

ORTON WATERVILLE PARISH COUNCIL

Clerk to the Parish Council: Mrs A Brown
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Minutes of the Orton Waterville Parish Council meeting held in the Village Hall, Glebe Avenue, Orton Waterville on Wednesday 27th September 2023 at 7.00 pm.

PRESENT: Councillors J. Farnham, (Chair), S. Dallimore, C. Hogg, A. Jurs, J. Piercy, T. Rouse, Dr. D. Sridhar, S. Stevenson (PCC Ward Cllr), S. Swan, B. Warne and Mrs A. Brown (Clerk).

Members: 13 Quorum: 5 Members of the public: 10 Other PCC Ward Councillor: 0

Public Question Time

Public Bodies (admissions to meetings) Act 1960 s 1 extended by the LG Act 1972 s 100.

1. Residents voiced concerned regarding an annex which had been built in the garden of 20 Valence Road stating that it is intruding on the privacy of neighbouring residents. Agenda item 102/09-23.2.

2. Representatives from Peterborough Speedway asked the Parish Council to support them in submitting an Article 4 planning request to Peterborough City Council (PCC), to delay the demolition of the speedway track on in October 2023 at the showground to allow them time to find new premises. Agenda item 103/09-23

3. Residents voiced their objections against planning applications 23/00400/OUT and 23/00412/OUT for outline permission for the showground development by AEPG. Agenda item 102/09-23.1.

100/09-23 Apologies for absence

Apologies were received and accepted from Cllr Chambers and Cllr Pickett (personal).

101/09-23 Declaration of interests and dispensations

Cllr Hogg – agenda item 102/09-23.

102/09-23 Planning matters

1. RESOLVED: Ratified comments submitted during August and comments to be submitted where appropriate on applications.

23/00400/OUT	Proposal: Outline permission for up to 850 dwellings, care village (up to 3.27 hec gross), up to 20,300 sq m of Class E [Class E (a), (b), (c), (d), (e),(g) (i)] and F1 floorspace of which: 1. Not more than 1000 sq m of floor space being Class E (a); 2. Not more than 1000 sq m being Sui Generis drinking establishment / drinking establishment with expanded food provision; bed hotel (up to 250 bed), car parking / servicing, 2 fe primary school, associated open space & infrastructure. Demolition of all buildings except for Arena and barn. All matters reserved save for access at East Of England Showground, Oundle Road, Alwalton Peterborough PE2 6XE	See Appendix A for comments to be submitted to PCC Planning.
23/00412/OUT	Proposal: Outline permission for up to 650 dwellings with associated open space and infrastructure, with access secured and all other matters (appearance, landscaping, layout and scale) reserved. Including demolition of all buildings at East Of England Showground, Oundle Road, Alwalton, Peterborough PE2 6XE	See Appendix A for comments to be submitted to PCC Planning.
23/01023/CTR	Tree works: T49624 Acer - Limb removal at Overton Way, Orton Waterville, Peterborough	No material observations
23/00672/FUL	Revised application: Rear extension, & side extension with ground floor Annex at 44 Cherry Orton Road, Orton Waterville, Peterborough PE2 5EQ	No material observations

23/00972/LBC	Proposed replacement of windows and doors to Grade II listed building at 26 Cherry Orton Road, Orton Waterville, Peterborough PE2 5EQ	No material observations
23/01127/NONMAT	Non-material amendment (Plans - Pitch roof to porch) pursuant to planning permission 22/01376/HHFUL at 6 Charles Cope Road, Orton Waterville, Peterborough PE2 5ER	No material observations
23/01245/HHFUL	Front extension to dwelling at 16 Borthwick Park, Orton Wistow, Peterborough PE2 6YY	No material observations
23/01284/HHFUL	Single storey rear extension at 20 Everingham, Orton Brimbles, Peterborough PE2 5XP	No material observations

2. Erection of an annex at 20 Valance Road

The concerns of the residents regarding the annex erected in the rear garden of 20 Valance Road were discussed. Residents stated that the annex is a prefabricated building which was built on site and is a permanent structure and not a 'caravan' as stated on the Certificate of Lawfulness which has been approved and given by PCC planning department. The annex is large and overlooking neighbouring properties which is an invasion of their privacy. Cllr Hogg offered to look into the matter on behalf of the residents and discuss the matter directly with PCC planning department.

103/09-23

Peterborough Speedway and Article 4

The request from Peterborough Speedway supporters for Orton Waterville Parish Council (OWPC) to write to Cllr Wayne Fitzgerald, leader of PCC to put in place Article 4 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Article 4 allows local planning authorities and the Secretary of State to issue directions withdrawing permitted development rights for certain works in a specified area. This would delay the demolition of the speedway track and give the club time to find new premises. Article 4 needs to be in place by 31st October 2023.

RESOLVED: That OWPC will write to Cllr Wayne Fitzgerald, leader of PCC and ask him to put place Article 4 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) to protect the speedway track from being demolished to give the club time to find new premises.

104/09-23

Local police matters

It was stated that a moped had been set alight and burnt out on The Gannocks field yesterday evening however overnight someone had been and removed it. The incident has been reported to the police.

Cllr Stevenson reported that there had been an incident recently at St John's School where there was suspected child kidnapping outside the school. A large number of police resources were deployed for the first few hours of this incident whilst they established its veracity. As there had been no reports of anyone missing, the matter was closed.

105/09-23

Ward Councillor reports

Cllr Stevenson gave the following report:

ASB

Unfortunately, it has been a summer of ASB, with graffiti on Wistow Way, damage to trees at Bushfield, fires in Orton Southgate and The Gannocks, broken windows at the community centre in Napier Place and the sudden appearance of large cans that contain nitrous oxide that we assume are being misused for recreational purposes. Councillors continue to work with the police and residents to apprehend those responsible.

Police Matters

Cllr Stevenson continues to meet regularly with the Neighbourhood Policing Team and communications between us are very good. We have met to discuss various ASB most of it involving local children over the summer months.

Litter Pick

Lynch Wood company RHVHD did a litter pick in several locations around the ward in September and collected 30 bags of rubbish.

Showground redevelopment

My workload has been dominated by issues to do with the Showground redevelopment masterplan. The council opened its formal consultation on August Bank Holiday Monday and closes it today for statutory consultees (the parish council has a one-day extension). However, the council has confirmed that the public may continue to leave comments on the portal for the time being.

Showground retrospective planning application (DHL)

The city council has yet to decide whether to recommend this application for approval. If it does, Cllr Stevenson will refer the matter to the planning committee for a final decision.

Elder Brook (Bellway Development, Orton Northgate)

The first residents have moved in with about a dozen homes occupied.

Ward Councillor Kirsty Knight's report submitted to the Clerk was circulated to councillors after the meeting.

106/09-23

Minutes of previous meeting

RESOLVED: That the minutes of the Orton Waterville Parish Council meetings held on 26th July 2023 and 30th August 2023 were agreed as a correct record of the meeting and signed by the Chair.

107/09-23

Clerk's update

78/07-23 Implementation of 20mph speed limit in all of Orton Waterville

The Clerk reported that the request for the 20mph speed limit in Orton Waterville had been submitted to PCC Highways. Highways currently have a high number of Traffic Orders to process so cannot give a projected time scale at present but are happy to process it in the future - sometime in the New Year. Highways will investigate and produce a cost estimate of implementation for OWPC consideration before commencing any part of the legal process and consultation.

With regards to pedestrian signage (raised in the public forum at the meeting on 28th June 2023), Highways have stated that there are no suitable prescribed signs for the purpose of advising of pedestrians in a street particularly where there are footways on both sides of the road. It is something that every motorist should expect within a residential area and drive appropriately for the conditions and the environment. Prescribed signs only exist to raise awareness where something exists that is not necessarily expected e.g. a playground adjacent to the road.

108/09-23

Correspondence received

1. CAPALC: Bulletins and updates
2. CAPALC: NALC Newsletters

109/09-23

Parish Council Landscape Maintenance Contract

It was reported that Richard Harding had terminated his contract on 31st August 2023 with immediate effect stating that he was retiring. As no prior warning or notice was given, as specified in the Landscape Maintenance contract signed by Richard Harding, the contract was deemed null and void. In view of this, a quotation for grass cutting was sought from a new contractor Matthew Kerrison as the cemetery, churchyard and Gannocks, had not been cut since the end of August, and the grass roadways at the allotments had not been cut since May 2023. After terminating the contract, Richard Harding then stated that he could still continue with the grass cutting and therefore the Clerk had asked him to provide a new quotation for just cutting the grass at The Gannocks as his contract was no longer in place.

It was noted by the meeting that in August, the grass in the churchyard had not been cut for quite a number of weeks and was that long that the vicar of St Mary's church had posted a notice on the church door, stating that the state of the uncut grass was down to OWPC and not the church, putting OPWC in a very bad light. The grass was eventually cut by Richard Harding before he terminated his contract.

It was suggested that in view of the recent issues and no contract in place, to ask Richard Harding if he is willing to continue cutting the grass at The Gannocks and carry out one-off jobs as this will ease

the pressure on him, and to engage the services of Matthew Kerrison to cut the in the grass at the cemetery, churchyard and allotments for the remainder of the year.

As there was no longer a maintenance contract in place, the Clerk had obtained a quotation from local contractor RJM Landscape for clearance of the whole length of the drainage ditch at Cherry Orton Road allotments as it was badly overgrown – £1985.00.

RESOLVED:

- To engage the services of Matthew Kerrison to cut the grass at OPWC cemetery, St Mary's churchyard, Cherry Orton allotments and Gostwick allotments for the remainder of the year.
- To ask Richard Harding to provide a quotation for cutting the grass at The Gannocks for the remainder of the year as his previous contract was terminated by him on 31st August 2023.
- To accept the quotation from RJM Landscape for clearance of the drainage at Cherry Orton Road allotments.

110/09-23

The Gannocks

The Clerk reported that OPWC had been asked to remove the pigeon deterrent spikes on top of the swing frames as they had been highlighted in a recent inspection of the play area by Peterborough Limited and replace with cable ties. Cllr Hogg offered to speak to Peterborough Limited to find out more about this matter.

111/09-23

Parish Lengthsperson

1. The Clerk reported that she had attended a meeting with Peterborough Limited and an Orton Longueville Parish Council (OLPC) Councillor to discuss sharing the Lengthsperson. She stated that Peterborough Limited were open to the idea and had suggested that the Lengthsperson could rotate on a weekly basis between the 2 parishes; however a base in Orton Longueville would be needed for the Lengthsperson to store their barrow and have access to a restroom. OLPC are in the process of doing this.

2. The Clerk reported that whilst the sharing of the Lengthsperson with OLPC is being looked into, she had signed a 3 month contract with Peterborough Limited to continue with the current service until 31st November 2023.

Cllr Dallimore left the meeting.

112/09-23

Ward Councillor attendance at Parish Council meetings

Cllr Stevenson asked OWPC to consider moving future Parish Council meetings which clash with PCC Full Council or other urgent meetings to a different week but still on a Wednesday so that Ward Councillors like herself (PCC Ward Councillor for Orton Waterville) and Cllr Hogg (PCC Ward Councillor for Fletton and Stanground) can attend OWPC meetings. It was noted that there are no PCC Full Council meeting clashes for the remainder of the municipal year.

RESOLVED: That OWPC meetings which clash with PCC Full Council/PCC urgent meetings will be moved to a Wednesday on a different week to enable PCC Ward Councillors to attend meetings.

113/09-23

Reports from outside bodies

1. Orton Counselling for Young People – Cllr Piercy reported that the charity is looking for more counsellors as they currently only have one. There are 30 children on the waiting list to see a counsellor.

2. Village Hall – The Clerk reported that she had received notification from the Village Hall Committee of a change to the Village Hall Constitution. The constitution was set up in 1949 and gave a lot of emphasis to the groups who sent representatives to the Hall. It had been felt for some time that the Management Committee should be allowed by the Constitution to be larger as it would increase the chance of having volunteers on the Committee who can take on more involved task such as maintenance management and health and safety.

At their AGM it was passed unanimously. Effectively the Constitution will allow them to now have up to 9 elected members (was 6) and a maximum committee of 18 (was 15), 9 of which can be group representatives.

As an unincorporated charity the Village Hall has the right in law to change its constitution providing it is not altering its purposes as laid down in the constitution and the constitution allows changes to be made. They will inform the Charity Commission of the agreed change, which will also be documented in the Trustees Annual Report.

114/09-23 Allotments

The allotments bulky waste at Gostwick and Cherry Orton Road allotments is taking place on Saturday 7th October 2023. An inspection of the allotments will also take place.

115/09-23 Cemetery

The next cemetery health and safety inspection is due. This will be carried out by Cllr Farnham, Cllr Goode and the Clerk.

116/09-23 St Mary's churchyard boundary wall repairs

The Clerk reported that only 2 of the 3 contractors asked to provide a quotation for the wall repairs had responded. As the required works are of a specialist nature, it was agreed to consider the 2 received quotations as some of the repairs were urgent. Cllr Rouse suggested it would be a good idea to meet the chosen contractor to discuss the works, before the quotation is passed to the Diocese for approval.

RESOLVED: To accept the quotation from Strickland Builders £10498.00 + VAT. Community Infrastructure Levy funds will be used for the payment of the repairs. Cllr Rouse will meet with the contractor prior to sending the quotation to the Diocese of Ely.

117/09-23 Finance & Administration

1. RESOLVED: To ratify August payments and approve September payments of expenditure:

HSBC	July 2023 bank account charges	£8.00
Peterborough Limited	Lengthsman August 2023	£2506.10
wave	Water charges Gostwick allotments	£234.80
R Harding & Son Landscaping	Cemetery & parish landscape maintenance works August 2023	£1684.00
Cartridgesave	Black & Colour printer cartridges	£105.38
PKF Littlejohn LLP	External Auditor service	£378.00
Sharpe Pritchard LLP	Legal fees re: Allotments advice and assistance June & July 2023	£495.60
Sharpe Pritchard LLP	Legal fees re: Allotments advice and assistance 1 st – 15 th August 2023	£2700.00
Sharpe Pritchard LLP	Legal fees re: Allotments disbursement only August 2023	£3900.00
CAPALC	Councillor training – Cllr Swan	£75.00
CAPALC	Nimble E Learning various topics – Cllr Jurs	£70.00
CAPALC	Planning training – Cllr Jurs	£50.00
Mrs A Brown	Clerk's salary August 2023	£1345.68
Mrs A Brown	Clerk's expenses and reimbursements August 2023	£89.35
Cambridgeshire County Council	Superannuation August 2023 (employer/employee contributions)	£416.84
HM Revenue & Customs	Tax and NI August 2023	£290.26
Cllr J. Farnham	Reimbursement of costs paid to contractor A. P. Rawlinson Property Maintenance, to repair padlock at Gostwick allotments	£50.00
HSBC	August 2023 bank account charges	£8.00
wave	Water charges - cemetery	£62.03
Sharpe Pritchard LLP	Legal fees re: Allotments advice and assistance 16 th – 31 st August 2023	£1468.00
Peterborough Limited	Lengthsman September 2023	£2850.54
Aviva Insurance Ltd	Parish Council insurance annual renewal	£1664.84
Mrs A Brown	Clerk's salary September 2023	£1345.88
Mrs A Brown	Clerk's expenses and reimbursements September 2023	£84.55
Cambridgeshire County Council	Superannuation September 2023 (employer/employee contributions)	£416.84
HM Revenue & Customs	Tax and NI September 2023	£290.26
Morelock Online Limited	Speed Indicator Device and accessories	£3423.60
Barbara Harmer	Refund – Incorrect payment of allotment rent	£50.00
Peterborough City Council	Legal fees re: Allotments advice and assistance Inc. disbursements January 2021 – November 2022	£3635.40

2. Income received

Cemetery fees	£2219.00
Allotment rent	£138.00

HSBC Bank interest	£61.61
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3. **RESOLVED:** The end of month accounts and bank reconciliations were approved.
4. The conclusion of audit for year end 31 March 2023 was noted. No remarks were made by the External Auditor. The public notice has been placed on the website.

118/09-23

Maintenance

Cllr Stevenson has reported the overgrown play area at Rosyth Avenue and vandalised bus shelters at Lynch Wood to PCC.

A survey of Parish Council owned trees will be carried out next month.

119/09-23

Future agenda items and announcements

Nene Park Trust will be attending the next meeting.

120/09-23

Public Bodies (Admission to Meetings) Act 1960 Exclusion of the Press and the Public

RESOLVED: That in accordance with Section 1(2) of the Public Bodies Admission to Meetings) Act 1960 and by reason of the confidential nature of the business, the Press and the Public be excluded from the meeting.

121/09-23

Allotments legal correspondence relating to Rights of Way onto the site

Update received on further legal correspondence relating to Rights of Way onto the site. (For details see confidential minutes folder).

122/09-23

Public Bodies (Admission to Meetings) Act 1960 Re-Admittance of the Press and the Public

RESOLVED: That the confidential business having been concluded, the Press and Public be readmitted to the meeting

123/09-23

Date of next meeting – Wednesday 25th October 2023.

The meeting closed at 9:27 pm.

APPENDIX A

Agenda item 102/09-23 Planning matters

Planning application 23/00400/OUT: Proposal: Outline permission for up to 850 dwellings, care village (up to 3.27 hec gross), up to 20,300 sq m of Class E [Class E (a), (b), (c), (d), (e),(g) (i)] and F1 floorspace of which: 1. Not more than 1000 sq m of floor space being Class E (a); 2. Not more than 1000 sq m being Sui Generis drinking establishment / drinking establishment with expanded food provision; bed hotel (up to 250 bed), car parking / servicing, 2 fe primary school, associated open space & infrastructure. Demolition of all buildings except for Arena and barn. All matters reserved save for access at East Of England Showground, Oundle Road, Alwalton Peterborough PE2 6XE

AND

Planning application 23/00412/OUT: Proposal: Outline permission for up to 650 dwellings with associated open space and infrastructure, with access secured and all other matters (appearance, landscaping, layout and scale) reserved. Including demolition of all buildings at East Of England Showground, Oundle Road, Alwalton, Peterborough PE2 6XE

RESOLVED: Comments to be submitted to PCC Planning on both applications:

Orton Waterville Parish Council **OBJECTS** to this planning application 23/00400/OUT and 23/00412/OUT, in its current format for the following material observations:

2 outline planning applications have been submitted to Peterborough City Council and include:

Application 1 Ref 23/00400/OUT – This is for up to 850 dwellings, care village (up to 3.27 hec gross), up to 20,300 sq m of Class E [Class E (a) (retail), (b) (food and drink), (c) (services), (d) (recreation), (e) (medical and health),(g) (i) (offices)] and F1 floorspace of which: 1. Not more than 1000 sq m of floor space being Class E (a); 2. Not more than 1000 sq m being Sui Generis drinking establishment / drinking establishment with expanded food provision; bed hotel (up to 250 bed), car parking / servicing, 2 fe (fixed entry) primary school, associated open space & infrastructure. Demolition of all buildings except for Arena and barn. This is referred to as land B in the planning application.

Specifically the Class E development proposes to provide:

250 bed hotel / apart hotel • Convenience store • Small local retail parade • Gymnasium & spa • Food & Beverage outlets • Employment space • New conferencing facilities attached to the existing Arena • Golf driving range and associated club house and mini-golf course • Grass and all-weather sport pitches • Community building • Associated grade level and multi-storey car-parking.

Application 2 Ref 23/00412/OUT – This is for 650 dwellings with associated open space and infrastructure, with access secured and all other matters (appearance, landscaping, layout and scale) reserved. Including demolition of all buildings. This is referred to as land A in the planning application.

Application 2 Ref 23/00412/OUT – This is for 650 dwellings with associated open space and infrastructure, with access secured and all other matters (appearance, landscaping, layout and scale) reserved. Including demolition of all buildings. This is referred to as land A in the planning application.

Public Consultation

There has been insufficient consultation with both the Parish Council and local residents. It is acknowledged that three in-person consultation days were organized and at least two further in-person meetings with smaller groups of local residents may have taken place. However, these are considered to be inadequate given the scale and complexity of the proposals. It is evident that the feedback given by residents has been ignored.

Further consultation with all must be carried out and presented in a far more open and transparent manner.

Perimeter fence between Oban Drive and the Showground

There are concerns with the proposal to remove the perimeter fence that currently separates the showground and the privately owned highway by Oban Drive. The street is owned and maintained by the residents of the houses in Oban Drive who understandably have concerns about the potential impact over their private property that could occur if the fence is removed.

Educational needs

A new 2 fixed entry (FE) primary school is proposed. On the basis of 30 pupils per classroom this would provide $2 \times 30 \times 7 = 420$ pupil places. Is this sufficient for 1500 dwellings?

No secondary schools are proposed. Where will pupils of secondary school age go?

With regard to the above what is the anticipated demographic population for the 1500 houses?
An in depth study needs to be carried out to assess the educational needs this proposal would create.

Health needs

There are no additional medical or dental facilities, stating that there are existing services at The Orton Centre. These are already over stretched.

Highway needs

There are serious concerns that no additional access into and out of the new development is planned. The two local access roads (Joseph Odam Way and Dunblane Drive) already become congested at peak times and there are already concerns that the local road infrastructure may not be suitable for the demands that already exist.

Improvements are proposed to both highway access points from the Oundle Road and Joseph Odam Way. Road safety is a concern with the density of housing, narrow roads etc. Many households have 3 cars, parking on the road is almost certain to give problems to delivery vehicles/lorries/refuse collection etc. Access and visibility need to be considered carefully with particular reference to children and elderly residents from the Care Village. Theft from cars parked away from properties should be another consideration. A far greater in depth study should be carried out to analyse/assess the traffic impacts these proposals would have for both the development areas and existing highway network.

Construction Phase

No construction management plan has been provided - it is appreciated only outline planning permission has been applied for at this stage but indications of this must be obtained for this particular proposal. The potential impact on residents from construction traffic, associated noise and dust needs to be carefully considered. Will a haul road be provided, if so where will it be located?

Wildlife Officer

Has expressed concerns that the applications fail to provide sufficient green infrastructure to deliver a significant net gain in biodiversity and could be contrary to adopted planning procedures.

PCC Open Space Management

Has objected to both planning applications with the following comments:

“Further to significant PreApp dialogue with the Applicant PCC Open Space Management are disappointed with the current submission of the 2 somewhat underwhelming Applications. Firstly we can find no submission of POS + NGS quantities (ha) as per request at preApp. No separate plans (as requested at PreApp) for both proposed Play & Allotments showing accessibility standards for such appear to have been submitted”

Infrastructure availability/phasing

Planning application Ref 23/00412/OUT is for residential development only. Planning application Ref 23/00400 is for residential + the facilities listed above. In the event of these planning applications being approved in the future, Peterborough City Council as the responsible Planning Authority must apply Conditions to any approvals to ensure adequate infrastructure/facilities are available to service the needs of the incoming residents to new dwellings, with particular reference to the primary school. The phasing of the 2 planning applications needs to be considered carefully and concurrently. To reduce the risk of the infrastructure not being provided at the required time both planning applications should be combined into a single planning application.

Peterborough City Council should consider applying Grampian Conditions where relevant with particular reference to the highway improvements.

Speedway

The proposed loss of the Speedway track and arena is contrary to both the local plan, Paragraphs LP30, LP36 and to Paragraph 99(c) of the National Planning Policy Framework (2021”).

Ashes of the deceased have been scattered within the Speedway arena by a Chaplain over a number of years.

It is noted that a similar planning application (Ref R18/0186) was submitted in January 2018 by a Developer for residential dwellings on the site where Coventry Bees Speedway arena is located. The application was rejected by Rugby Borough Council in November 2022 on the grounds “The development would result in the loss of a sporting facility that has both local and national significance and although an alternative sporting provision is proposed there is not a clearly identified need for the alternative sporting provision and therefore it is considered that the proposed

benefits of the new facility do not clearly outweigh the loss of the stadium. The proposal would therefore be contrary to Policy HS4(C) of the Local Plan (2019), Policy LF1 of the Brandon and Bretford Neighbourhood Development Plan (2019) and Paragraph 99(c) of the National Planning Policy Framework (2021).

Conclusion

Outline planning approval should be refused for both applications. Although a lot of documentation has been submitted for both applications it does somewhat lack detail and facts that are needed to be able to support the proposals. A far greater study needs to be carried out to assess the impact on existing infrastructure and on people, those currently living in Orton Northgate/Orton Southgate and those moving into new housing etc. This of course should be carried out with the Parish Council and local residents.