

**WICKEN PARISH COUNCIL
MINUTES OF THE MONTHLY MEETING HELD
AT 19.30 HRS ON TUESDAY 12 OCTOBER 2021
WICKEN MISSION HALL**

In Attendance (a minimum of 3 Councillors must be present for business to be conducted): Cllrs E Houghton (Chair), S Wilson, J Rogers, M Hawes C Bye, P Rash, M Smith and L Tory, District Councillor Bovingdon and 3 parishioners.

1. Apologies for absence and any declarations of interest.

Apologies were received and accepted from Cllr Day (work). Cllr Bye declared an interest with agenda item 5.5.

2. Public Participation. The meeting will be adjourned for up to 10 minutes to allow members of the public and Councillors who have declared an interest to make a statement on matters to be discussed. The Chair advised speakers that by speaking their names and what they raise will be minuted and be in the public domain.

Cllr Bye had declared an interest with item 5.5 and was therefore speaking as a member of public. Mrs Bye advised the council that there would be a second application for the photovoltaic arrays due to the property being listed and the need to apply as a householder and as an owner of a listed building.

3. Minutes of the Last Meeting Held on 14 September 2021

The minutes of the last meeting were agreed as a true and correct copy and were signed by the Chair.

4. Progress Report on Matters Arising from the Minutes 14 September 2021

4.1 Highways issues – The Clerk and Chair would be meeting with Highways on the 28 October 2021

4.2 Cemetery tap – The tap had been replaced.

4.3 Debit card – The debit card had been ordered but still not yet received. The clerk would contact Barclays Bank.

4.4 Cycle path – The planings had been ordered and would be delivered in the next two weeks.

4.5 Code of Conduct Training – the Clerk had chased CAPALC again and they would get back with some potential dates.

4.6 Grass cutting – The missed verges had now been cut. There was one cut due in October and the clerk would then go out to tender. Cllr Day had flailed the ditch along boundary of the recreation ground on Lower Road.

4.7 Cemetery footpaths – Cllr Smith agreed to spray the edges and weeds along the cemetery footpaths.

4.8 Upware corner hedge – The clerk had reported the Upware hedge on Highway’s website.

4.9 Highways diversion complaint – The Chair had contacted Highways regarding the replacement of the red surface at the junction of Chapel Lane and the replacement of the cats eyes. The Chair had been informed that it was unlikely that the red surface would be replaced but this had been referred to the road safety team. It was also unlikely that the cats eyes would be replaced as they were no longer required in a 30mph zone.

4.10 Neighbourhood Plans consultations –. The clerk would respond to the consultations from Swaffham Bulbeck and Haddenham.

4.11 Longer lease for the National Trust – This was on the agenda. The Chair reported on the Community Liaison Forum meeting held on the 30 September 2021 at Wicken Fen.

4.12 LHI Bid 2022/23 – The clerk had submitted the LHI bid for 2022/23 for double yellow lines along the A1123 between Kings Way and just beyond the entrance to Barton’s Yard.

4.13 Mission Hall Green Meadow – Mrs Robinson had asked for permission to cut the section of meadow on the Mission Hall Green. This had been agreed by the Clerk and the Chair.

4.14 Water Heater switches in the pavilion – these would be installed.

4.15 Resurfacing of the paths – The path in Drury Lane had been resurfaced. Cllr Schumann would try to assist with asking Highways to resurface the other paths in the village.

5. Planning Matters

5.1 Construction of three dwellings, garages, access and associated works – Plots 1-3. Land adjacent to 14 Church Road, Wicken, Ref 21/01092/FUL

The Parish Council objects to this development due to the following:

This parcel of land was added to the Local Plan 2015 with the following statement:

Policy WIC 2:

Housing allocation, land south of Church Road Approximately 0.2 hectares of land is allocated for residential development on land to the south of Church Road for up to 5 dwellings. Development proposals will be expected to:

- Be frontage development only, to reflect the existing character along Church Road.
- Provide an element of affordable housing (currently 30%) as required under Policy HOU 3, with priority given to people in local housing need.
- Provide a mix of dwelling types and sizes to reflect current evidence of need within Wicken.
 - Have particular regard to the layout, scale, height, design and massing of buildings, and landscaping, in order to minimise impact on the open countryside.
 - Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application; and East Cambridgeshire Local Plan Adopted April 2015 Part Two: Village/Town Visions 320
- Comply with the other policies of the Local Plan.

This application does not comply with two areas of this statement.

- **Be frontage development only, to reflect the existing character along Church Road.**

The bungalow on plot number 3 is situated behind the house on plot 2 and it therefore not frontage development. This gives the appearance of a cul-de-sac.

- **Provide an element of affordable housing (currently 30%) as required under Policy HOU 3, with priority given to people in local housing need.**

The application does not provide an element of affordable housing and will not be affordable to residents of Wicken on the local average wage.

The application adversely affects the neighbouring property at number 14 Church Road causing loss of light. Please note that the new build bungalow at the rear on number 14 was granted permission during the period of speculative development when there was not a local plan in force.

Wicken Parish Council supports the planning application already approved for this site under reference 20/01393 and do not wish to see any deviation from this.

Should the application be passed the Parish Council would like a condition applied that all work should be completed at the same time rather than individually as this will cause too much disruption to neighbouring properties and users of the A1123.

5.2 Construction of three dwellings, garages, access and associated works – Plots 4-6. Land adjacent to 14 Church Road, Wicken, Ref 21/01226/FUL

The Parish Council objects to this development due to the following:

This parcel of land was added to the Local Plan 2015 with the following statement:

Policy WIC 2:

Housing allocation, land south of Church Road Approximately 0.2 hectares of land is allocated for residential development on land to the south of Church Road for up to 5 dwellings. Development proposals will be expected to:

- Be frontage development only, to reflect the existing character along Church Road.
- Provide an element of affordable housing (currently 30%) as required under Policy HOU 3, with priority given to people in local housing need.
- Provide a mix of dwelling types and sizes to reflect current evidence of need within Wicken.
 - Have particular regard to the layout, scale, height, design and massing of buildings, and landscaping, in order to minimise impact on the open countryside.
 - Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application; and East Cambridgeshire Local Plan Adopted April 2015 Part Two: Village/Town Visions 320
- Comply with the other policies of the Local Plan.

This application for 3 large houses does not comply with the three areas of this statement.

- **Provide an element of affordable housing (currently 30%) as required under Policy HOU 3, with priority given to people in local housing need.**

The application does not provide an element of affordable housing and will not be affordable to residents of Wicken on the local average wage.

- **Provide a mix of dwelling types and sizes to reflect current evidence of need within Wicken.**

Wicken is in need of smaller properties preferably two-bedroom dwellings and bungalows.

- **Have particular regard to the layout, scale, height, design and massing of buildings, and landscaping, in order to minimise impact on the open countryside.**

The style of the houses is not in keeping with the mix of housing stock in the village.

The majority of dwellings along the south of Church Road are bungalows. These large properties will have a direct impact on these neighbours.

The size of the dwellings will dominate the area and block the open vista towards Wicken Fen.

The houses are too large and will impact the visible entrance to the village.

Wicken Parish Council supports the planning application already approved for this site under reference 20/01393 and do not wish to see any deviation from this.

Should the application be passed the Parish Council would like a condition applied that all work should be completed at the same time rather than individually as this will cause too much disruption to neighbouring properties and uses of the A1123.

5.3 Approval of the details for reserved matters of Plot 1 only for planning application 21/00584/OUT for proposed residential development for 3 dwellings. Plot 1 Site West of 27 the Crescent Wicken CB7 5XN. Ref 21/01350/RMA

The Parish Council would like to see the footpath continue along the frontage of the scheme and for planners to make sure there is enough turning circle to ensure owners do not reverse onto the A1123.

5.4 Variation of conditions 1 (Approved Plans), 15 (Boundary Treatments) and 16 (Soft Landscaping) of previously approved 18/01433/FUL for the construction of 16 affordable dwellings including the widening of Hawes Lane, new adoptable roadways, external works and parking. Land rear of 9 to 17 Hawes Lane Wicken. Ref 21/01457/VARM

The Parish Council would like to see the kerbing be continued along the opposite side of the carriageway.

5.5 Installation of photovoltaic arrays on east and west facing roofs of outbuilding. Chestnut Cottage 24 High Street, Wicken. Ref 21/01303/LBC

Cllr Bye left the meeting at 8.23pm

The Parish Council had no comments on the application.

Cllr Bye returned to the meeting at 8.25pm

5.6 Update on Planning Applications Approved/Refused by ECDC

The following had been agreed by ECDC:

- Various tree works 68 High Street.

6. County and District Councillor Reports

District Councillor Bovingdon advised that the Soham cycle path met the criteria for the Market Town Fund. The project would now be assessed by an independent assessor and then be presented to the Combined Authority in early 2022. Match funding would be required. Active Travel would be carrying out a consultation on 18 and 19 October 2021 regarding a one-way system for Clay Street and Fountains Lane in Soham to ease traffic going to the train station.

7. Request from the National Trust for a 10 Year Lease

A ten-year lease was agreed by the Parish Council with the following clauses:

- Rent to be paid annually and included in the annual review of fees and charges.
- No restrictions to access

Cllr Bovingdon and 2 parishioners left at 8.30pm

8. Donation from Mrs Glen Martin-Covell nee Nightingale

Mrs Martin-Covell had left a sum of money in her will to replace some family headstones in the cemetery and a bench had been donated in her memory. There was a residual of £2976 which had been donated by her family to be used on the cemetery or church yard. This money would be ringfenced and used for a project. The council expressed grateful thanks for the bequest.

9. Upware Open Space

Three quotes had been obtained for the fence on Upware Open Space. These were:

- Les Yardy £1590 + vat
- John Tarling Fencing £1536.66 + vat
- RWS £2850 + vat.

With the price of wood on the increase the quote from John Tarling Fencing could only be held for 14 days and therefore it had been agreed via email to accept the quote. The clerk had advised Mr Tarling that the wood could be purchased and paid for ahead of the project and stored by the Parish Council.

The Clerk had discussed the ditch requirements with the IDB, and they had agreed to quote for the project. The clerk would also ask them to quote for work on the ditch along the recreation ground and for slubbing out the village pond.

18. Financial Matters

18.1 Bill payments

Rachel Earl	Clerk wages October 2021	£432.60
HMRC PAYE	PAYE October 2021	£108.20
British Gas	Electricity for the Pavilion	£17.55
SSE	Electricity for streetlights for September 2021	£108.91
PKF Littlejohn	Fee for external audit	£360.00
Wicken Mission Hall	Hall rent for July, August and September	£72.00
CCC	Half year rent for allotments	£975.00

Fasthosts	Domain renewal for 2 years (cheque payable to Rachel Earl)	£25.18
Roland Fletcher	Late season cut	£597.60
PWLB	Loan repayment due 1/11/21	£2640.77

10.2 Monthly Finance update

The report showed the Parish Council was in a stable position

10.3 Bank Reconciliation to 30 September 2021

The bank statements and reconciliation reports had been circulated to all Councillors. This was noted.

11. Items for Information

The next date of the Upware residents' association was 18 October 2021

There was no further business and the meeting closed at 20.48