

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 29th January 2025 at 6.30 pm.

PRESENT: Councillors J. Farnham, (Chair), A. Bowerbanks, M. Chambers, S. Dallimore, A. Jurs, T. Rouse, J. Stevenson, B. Warne and Mrs A. Brown (Clerk).

Members: 13 Quorum: 5 Members of the public: 6 Other PCC Ward Councillor: 0

Public Question Time

Public Bodies (admissions to meetings) Act 1960 s1 extended by the LGA 1972 s100.

Representatives from Nene Park Trust attended the meeting and answered question relating to agenda item 0125.164 – planning applications 24/01618/FUL and 24/01647/LBC.

0125.162 Apologies for absence

Apologies were received and accepted from Councillors M Brett, J. Goode, C. Hogg, R. Rattan and Dr. D. Sridhar.

0125.163 Declaration of interests and dispensations

None.

0125.164 Planning matters

1. Ratified comments submitted on applications received in between meetings:

- 24/01604/WCPP: Proposal: Variation of conditions C2 (plans), C3 (levels), C5 (construction management plan), C6 (construction run off), C11 (soft landscaping), C12 (S106 deed of variation), C14 (lighting scheme), C16 (fire hydrants), C26 (condenser and refuse enclosure), and C27 (solar panels) to planning permission 24/00621/WCPP at Plot 302B Waterworth Road, Alwalton Hill, Peterborough
RESOLVED: No material observations.
- 25/00017/CTR: Works to trees T1 - Cherry - Reduce height by 3m to leave the tree standing at approx. 4m, T2 - Yew - Reduce height by 1.5m and prune overhanging branches back to boundary fence, T3 - Cypress - Reduce height by 4m and reduce lateral branches by 2m, T4 - Bay Tree - Reduce height by 2m, T5 - Cedar – Fell at Rosemary, 38B Cherry Orton Road, Orton Waterville, Peterborough PE2 5EQ
RESOLVED: No material observations.

2. Resolved to submit comments on applications:

- 24/01618/FUL: Change of use from riding school to enclosed dog field, education and camping for schools and groups at Lynch Farm, Wistow Way, Orton Wistow, Peterborough PE2 6XA
RESOLVED: Support application – No material observations.
- 24/01647/LBC: Change of use from riding school to enclosed dog field, education and camping for schools and groups at Lynch Farm, Wistow Way, Orton Wistow. Peterborough PE2 6XA
RESOLVED: Support – No material observations.
- 24/01322/FUL: 8no. space car park extension with associated landscape and drainage works at Link 17 Bakewell Road, Orton Southgate, Peterborough PE2 6XU
RESOLVED: Neutral – No material observations.
- 24/01518/FUL: Installation of new window and door to the West elevation, alteration to the East elevation and removal of cold storage unit at 55 Cherry Orton Road, Orton Waterville, Peterborough PE2 5EH
RESOLVED: Object - All previous observations made are still relevant.

- 24/01595/FUL: Existing entrance porch roof to be cut back to main building, removal of timber post and structure forming roof canopy. Removal of existing entrance door to be replaced with aluminium framed window. Relocation of the main entrance to right side of principle elevation, utilizing and increasing the size of the existing opening on the right, addition of a powder coated aluminium window and door set to form entrance lobby within existing pitched roof space. Removal of feather edge cladding to be replaced with horizontal Cedar wood boards to the roof gable with aluminium cladding to the columns. Formation of new exit within side elevation, removal of feather edge and brick plinth to accommodate the opening with the installation of a new aluminium and glass door and frame set. Removal of hard landscaping bench to be replaced with new soft landscaping, formation of new slate pathway to new main entrance at The Harvester, Oundle Road, Alwalton, Peterborough PE2 6HE
RESOLVED: Support – No material observations.
- 24/01637/FUL: Creation of electrical vehicle supercharging facility with the provision of 16.no parking bays with 16.no charging posts, separate access and egress points onto Paxton Road and associated works at Land At Paxton Road, Orton Goldhay, Peterborough
RESOLVED: Support – No material observations.
- 24/01654/FUL: Temporary use of land for storage of motor vehicles (sui generis) (Resubmission of 24/00602/FUL) – Retrospective at Land adjacent to Pearl Building, Lynch Wood, Lynch Wood Business Park, Peterborough
RESOLVED: Object – Material observations:

1. Noise

The transport Technical report and the Noise Assessment report states the proposed development is for the use of the sites for vehicle storage. Hours of work within the sites would be between 09:00am-16:30pm on weekdays only (Mon -Fri). The application form states the hours of opening are not relevant to this proposal. Traffic movement and consequential noise/disturbance has been experienced by local residents as early as 6.30am and as late as 9.30pm and at the weekends too.

The Noise Assessment report relates to survey undertaken between the 20th and 25th October 2022. The duration is not considered to be adequate; this may not have been a typical week and is more than 2 years old. No account is taken for changes since 2022 including the unconsented activities at Ascot House – car storage, car wash and car/van rental businesses.

2. Highway Safety and Traffic

The volume of existing traffic along the Lynch Wood highway has been assessed by using the survey data from planning application 22/01793/FUL which is likely to be out of date and probably affected by less traffic movement due to covid at that time.

The swept path analysis indicates the articulated HGVs will cross both traffic lanes when accessing/egressing the site from and onto the Lynch wood public highway. This has to be dangerous. The swept analysis also indicates the articulated HGVs travelling over the raised kerbed, planted islands within the site.

3. Previous planning decisions

Construction works and car storage activities have been operational since November 2023 and not as stated on the planning application form. Previous retrospective planning applications - 24/00602/FUL and 24/00603/FUL were correctly refused planning permission in May 2024.

4. Nature Conservation/Ecology

The PCC Wildlife Officer rightly objects to planning Ref 24/01655/FUL due to an out of date Preliminary Ecological Appraisal. It should be noted that what was scrub land potentially with live habitat was stripped to an unknown depth in November 2023. Once stripped a stone sub base material, maybe on a geotextile, was laid and compacted across most of the site. This work was carried out prior to any planning application being granted or even submitted for car storage. A planning application ref 22/01793/FUL (finally approved December 2024) for the same site had the following statement made by the PCC Wildlife Officer: "No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority". This clearly could not be complied with as the site had been stripped in November 2023.

A net gain for Biodiversity is relevant to this application. The preliminary base line survey was undertaken 24th October 2022 and as already stated is out of date.

- 24/01655/FUL: Temporary change of use of land for car parking (sui generis) (Resubmission of 24/00603/FUL) – Retrospective at Land To The North Of Lynch Wood, Peterborough
RESOLVED: Object – Material observations:

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- 24/01648/FUL: Change of use from Cycling Centre to a mixed use as a Restaurant (Class E b)), Sale of alcohol (Sui Generis), Hot Food Takeaway (Sui Generis), Retail (Class E a)) and Leisure (Class E d)) at Orton Meadows Golf Shop, Ham Lane, Orton Waterville, Peterborough PE2 5UU
RESOLVED: Support – No material observations.
- 25/00013/HHFUL: Proposed enclosure of existing porch at 52 Church Drive, Orton Waterville, Peterborough PE2 5HE
RESOLVED: Support – No material observations.
- 25/00031/ADV: 8 No. External signage at The Harvester, Oundle Road, Alwalton, Peterborough PE2 6HE
RESOLVED: Support – No material observations.

- 25/00062/LBC: Installation of EV charging outlet to external wall of an existing brick extension at 60 Cherry Orton Road, Orton Waterville, Peterborough PE2 5EH
RESOLVED: Support – No material observations.
- 25/00060/TRE: Works to Tree(s) protected by a Tree Preservation Order.
Proposal: T.1 - (1494) Alder - Fell, T.2 - T.8 (1495-1451) - Sycamores - Fell, T.9 (G1) - Mixed - Fell, T.10 (G2) - Ash - Crown lift to 3 metres over car parks and 2.5 metres over footpaths, crown reduce to clear buildings by 2 metres - 89/00009/TPO at GE Water And Process Technology, Newcombe Way, Orton Southgate PE2 6SE
RESOLVED: Support – No material observations.
- 25/00045/CTR: Tree works in a conservation area - Proposal: M1) Maple Tree: thin and reduce crown by up to 3m. A1) Apple Tree: remove dead wood, remove branches overhanging neighbours garden, reshape and reduce crown by 1.5m. O1) Oak Tree: raise crown by up to 3m to reduce risk of overhanging branches, thin branches by about 10% and reduction in the crown so longer branches are about 4-5m. L1, L2, L3) Leylandi: complete removal of all three leylandi down to stump, removing three compact and overgrown trees at 1A New Road, Orton Waterville, Peterborough PE2 5EJ
RESOLVED: Support – No material observations.

0125.165

Local police matters

Officers from the Southern Neighbourhood Police Team attended the meeting and gave a verbal report on recent crime incidents in the parish.

0125.166

Ward Councillor reports

Cllr Stevenson gave the following report:

Showground Planning Applications

- There was an appeals hearing on 13th January 2025, where the original decision to refuse the planning application for a further 650 homes was over-turned.

Council Budget

- As a result of feedback, the Lido will not be closed.
- The council is in a dire position financially, due to over-spending and failure to realise predicted savings.
- According to the independent review panel, the budget that that council is planning is 'high risk'.

Cllr Day submitted the following report to the Clerk as she was unable to attend the meeting:

- We are obviously really disappointed that the Planning and Appeals Committee overturned the previous Planning Committees decision to allow a further 650 homes to be developed at the Showground. Myself and the SPURR residents group created a briefing document to send to members of that committee (if anyone wishes to see that then do email me), we felt we put a strong case forward, but that questions about how residents felt were not asked. We still have concerns around the unresolved highways issues. We still feel the design and density is out of keeping with the character of the area and that vital services may not be able to cope with such a large urban extension.
- SPURR will be putting out a press statement and will be meeting for a debrief of events/ the appeals meeting. We will then turn our head to the reserved matters stage. Of course, in the meantime there could always be a judicial review.
- Lynch Farm - I know you may have already covered this in the meeting, residents I have spoken to are not too concerned about education aspects - but as long as it is managed properly .There are long running concerns about people parking on Wistow Way to access Ferry meadows, this issue may increase if Lynch Farm entrance is 'perceived' to have some activity and events there. Some have concerns around the dog-walking, as usually these sites are set outside of cities. Finally, a real concern is that this will move on to the venue offering weddings or conferences - this is a real concern for local residents, particularly those living very close to Lynch Farm. Sorry I could not be there to listen to residents on this issue.
- We continue to offer ward councillor surgeries and run regular meet-on your street sessions - and always picking up casework.

- I have met with a resident and highways officer re: extended yellow lines on Wistow Way. There will need to be a public consultation to what residents think/ decide.

0125.167 Minutes of previous meeting

RESOLVED: That the minutes of the Orton Waterville Parish Council meeting held on 18th December 2024 were agreed as a correct record of the meeting and signed by the Chair.

0125.168 Clerk's update

None.

0125.169 Correspondence to note if of relevance

None.

0125.170 The Gannocks

The Clerk stated that the boundary hedges and bushes had not been cut back at The Gannocks for several years and that she had obtained a quotation of £1572.55 + VAT from Aragon Direct Ltd to carry out the works as they would be able to send in a team and complete the works in one day. The works are quite urgent and need completing as soon as possible due to the bird's nesting season which is soon to start.

RESOLVED: To accept the quotation of £1572.55 + VAT from Aragon Direct Ltd to cut back one year's growth of boundary bushes and hedges at The Gannocks.

0125.171 Parish Lengthsperson

It was noted that the new Lengthsperson's contract started on 1st January 2025.

0125.172 Bulky waste

The recent collection was well attended. The meeting was informed that Cross Keys Homes had stopped their free collection service from resident's homes to the collection point; therefore, as in previous years, Cllr Stevenson hired a van to collect the items which Cllr Day already had on her collection list which she was originally going to submit to Cross Keys Homes. After discussion, it was agreed to reimburse Cllr Stevenson the cost of the van hire and any van hire for future bulky waste collections. It was noted that Aragon Direct Limited had not yet released collection dates for 2025.

Cllr Stevenson reported that she had spoken with Sam Carling MP who had suggested that the Parish Council contacts Care Zone, a furniture bank to attend the next meeting and speak about the service they provide with a view to attending future bulky waste collections as there may be items that they would be able to take away and recycle for reuse.

RESOLVED: To reimburse Cllr Stevenson £59.40 for the cost of the van hire which was used for the bulky waste collection service. Future van hire for bulky waste collections will also be reimbursed. To invite Care Zone to attend the next Parish Council meeting. To book 3 bulky waste collections when Aragon Direct Limited release dates for 2025/2026.

0125.173 Future of Orton Wistow Community Centre

No update.

0125.174 Email addresses for councillors

The Clerk reported that Cllr Hogg had started the process for Peterborough City Council to provide .gov. councillor email addresses.

0125.175 Additional location for Speed Indicator Device

Cllr Stevenson asked if the Parish Council wanted another location for the Speed Indicator Device (SID) on Wistow Way near Farleigh Fields and that the cost would be several hundred pounds. Councillors Bowerbanks and Dallimore stated that he would be willing to help with moving the SID between locations.

RESOLVED: Cllr Stevenson will find out the costs of providing another location on Wistow Way.

0125.176 Wooden bollards on cycle paths

An option to improve visibility of bollards during whilst dark was discussed. It was agreed to find a few bollards which pose the most risk in the dark and to ask Highways to come out and assess them.

RESOLVED: Councillors Bowerbanks and Warne to find several bollards which need visibility improvement when dark and to contact Lynden Seal at Highways to view them and offer solutions.

0125.177

Don's Walk footpath sign disappearance

Cllr Farnham reported that she had recently walked through Don's Walk following a request for information which the Clerk had received, on the history and the existence of Don's Walk from a relative of who the footpath had been named after as they were compiling a family tree. Cllr Farnham stated that she could not find the wooden Don's Walk sign which had been erected by the Parish Council. Don's Walk had been named after Donald Lancaster; a Parish Councillor in the 1970's who was passionate about creating footpaths in the parish. It was proposed that the Don's Walk wooden sign should be replaced or a plaque affixed to the metal barriers. Cllr Farnham and the Clerk offered to look in Don's Walk to see if the original sign was laying anywhere in the undergrowth.

RESOLVED: Costs for a new wooden sign or plaque for the metal barriers in Don's Walk will be obtained for further consideration if after investigation by the Clerk and Cllr Farnham; the original sign is not found anywhere in Don's Walk.

0125.178

Reports from outside bodies

None.

0125.179

Allotments

- The rise in the general running cost of all the allotment sites was discussed and it was agreed that allotment rents have to be increased to help cover them. It was noted that tenants require a minimum 3 months' notice of any rent increase and that the last increase was 1st January 2024.

RESOLVED: It was agreed to increase allotment rent rates by 10% (rounded up or down to the nearest pence), as from 1st January 2026:

Cherry Orton and Gostwick

- Band A – £43.00
- Band B – £56.00
- Band C – £69.00
- Band D – £80.00

Wyman Way

- Band a - £24.00
- Band b - £30.00

- The Clerk reported that a charity had enquired whether the Parish Council had any allotments available for community projects where they could have a growing space for young people to learn about nature/growing vegetables and fruit which can be donated to local food banks and would be a great reparation project for young people from Peterborough. The Clerk stated that she would arrange to meet with one of their representatives and show them the allotments at Wyman Way.

0125.180

Cemetery

- The Clerk reported that Richard Harding had been presented with the proposed landscape maintenance contract drawn up by Cllr Rouse at £500.00 per month - £6000.00 per year. She stated that Richard Harding was not able to accept the contract at this cost and proposed £650.00 per month - £7,800.00 per annum. It was discussed and noted that the new cemetery maintenance contract was only a third of his previous contract which was £12,000.00 and which included all areas of the parish, therefore, the alternative cost being proposed was deemed quite high.

RESOLVED: To continue for the time being with the present cemetery landscape maintenance arrangements.

- No other matters of concern.

Cllr Bowerbanks left the meeting.

0125.181

Finance & Administration

- RESOLVED:** Payments of expenditure:

HSBC Bank	December 2024 bank account charges	£10.00
Columbaria	Inscribed sanctum plaque	£223.20
Peterborough Limited	Lengthsperson service – January 2025	£3157.66
Wave	Water charges Gostwick allotments	£24.31
Society of Local Clerks	Clerk's membership 2025	£144.00
Mrs A Brown	Payroll January 2025 inc. expenses	£2019.78
Cambridgeshire County Council	Pension January 2025	£627.99

HM Revenue & Customs	PAYE January 2025	£606.08
Columbaria	Inscribed sanctum plaque	£243.60
Cllr Stevenson	Reimbursement of van hire for bulky waste 11/01/2025	£59.40

2. Income received

Allotment rents	£1095.00
HSBC bank interest	£63.18

3. RESOLVED: The end of month accounts and bank reconciliations were approved.

0125.182

Maintenance

It was reported that there was no lighting in Napier Place car park, and therefore unsafe to use when dark. It was stated that the car park was private land belonging to Crown Estates. It was suggested that the Parish Council could fund the installation of some lights for this car park if permission could be obtained from Crown Estates. The Clerk agreed to make some enquiries.

0125.183

Future agenda items and announcements

None.

0125.184

Date of next meeting – Wednesday 26th February 2025.

The meeting closed at 8:16 pm.