, etc for a MVAS unit. The Clerk obtained a quotation from Elan City for £2500 for a solar powered unit that registers speed from both directions, although sign only points in one direction. The Clerk has contacted Stuart Tough to request permission and possible locations. It was proposed by Mrs Halfhide, seconded by Mr Winch and agreed a budget of up to £4000 to include installation which will be spent from the Parish Council CIL fund.

2875/25-26 Village matters.

1. Warm Welcome – now scheduled for a Friday. December 12th and 19th, then 9th January.
2. 'no golf' signs – still not installed in Park. Clerk to Chase.
3. Tree lighting on Friday 12th December at Thorney Abbey @ 6:30pm. Carol Service on 21st December @ 6:30pm.

2876/25-26 Facebook Posts

2877/25-26 Matters as agenda items for future consideration.

- Pavilion at Park- for Jan as still awaiting Parks assessment by PCC
- Forge Field – working group to present options

2878/25-26 Date of next meeting – 12th January 2026. Meeting closed at 20:30m

THORNEY PARISH COUNCIL – FORMAL CONSULTATION RESPONSE

Planning Application: 25/00860/FUL Four Acres, North Side, Thorney, Peterborough PE6 0RL

Proposal: Retrospective change of use of paddock/garden to storage of motor vehicles in association with the adjacent car sales use

Thorney Parish Council OBJECTS to this application. The proposal represents an unacceptable intensification of commercial activity within open countryside, causing demonstrable harm to landscape character, residential amenity, biodiversity, highway safety, and rural tranquillity. It conflicts with multiple policies of the Peterborough Local Plan (2019) and the National Planning Policy Framework (NPPF).

1. Conflict with the Peterborough Local Plan – Principle of Development (LP11 & LP1)

The land is described in the application form as **paddock/garden associated with Four Acres** and not as agricultural or employment land. The applicant is therefore seeking to extend a commercial vehicle operation **deep into residential curtilage and open countryside**.

This expansion is **not compatible in scale or character** with the rural setting, contrary to:

Policy LP11 – Development in the Countryside, which requires rural development to be appropriate in scale, compatible with landscape character, and without significant adverse impact on the countryside.

Policy LP1 – Sustainable Development, which requires development to improve local environmental conditions. The proposal demonstrably worsens them.

The intensification from **30 to 180 stored vehicles** (as confirmed in the application form) represents a **sixfold commercial expansion**, incompatible with a countryside setting and wholly disproportionate. This is materially different from the existing lawful car sales operation and cannot be considered a “modest expansion”.

2. Landscape & Visual Harm (LP11, LP16, NPPF 174 & 180)

The site currently forms part of a **visually open rural paddock**. Replacing this with over **6,000m² of hard surfacing** and storing up to **180 vehicles** introduces an overtly urban, industrial appearance.

Despite claims of screening, the **proposed plans show the northern and eastern boundaries are open**, with only unestablished new planting proposed. The landscape impact is therefore Immediate, Significant and harmful to the open character of the Thorney fen-edge landscape.

This conflicts with **Local Plan LP11 and LP16** – protecting the open character of the countryside, **NPPF 174(b)** – recognising the intrinsic beauty of the countryside, **NPPF 180(a)** – requiring avoidance of significant landscape harm.

The parish considers this to be one of the most substantial and unacceptable impacts of the proposal.

3. Light Pollution – Not Assessed (LP17, NPPF 185)

The Parish Council is particularly concerned about the **existing floodlighting** on the site, which has been operating without consent and is causing Glare visible from North Side. Loss of dark-sky character, Disturbance to neighbouring properties and Potential ecological impacts (e.g., bats and birds)

The application includes **no lighting assessment, no lux plan, and no mitigation strategy**, contrary to **LP17 – Amenity, NPPF 185(c)** – requiring light pollution to be minimised and dark landscapes protected.

For a retrospective application, the lack of assessment of an already-operating floodlight is a significant omission.

4. Residential Amenity Impacts (LP17)

The parish disagrees with the applicant's conclusion that no amenity harm arises. Material impacts include:

- Intensified noise from up to **180 vehicles**, including movements, engines, alarms, loading/unloading.
- Disturbance from recovery vehicles and transporters
- Late evening activity
- Severe light spill from floodlighting
- Loss of rural tranquillity
- Possible ground contamination by vehicle chemicals such as oil

These impacts fall squarely within the scope of **LP17**, which seeks to protect residents from unacceptable noise, activity, and light pollution.

5. Highways Safety Concerns (LP13; NPPF 111)

The application contains **no transport assessment, no vehicle movement predictions, and no swept-path analysis** for recovery trucks.

North Side is a class B road with limited capacity. Significant intensification of commercial traffic, particularly with car transporters visiting a storage yard for 180 vehicles, will result in Increased turning movements, Risk of verge damage, Road obstruction, Highway safety concerns.

NPPF 111 requires refusal where development would result in an “unacceptable impact on highway safety”. The parish considers this threshold to be clearly met.

6. Biodiversity & Ecology – Unsubstantiated Claims (LP28, LP29, NPPF 180)

The Biodiversity Checklist submitted with the application shows No surveys, No ecological assessments, No analysis of lighting impacts on wildlife.

The parish considers the blanket assertion that the paddock had “marginal biodiversity value” to be unsubstantiated and in conflict with **LP28 & LP29 – requiring proper biodiversity assessment, NPPF 180(d)** – requiring measurable biodiversity net gain (BNG)

No meaningful BNG proposal has been submitted.

7. Flood Risk (LP32, NPPF 159–162)

The site lies within **Flood Zone 2**. Storing 180 vehicles on permeable land converted to hardcore introduces the following risks Rapid surface water runoff, Pollution risks from oils/contaminants during flooding, Inadequate drainage strategy (none provided)

The parish believes the flood risk assessment has not properly addressed these issues, contrary to **LP32 and NPPF 159–162**.

8. Retrospective Nature of the Application

The parish is concerned that Hardcore has already been laid, Vehicles have already been stored, Floodlighting is already in use. Fencing has already been erected.

Retrospective status should not weigh in favour of the development. The harm is already visible and ongoing, demonstrating why permission should not be granted.

Conclusion

Thorney Parish Council concludes that the development:

- Causes significant and identifiable harm to the local environment.
- Conflicts with multiple Local Plan and NPPF policies
- Represents disproportionate commercial intensification.
- Has already resulted in adverse impacts on residential amenity, landscape, and highway safety.

Thorney Parish Council therefore OBJECTS to this application and recommends REFUSAL.

We ask the Local Planning Authority to take full account of the serious concerns raised in this submission.

1. Introduction

Thorney Parish Council wishes to register a formal objection to planning application **25/01509/FUL** for the part change of use from B8 storage to a vehicle repair operation (Sui Generis) at Dalmark Grain, Knarr Farm, Wisbech Road, Thorney.

While the Parish Council recognises the need for local employment and the reuse of existing buildings, the proposal raises significant concerns—primarily related to **highway safety, traffic impact, and non-compliance with relevant planning policy**.

2. Highway Safety and Traffic Impact

2.1 Direct access onto the A47 – an already hazardous stretch

The proposed development would rely on an access point directly onto the **A47**, a major trunk road with **high traffic volumes, national-speed-limit conditions, and a known collision history**. The intensification of vehicle movements—particularly slow-moving vehicles entering or exiting the site—would pose increased risk to road users.

This level of movement is materially different from the existing B8 storage use and would **intensify turning manoeuvres at a point of fast-moving traffic**, contrary to safe-access principles.

2.2 Conflict with the National Planning Policy Framework (NPPF)

The **NPPF (2023)** emphasises that development should only be allowed where **safe and suitable access** can be achieved for all users (Chapter 9: Promoting Sustainable Transport). Specifically: **Paragraph 111:**

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.”

Paragraph 112:

Requires developments to provide safe, suitable, and attractive access for all people.

Given the road’s characteristics and anticipated increase in movements, the Parish Council believes the proposal **does present an unacceptable impact on highway safety**, in conflict with the NPPF.

2.3 Conflict with the Peterborough Local Plan

The Peterborough Local Plan includes several policies relevant to this application:

- **LP13 – Transport** - Requires developments to demonstrate that they do not result in **unacceptable highway safety risks** and that adequate access can be achieved.
- **LP16 – Amenity provision** Seeks to ensure that development does not adversely impact surrounding uses through noise, traffic, or disturbance.

The proposal does not include sufficient evidence—such as a traffic assessment—to demonstrate compliance with LP13, nor does it adequately address noise/vehicle activity impacts under LP16.

3. Suitability of the Site for Sui Generis Vehicle Repairs

A vehicle repair workshop is materially different from a storage use in terms of intensity of operations, noise emissions, customer traffic, the need for parking, manoeuvring and test drives, potential for environmental risks (oils, fuels, waste handling).

The rural location, combined with direct access to the A47, makes this site **unsuitable for a traffic-generating Sui Generis use**.

4. Insufficient Supporting Information

The application, as submitted, lacks critical assessments, including **A Transport/Highways Statement, Swept path analysis for vehicle transporters, Noise impact assessment, Operational details (hours, expected vehicle numbers, staffing)**

Without this information, the Council cannot be satisfied that the proposal meets NPPF or Local Plan requirements.

5. Conclusion

For the reasons set out above, the Parish Council objects to planning application **25/01509/FUL**.

The proposal:

- would **intensify vehicle movements** at a hazardous location on the A47,
- fails to demonstrate **safe and suitable access**, as required by the **NPPF**,
- conflicts with **Peterborough Local Plan policies LP13 and LP16**,
- represents a use that is **not appropriate for the site**,
- and lacks essential supporting evidence.

The Parish Council requests that the application be refused.