

# TYDD ST GILES PARISH COUNCIL

*Parrock View, 358 High Road, Newton-in-the-Isle, PE13 5HS*

Tel 01945 870083 ~ Mobile 07932 191050 ~ Email [clerk@tyddstgilesparishcouncil.org.uk](mailto:clerk@tyddstgilesparishcouncil.org.uk)

Clerk D Gibbs

5<sup>th</sup> September 2024

## **To all Members of the Public and Press**

You are invited to attend a meeting of Tydd St Giles Parish Council, which will be held in the Community Centre on **Thursday 12<sup>th</sup> September 2024 at 7.30pm**, for the purpose of transacting the following business.

Members of the public and press are invited to attend this meeting. A period not exceeding 15 minutes is made available at the beginning of the meeting, where residents so require, to enable a Public Forum to take place.

Yours sincerely

D Gibbs

Clerk/Proper Officer

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## **A G E N D A**

All members are reminded that they need to declare any personal or prejudicial interest and reason before an item discussed at this meeting, under the Model Code of Conduct Order 2001 No 3576.

### **Apologies for Absence**

*To receive and consider apologies for absence on behalf of those members not present.*

### **035/24 Chairman's Announcements**

*To receive such announcements as the Chairman may wish to make to the Council.*

### **036/24 Public Forum**

*To receive representations from members of the public regarding issues pertinent to the Council.*

### **037/24 Urgent Items**

*The Chairman to report upon additional items for consideration which the Chairman deems urgent by virtue of the special circumstances now specified.*

### **038/24 Confirmation of Minutes**

- a) To consider and confirm the minutes of the Parish Council meeting held on Thursday 11<sup>th</sup> July.*
- b) To consider and confirm the revised minutes of the Planning Committee meeting held on Thursday 20<sup>th</sup> June.*

### **039/24 Matters Arising**

*To receive updates on the following items:*

- a) Bus service - minute 025/24(a)*
- b) Trees in Hannath Road - minute 025/24(b)*

- c) *Foul Anchor bench - minute 025/24(c)*
- d) *Community Speedwatch group - minute 025/24(d)*
- e) *Vacant property in Sapphire Close - minute 031/24(b)*

#### **040/24 Police Matters**

*To receive a report on policing matters in the area since the last meeting.*

#### **041/24 Cambridgeshire County Councillor Report**

*To receive a report from Cllr Simon King.*

#### **042/24 Fenland District Councillor Report**

*To receive reports from Cllrs Brenda Barber, Samantha Clark and Chris Seaton.*

#### **043/24 Clerk's Report**

*To receive a report on meetings attended and correspondence received.*

#### **044/24 Reports from Members**

*To receive updates on the following matters from the Clerk and members of the Council:*

- a) *Cllr Allen - Communications, Foul Anchor & Four Gotes*
- b) *Cllr Carter - Community Centre and play equipment*
- c) *Cllr Connell - Highways*
- d) *Cllr Malin - Armed forces, flooding, Kinderley School*
- e) *Cllr Clifton - Public rights of way, churchyard, trees*
- f) *Cllr Slade - Street lights, parish assets*

#### **045/24 Member and Parishioner Issues**

*To discuss the following matter brought to the attention of the Council by Members or Parishioners:*  
*First Aid Training*

#### **046/24 Community Centre and Recreation Ground**

- a) *To receive a progress report on the application to the VCSE Energy Efficiency scheme.*
- b) *To receive a progress report on the application to the Grange Windfarm Community Benefit Fund.*

#### **047/24 Allotments**

*To consider and approve the draft allotment tenancy agreement and to determine the level of rent to be charged.*

#### **048/24 Planning**

*To consider the following applications and agree a response to the planning authority:*

- a) *F/YR24/0644/F - Change of use of land to residential, and erection of a single-storey side extension and detached garage to existing dwelling at Drovers Lodge, Church Lane, Tydd St Giles*
- b) *F/YR24/0661/F - Installation of 1x biomass burner including siting of 1x storage container (retrospective) at Pecks Barn, Cross Drove, Tydd St Giles*

#### **049/24 Finance**

- a) *To receive an updated financial statement for the period to the end of August.*
- b) *To note the following sums received since the last meeting:*

Fenland District Council (concurrent functions grant) .....	£ 2,791.00
National Grid (land survey) .....	£ 500.00

- Lincolnshire Community Foundation (Grange Windfarm grant)..... £ 3,000.00
- c) *To ratify the following payments issued since the last meeting:*
- HMRC (national insurance)..... £ 23.34
- NEST (pension contributions) ..... £ 293.18
- d) *To approve the following payments:*
- D Gibbs (salary August and September) ..... £ 1,498.50
- M Carter (expenses)..... £ 53.76
- Nurture Landscapes Ltd (grass cutting)..... £ 1,337.18
- Fenland Leisure Products Ltd (play equipment repairs)..... £ 515.76
- e) *To receive an update from the Clerk regarding the appointment of an internal auditor.*

#### **050/24 Date of Next Meeting**

*To confirm the date and time of the next meeting of the Council:*  
*Thursday 14<sup>th</sup> November at 7.30pm is suggested.*

# TYDD ST GILES PARISH COUNCIL

## Minutes of a meeting of Tydd St Giles Parish Council held in the Community Centre on Thursday 11<sup>th</sup> July 2024

**Present** - Cllr T Brown (Chairman), Cllr M Carter, Cllr G Clifton, Cllr M Connell, Cllr L Slade, Cllr C Seaton (FDC), D Gibbs (Clerk), 6 members of the public

**Apologies for Absence** - Cllr B Allen, Cllr K Malin, Cllr S King (CCC), Cllr B Barber (FDC), Cllr S Clark (FDC)

### 021/24 Chairman's Announcements

The Chairman reported that the Council had submitted a response to the Tydd Solar planning application and noted that Fenland District Council had reversed its decision to allow South Holand District Council to determine the application. He also advised the meeting that the East of England Ambulance Service had agreed to provide emergency first aid training courses, with details of dates to be confirmed.

### 022/24 Public Forum

A resident questioned the Council's decision not to support the removal of part of the hedgerow in Kirkgate. The Chairman noted that the District Council and the Planning Inspectorate had both supported the retention of the hedge and the Parish Council does not favour ignoring planning conditions.

A question was asked about the half-completed property in Kirkgate. The Chairman confirmed that the Council is exploring options to address this matter.

The ongoing issue with the broken drain cover in Newgate Road was mentioned. The Chairman confirmed that the Council is discussing this matter with Highways officers.

### 023/24 Urgent Items

None.

### 024/24 Confirmation of Minutes

- a) **RESOLVED** - that the minutes of the meeting held on Thursday 9<sup>th</sup> May be agreed and signed as a true and accurate record.
- b) The Chairman requested that his comments regarding the District Council's Planning Committee's inconsistency in decision-making be added to the minutes of the Planning Committee meeting on Thursday 20<sup>th</sup> June. The revised minutes will be approved at the next meeting.

### 025/24 Matters Arising

- a) **Bus service** - A meeting has taken place with representatives of the other six parishes on the route. They agreed to consult residents regarding their usage of the bus service to provide evidence for future consultations with the Combined Authority.
- b) **Trees in Hannath Road** - Awaiting a response from the County Council.
- c) **Foul Anchor bench** - The Probation Service has been asked to assist with the environmental improvement scheme around the war memorial in Foul Anchor and a funding

application will be submitted for elements of this, including the restoration of the bench and its relocation in a less vulnerable position.

- d) Community Speedwatch - A number of volunteers have come forward to join the group. The County Speedwatch Coordinator is on secondment, but it is hoped that someone else may be able to make the necessary arrangements for registration.

#### **026/24 Police Matters**

The Chairman reported that no meetings had taken place.

#### **027/24 Cambridgeshire County Councillor Report**

Cllr King's report was presented in his absence. The Local Highway Improvement application for 2024/25 will be presented to the County Council's Highways and Transport Committee at the September meeting. The highway weed spraying in the village should have taken place already, but it is not clear whether this has happened. This will be clarified shortly.

#### **028/24 Fenland District Councillor Reports**

Cllr Seaton explained that the General Election had curtailed most meetings. He thanked the Council for bringing together the seven parishes along the Stagecoach 50 bus route for such a positive discussion about the future of the service. He confirmed that members of the District Council had insisted that the District Council has a responsibility to residents to participate in the assessment of the Tydd Solar planning application. He offered to set up a meeting with the new Head of Planning to discuss the Council's concerns but the Chairman stated that a meeting had taken place previously and no change was evident. The application for a judicial review of the decision to grant permission for the Wisbech Incinerator has been turned down. Further options will be explored.

Cllr Slade asked for clarification of the District Council's policy on pavement parking. Cllr Seaton explained that the District Council still hoped to pursue civil enforcement of parking, which would allow enforcement officers to issue tickets, but this is a long process and there is no end in sight. The Chairman invited residents to report concerns to the Council for discussion with the Neighbourhood Police Team.

#### **029/24 Clerk's Report**

The Clerk reported on meetings attended and correspondence received, including a webinar on the National Grid Eastern Green Link scheme, the retendering of the street light maintenance contract and appointments to the board of the £20 million for Wisbech programme.

#### **030/24 Reports from Members**

- a) Cllr Allen - Communications, Foul Anchor and Four Gotes - in Cllr Allen's absence, there was no report.
- b) Cllr Carter - Community Centre and Play Equipment - The new picnic benches will be installed soon. The wooden play tower is beyond repair. Temporary repairs have been made to make it safe pending an application to the Grange Windfarm Community Benefit Fund for assistance with the purchase and installation of a replacement. The loose bolts on the seesaw have been tightened. The grass cutting is now back on track after issues earlier in the year. A model car racing club will be hiring the Community Centre every Wednesday evening. The report from the energy assessor has been received.

- c) Cllr Connell - Highways - No further items to report.
- d) Cllr Malin - Armed forces, flooding, Kinderley School - in Cllr Malin's absence, there was no report.
- e) Cllr Clifton - Public rights of way, churchyard, trees - Cllr Clifton reported that the churchyard is looking better. He is starting to explore the public rights of way in the Parish.
- f) Cllr Slade - Street lights and parish assets - No further items to report.

#### **031/24 Member and Parishioner Issues**

- a) Allotments - The Clerk explained that the site had not been ploughed, but was otherwise ready for occupation.
- b) Vacant property in Sapphire Close - The Clerk informed members that there had been 99 bids for the vacant property, but only one had a confirmed connection with Tydd St Giles and was therefore offered the tenancy.

#### **032/24 Community Centre and Recreation Ground**

- a) The first stage funding application to the Government's VCSE Energy Efficiency scheme was successful and an assessor was appointed to survey the building. The assessor's report has been received and will form the basis of the second stage funding application for air-source heating, solar panels and LED lighting. The deadline for applications is 15<sup>th</sup> August.
- b) The application to the Grange Windfarm Community Benefit Fund for the new junior play tower has been submitted and will be assessed at the forthcoming panel meeting.

#### **033/24 Finance**

- a) The Clerk presented the financial statement as at the end of June showing income of £9,067.27, expenditure of £4,472.04, resulting in a surplus of £4,595.23 and funds held of £44,092.03.
- b) Members noted the following sums received since the last meeting:-
 

Barclays Bank (interest).....£	67.27
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- c) Members ratified the following payments made since the last meeting:-
 

Identity Plus (badges).....£	7.44
NEST (pension contributions).....£	293.18
Information Commissioner (registration).....£	35.00
- d) Members approved the following payments:-
 

D Gibbs (salary June and July).....£	1,498.50
Tydd St Giles CC&RG (hall hire).....£	188.00
Nurture Landscapes Ltd (grass cutting).....£	1,079.18
CAPALC Ltd (training courses).....£	130.00
- e) The Clerk presented the new draft financial regulations, based on the latest model published by the National Association of Local Councils. Members resolved to adopt the new regulations.
- f) The Clerk reported that no alternative auditor had been identified. Members agreed to defer this decision until the September meeting.

### **034/23 Date of Next Meeting**

The next meeting of the Parish Council will take place on Thursday 12<sup>th</sup> September at 7.30pm in the Community Centre.

The meeting closed at 8.55pm

DRAFT

# TYDD ST GILES PARISH COUNCIL

## Minutes of a meeting of the Planning Committee of Tydd St Giles Parish Council held in the Community Centre on Thursday 20<sup>th</sup> June 2024

**Present** - Cllr T Brown (Chairman), Cllr B Allen, Cllr M Carter, Cllr K Malin, Cllr B Barber (FDC), D Gibbs (Clerk), 3 members of the Pathfinder Clean Energy Community Relations Team, 15 members of the public

### 001/24 Apologies for Absence

Cllr G Clifton, Cllr M Connell, Cllr L Slade

### 002/24 Election of Chairman and Vice Chairman

- a) Cllr Brown was nominated as Chairman by Cllr Allen, seconded by Cllr Carter and duly elected.
- b) Cllr Malin was nominated as Vice Chairman by Cllr Allen, seconded by Cllr Carter and duly elected.

### 003/24 Planning Applications

- a) F/YR24/0457/F - Installation of 49.9MW ground mounted solar photovoltaic panels with associated battery storage, substation and ancillary plant and infrastructure, and erection of 2.0m high (max height) security fencing and 3.0m high pole mounted CCTV cameras - Land at Treading Field, Treading Drain, Tydd St Giles

Representatives from Pathfinder Clean Energy presented their proposals and answered questions. Having heard and considered the presentation on behalf of the applicant and the views of the members of the public present at the meeting, the Council is unable to support the application until the following matters are resolved:

1. At the meeting, the developer's representatives gave a commitment for £7,000 (assumed to be index linked) per annum to be provided for ten years to a Community Benefit Fund for Tydd St Giles. The Parish Council challenged that this should be extended to a period of 40 years matching the life of the project. This is the time frame of community benefits offered by the developers of the adjacent Treading Bank solar farm and is consistent with many other solar farms.
2. Confirmation to be provided as to the qualifications and experience of the firm which prepared the Agricultural Land Classification Soil Survey, in light of the related concerns raised in the Written Ministerial Statement by the Energy Secretary in May 2024. Also, a clearer explanation of the results of this soil survey which downgraded the majority of the land from MAFF Grade 2 classification to Grade 3a. How clearcut was the conclusion that the land is 3a rather than 2? It appears to be a very marginal determination. We suggest Fenland District Council engages relevant experts to critically appraise the soil survey.
3. A satisfactory explanation should be provided for the high ratio of land use area per MW of output energy. This development is estimated to use 2.81 hectares per MW whereas the adjacent Treading Bank solar farm is expected to be only 1.46



hectares per MW, and the neighbouring Meridian proposal at Crowland only 1.20 hectares per MW. The national policy statement for renewable energy (EN-3) on page 90 states that a solar farm requires between 2 and 4 acres (0.80 - 1.62 hectares) per MW. There seems to be scope to reduce the loss of Best and Most Valuable agricultural land by improving the efficiency of land use in line with other solar farms and best practice guidance.

4. PACE should provide a detailed justification for their decision to limit their site search to a 1km corridor either side of the 132kv power line as this restriction may have unnecessarily ruled out other potentially more preferable sites.

5. The construction of this facility would result in considerable damage to fragile narrow rural roads. Will the cost of rectification be borne by the developer and not become a burden on the public purse and what process will be established to ensure that this is the case?

6. The Elloe Bank bridleway forms a key section of an important rural equestrian network to the west of the Parish. How will this be made safe during the construction period and what measures will be included to ensure that it retains its rural appearance in perpetuity after the completion of the development?

7. Noise levels - notwithstanding the favourable conclusions in the noise report regarding forecast noise levels, the developer should commit to monitoring actual noise levels once the solar farm is operational and to introduce further mitigation if significant adverse noise impacts are experienced in practice.

- b) F/YR24/0455/VOC - Variation of condition 09 (Hedge Retention) of planning permission F/YR20/1211/F (Erect a 6-bed 3-storey dwelling with garage and temporary siting of a mobile home during construction) to enable changes to front boundary hedge and include a post and rail fence 1.2m high (max) - Plot 1, Land West of Magnolia Cottage, Kirkgate, Tydd St Giles

Members expressed the view that the removal of the ancient hedgerow was a deliberate act in contravention of a known planning condition and that if such matters are to be tolerated, they should not be included in the conditions attached to the granting of permission. Members resolved to object to the application.

#### **004/24 Update on Recent Planning Applications**

F/YR22/0368/F at Tydd Golf Club is pending.

F/YR23/0958/O at Land South of Hall Bank is pending.

F/YR23/1073/F at Land East of Cirston House, Hockland Road is pending.

F/YR24/0034/O at Land North of Windy Willows, Church Lane was granted.

F/YR24/0239/F at Land South of Elton House, Church Lane was granted.

F/YR24/0291/O at Land North of Tydd Steam Brewery, Kirkgate is pending.

F/YR24/0239/F at Fir Tree Farm, Bees Lane was granted.

F/YR24/0382/TPO at Sycamore Lodge, Broad Drove East is pending.

The Chairman expressed his frustration that the District Council seems to ignore its own policy and the views of Parish Councils in determining planning applications, resulting in inconsistency in the decision-making process.

**005/24 Other Planning Matters**

None.

The meeting closed at 8.45pm.

DRAFT

Agenda Item No.	043/24	TYDD ST GILES PARISH COUNCIL
Meeting Date	12 September 2024	
Report Title	Clerk’s Report	

### 1. Purpose of Report

To report on meetings attended and correspondence received.

### 2. Key Issues

#### Meetings attended:

New Local Highways Officer - 1 August

Probation Service re Payback teams - 14 August

#### Correspondence received:

#### **Cambridgeshire County Council**

Roadworks and events bulletin

Cambridgeshire Matters newsletter

Active Travel Hierarchy consultation

Electric vehicle charging update

Community Energy Action Plan survey

Community Gritting Scheme applications

Traffic order - closure of Kirkgate 2 October

#### **Fenland District Council**

The Fenlander newsletter

Summer holiday family exercise and wellbeing sessions

Draft homelessness and rough sleeping strategy

Prison release scheme briefing note

Chairman's Charity Coffee Morning

National disorder guidance

Free and low-cost exercise and wellbeing for individuals and families

Annual canvass

Fenland Rural England Prosperity Fund grants

Golden Age Fair at Tydd St Giles Community Centre

**Cambridgeshire & Peterborough Combined Authority** - Bus franchising consultation

**National Association of Local Councils** - Newsletter, bulletin and events

**Cambridgeshire & Peterborough Association of Local Councils** - Training courses and bulletin, planning webinars, Annual Conference, Autumn training programme, King's Speech briefing

**Cambridgeshire Police** - Police and Crime Plan survey

**Cambridgeshire & Peterborough Integrated Care System** - newsletter

**Cambridge CVS** - State of the sector report, proposed merger with Hunts Forum

**Cambridgeshire ACRE** - Staying in Touch newsletter, Annual General Meeting invitation

**Queen Elizabeth Hospital** - Modernising our hospital newsletter

**Anglian Water** - Fens Reservoir second consultation

**North Level District Internal Drainage Board** - Tydd Pumping Station Open Day

### 3. Recommendations

Members note the report.

<b>Report Author</b>	Dave Gibbs
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# TENANCY AGREEMENT FOR AN ALLOTMENT GARDEN

**TYDD ST GILES**  
*Parish Council*

BUILDING A BETTER COMMUNITY TOGETHER

THIS AGREEMENT made on the.....day of.....2024 between  
Tydd St Giles Parish Council of 358 High Road, Newton-in-the-Isle, Wisbech, PE13 5HS

and .....

of .....

(‘the tenant’) by which it is agreed that:

1. The Council shall let to the tenant the Allotment Garden situated at Quaney Field, Middle broad Drove, Tydd St Giles and referenced as ..... in the Council’s Allotment Register (‘the Allotment Garden’)
2. The Council shall let the Allotment Garden to the tenant for a term of one year commencing on the ..... day of ..... 2024 and thereafter from year to year unless determined in accordance with the terms of this tenancy.
3. The tenant shall pay a yearly rent of £..... whether demanded or not which shall be payable in full on the ..... day of ..... 2024 and for every year after the first year of the tenancy on the ..... day of .....
4. The tenant shall use the Allotment Garden only for the cultivation of fruit, vegetable and flowers for use and consumption by him or herself and his or her family.
5. The tenant shall not sell or undertake a business in respect of the cultivation and production of fruit, vegetable and flowers in the Allotment Garden.
6. The tenant shall reside within the Parish of Tydd St Giles during the tenancy.
7. During the tenancy, the tenant shall :
  - a) keep the Allotment Garden clean and in a good state of fertility and cultivation;
  - b) not cause a nuisance or annoyance to the owners or occupiers of land adjoining the Allotment Garden;
  - c) not keep livestock or poultry in the Allotment Garden other than reasonable numbers of hens or rabbits which shall not be kept for a business or a trade;
  - d) not bring to or keep animals in the Allotment Garden except those referred to in (c) above without first obtaining the Council’s written consent;
  - e) not assign the tenancy nor sub-let or part with the possession of any part of the Allotment Garden;

- f) except for buildings or structures which are reasonably necessary for the keeping of hens and rabbits referred to in (c) above and which may be subject to the tenant first obtaining planning permission, the tenant shall not erect a shed, greenhouse or other building or structure on the Allotment Garden without first obtaining the Council's written consent and if appropriate planning permission;
  - g) not fence the Allotment Garden without first obtaining the Council's written consent;
  - h) maintain and keep in repair the fences and gates forming part of the Allotment Garden;
  - i) trim and keep in decent order all hedges forming part of the Allotment Garden;
  - j) not plant any tree, shrub, hedge or bush without first obtaining the Council's written permission;
  - k) not cut, lop or fell any tree growing on the Allotment Garden without first obtaining the Council's written consent and if appropriate planning permission;
  - l) be responsible for ensuring that any person present in the Allotment Garden with or without the tenant's permission does not suffer personal injury or damage to his property;
  - m) permit an inspection of the Allotment Garden at all reasonable times by the Council's employees or agents;
  - n) not obstruct or permit the obstruction of any of the paths or roads which provide a means of access to and from the Allotment Garden or the Allotment Garden of another tenant.
8. The tenant shall observe additional rules that the Council may make or revise for the regulation and management of the Allotment Garden and other allotment gardens let by the Council.
9. The Council shall pay all rates, taxes, dues or other assessments which may at any time be levied or charged upon the Allotment Garden.
10. The tenancy may be terminated by the Council serving on the tenant not less than twelve months' written notice to quit expiring on or before the 6th day of April or on or after the 29th day of September in any year.
11. The tenancy may be terminated by the Council by service of one month's written notice on the tenant if:
- a. the rent is in arrears for 40 days or;
  - b. three months after the commencement of the tenancy the tenant has not observed the rules referred to in clause 8; or
  - c. the tenant lives more than one mile outside the Parish of Tydd St Giles.
12. If the tenant shall have been in breach of any of the foregoing clauses or on account of the tenant becoming bankrupt, the Council may re-enter the Allotment Garden and the tenancy shall thereupon terminate but without prejudice to any right of the

Council to claim damages for any such breach or to recover any rent already due before the time of such re-entry but remaining unpaid.

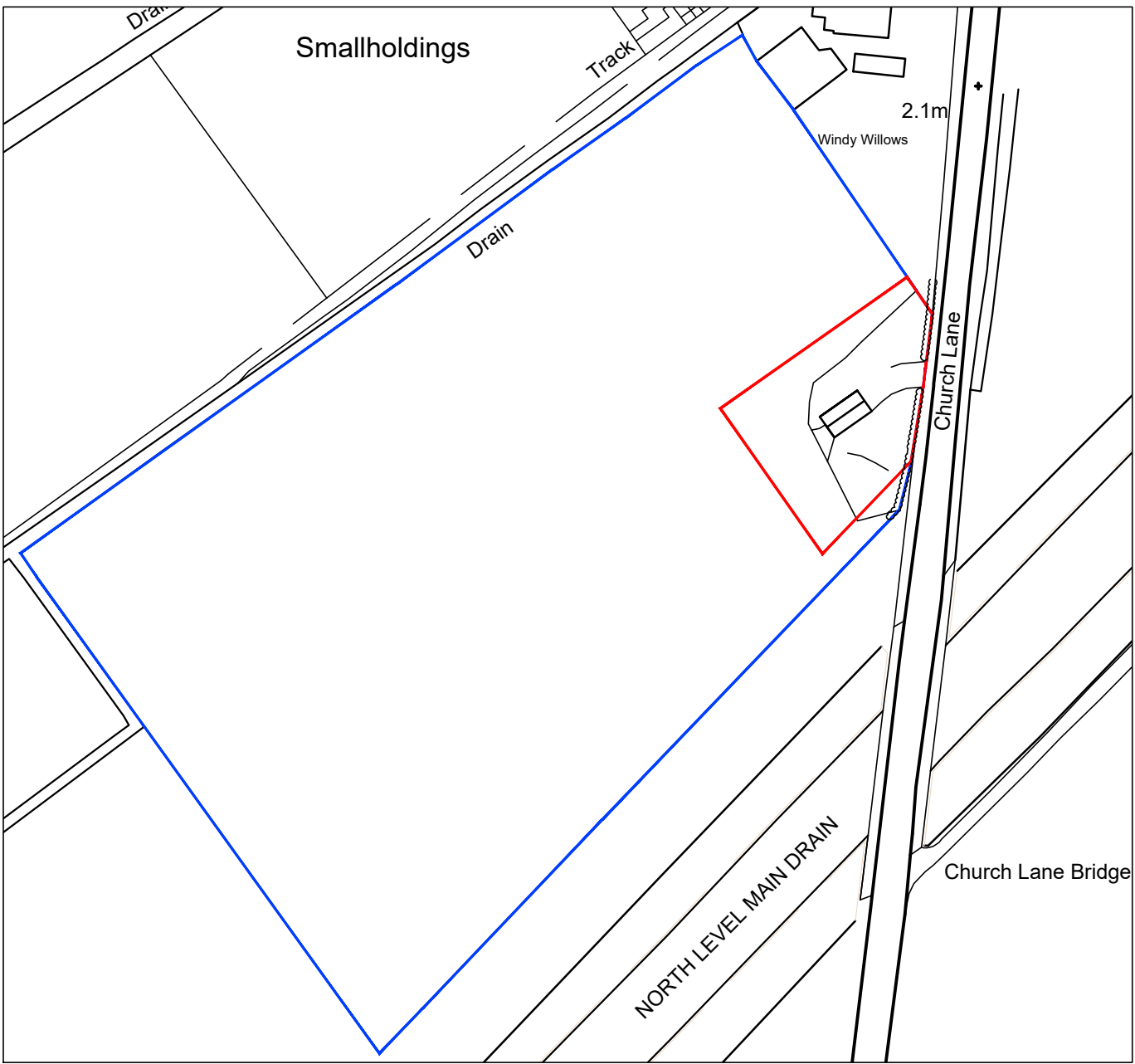
13. The termination of the tenancy by the Council in accordance with clause 12 or after re-entry by the Council in pursuance of its statutory rights, shall not prejudice the tenant's statutory rights to compensation.
14. The tenancy may be terminated by the tenant by serving on the Council not less than two months' written notice to quit.
15. On the termination of the tenancy, the tenant shall remove any shed, greenhouse or other building or structure erected in the Allotment Garden unless the Council agrees otherwise which shall be confirmed in writing to tenant.
16. Any written notice required by the tenancy shall be sufficiently served if sent by registered post to or left at the parties' address. Any notice to be served by the tenant shall be addressed to the Council's Clerk.

Signed by

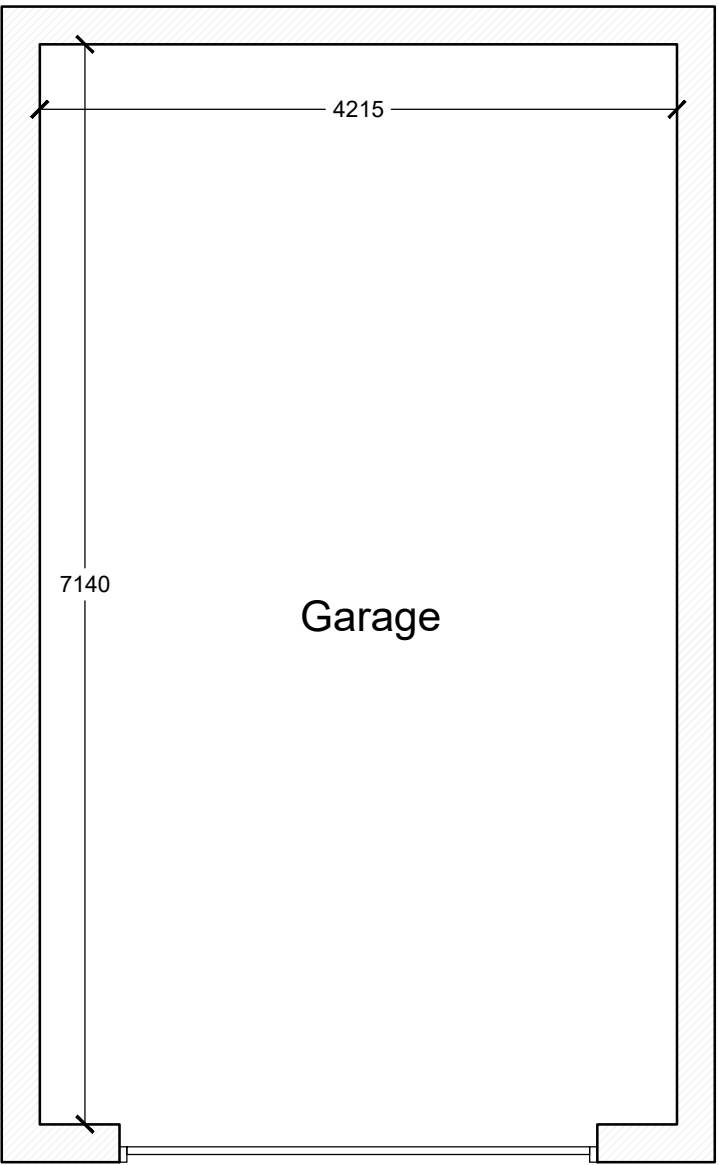
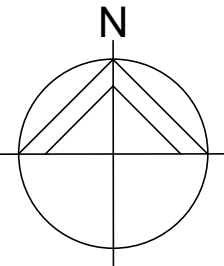
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and

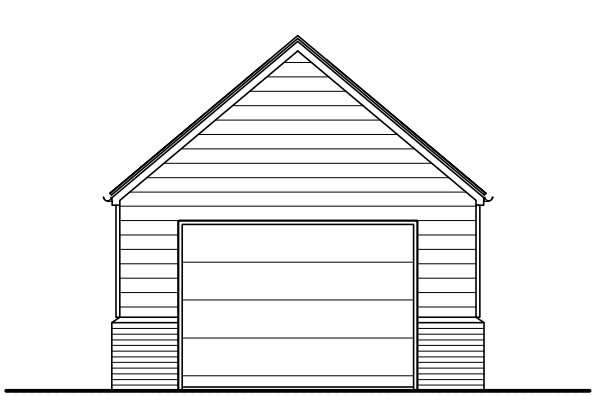
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D A Gibbs  
Clerk  
For and on behalf of the Council



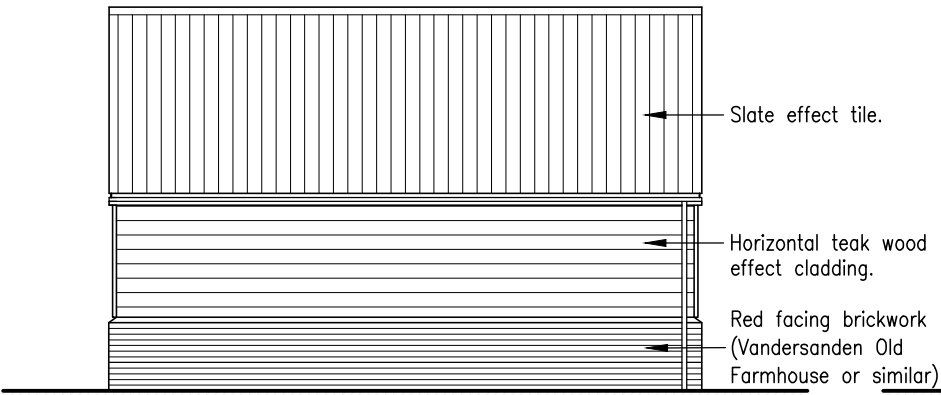
LOCATION PLAN 1:1250



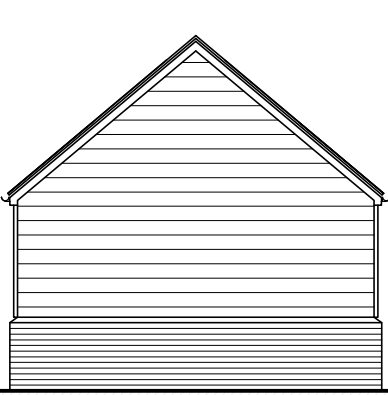
PROPOSED GROUND PLAN 1:50



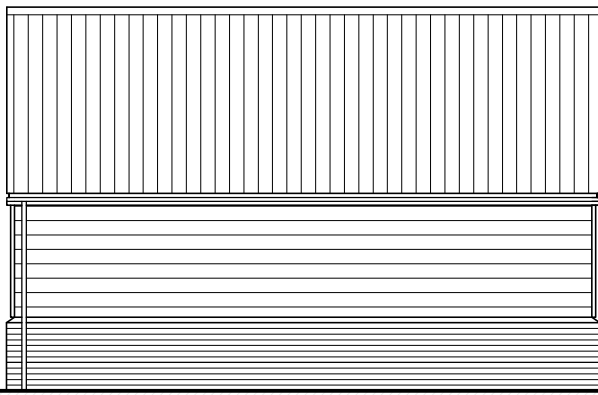
PROPOSED FRONT (EAST)  
ELEVATION 1:100



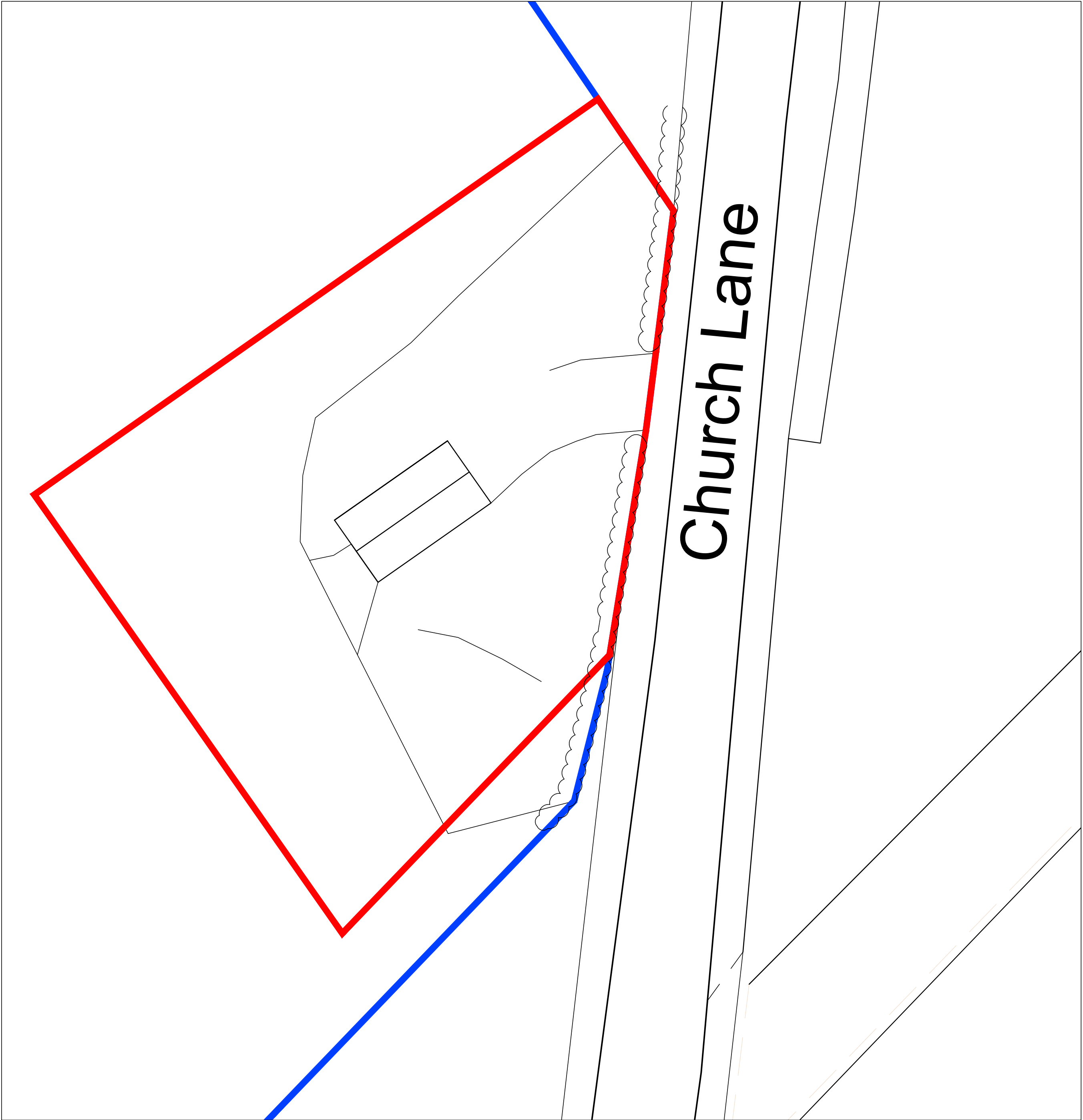
PROPOSED SIDE (NORTH)  
ELEVATION 1:100



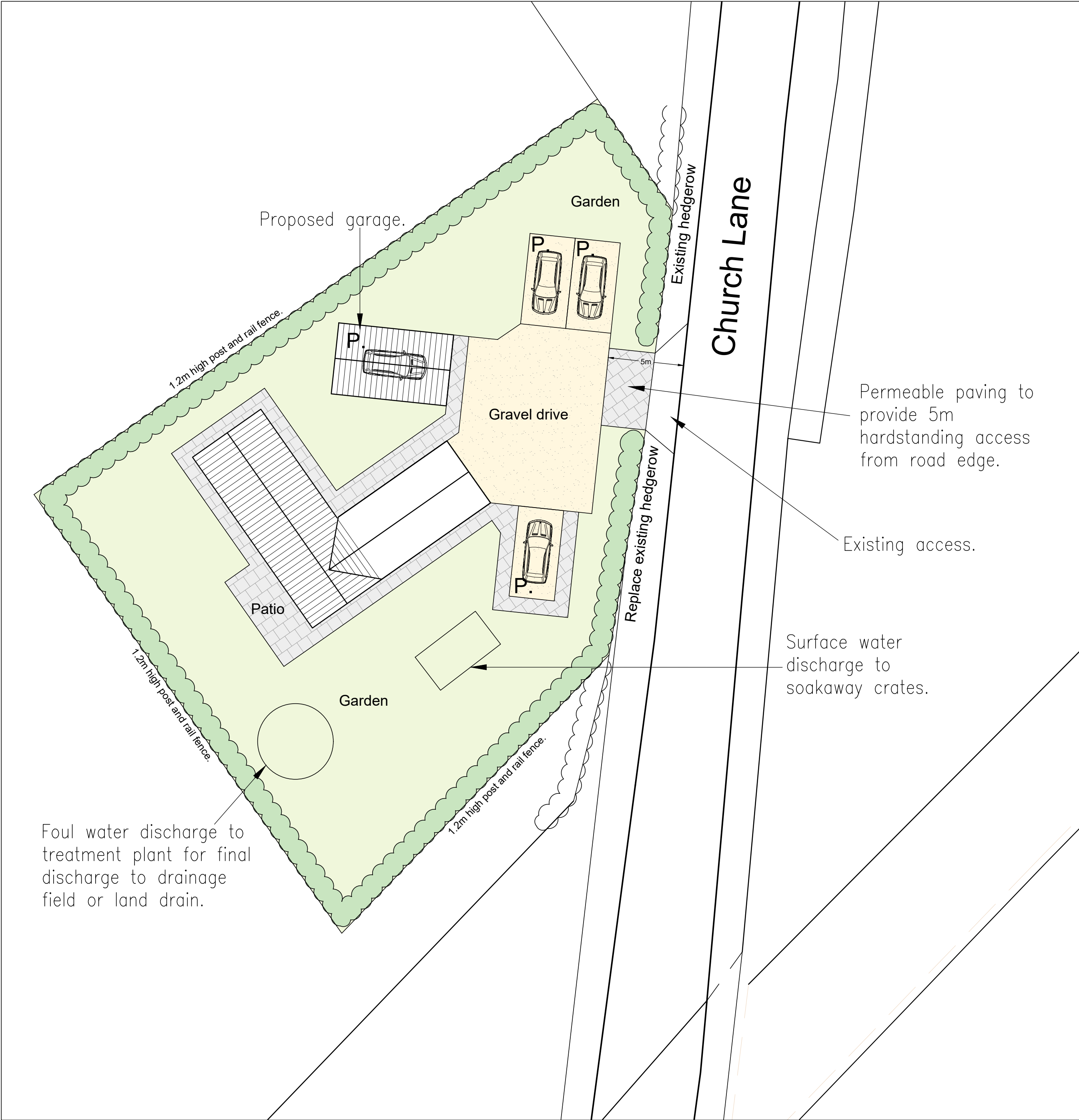
PROPOSED REAR (WEST)  
ELEVATION 1:100



PROPOSED SIDE (SOUTH)  
ELEVATION 1:100



EXISTING SITE PLAN 1:200



PROPOSED SITE PLAN 1:200

REVISIONS



**PETER HUMPHREY  
ASSOCIATES**

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.

TELEPHONE: 01945 466966  
E-MAIL: info@peterhumphrey.co.uk  
WEB: www.peterhumphrey.co.uk

CLIENT

ROGER HORSPPOOL

PROJECT

PROPOSED EXTENSION

SITE

LAND SOUTH OF WINDY WILLOWS  
CHURCH LANE  
TYDD ST GILES  
PE13 5LG

DRAWING

COMBINATION 2

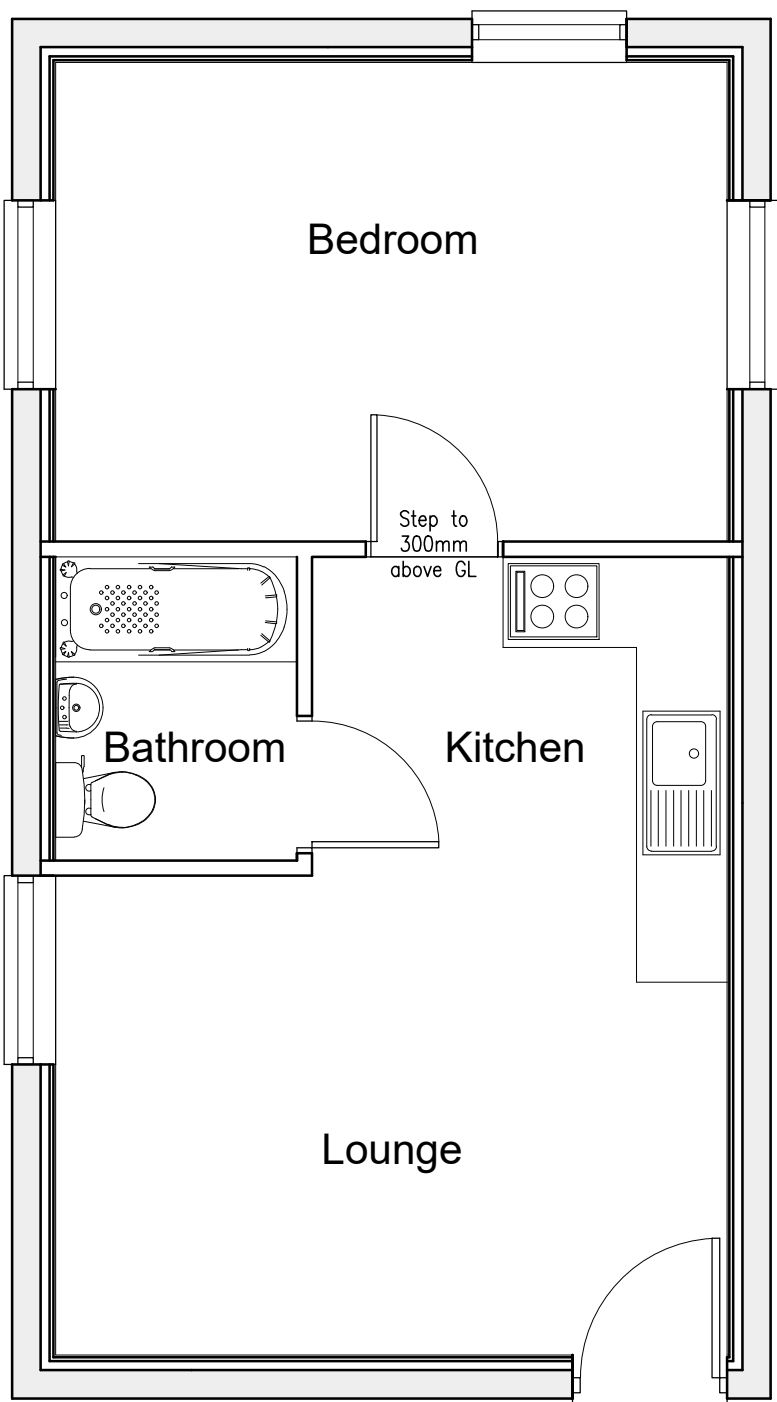
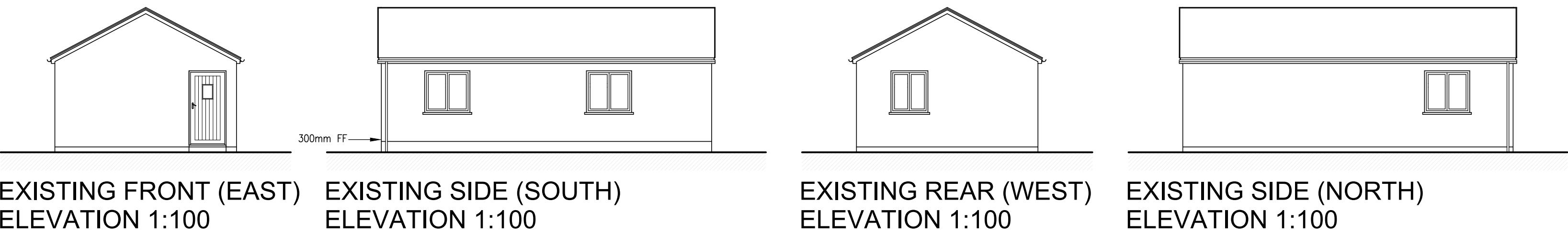
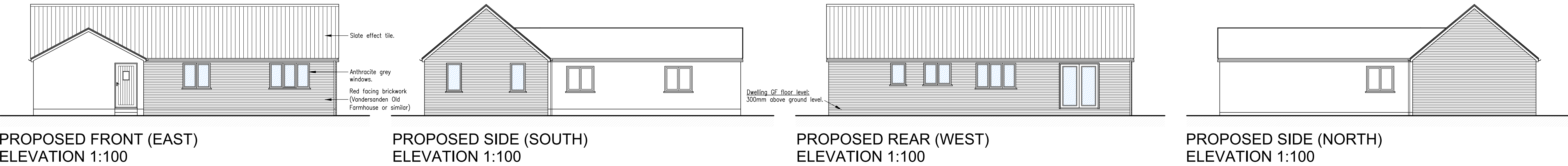
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6975/PL02C	A1	AUG 2024

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**The Construction (Design and Management) Regulations 2015:**  
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already been apparent to a competent contractor.





EXISTING GROUND PLAN 1:50



PROPOSED GROUND PLAN 1:50

REVISIONS



**PETER HUMPHREY ASSOCIATES**

ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.

TELEPHONE: 01945 466966  
E-MAIL: info@peterhumphrey.co.uk  
WEB: www.peterhumphrey.co.uk

CLIENT  
ROGER HORSPPOOL

PROJECT  
PROPOSED EXTENSION

SITE  
LAND SOUTH OF WINDY WILLOWS  
CHURCH LANE  
TYDD ST GILES  
PE13 5LG

DRAWING  
COMBINATION 1

JOB NO.	PAPER SIZE	DATE
6975/PL01B	A1	APR 2024

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**Town and Country Planning (General Permitted Development) (England)  
Order 2015  
Schedule 2, Part 3, Class Q**

## **PLANNING DECISION NOTICE**

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### **1 Details of the application**

Reference: F/YR23/0162/PNC04  
Registered: 22 February 2023

Applicant: Mr Roger Horspool  
Tewinbury House  
Mill Lane  
Newton-In-The-Isle  
Wisbech  
Cambridgeshire  
PE13 5HZ

Agent: Mr Matt Sparrow  
Peter Humphrey Associates Ltd  
2 Chapel Road  
Wisbech  
Cambs  
PE13 1RG

### **2 Address to which this permission relates**

**Building South Of Windy Willows Church Lane Tydd St Giles Cambridgeshire**

### **3 Details of this decision**

The Fenland District Council, as local planning authority, hereby **grant prior approval** subject to conditions for the proposed development:

**Change of use of agricultural store to 1 x dwelling (single-storey 1-bed)  
(Class Q (a) and (b))**

## 4 Conditions

This permission is subject to the following conditions:

- 1 The development hereby approved shall be carried out in strict accordance with the submitted flood risk assessment prepared by Ellingham Consulting LTD, dated November 2022 for RESIDENTIAL DEVELOPMENT AT CHURCH LANE, TYDD ST GILES and the mitigation measures detailed in section 5.2 of the Flood Risk Assessment.

Reason - In the interest flood protection and to accord with Policy LP15 of the Fenland Local Plan 2014 and the NPPF(2021).

- 2 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:
  - i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E);
  - ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);
  - iii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);
  - iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);
  - v) the erection of any walls, fences or other means of enclosure to all boundaries of the site (as detailed in Schedule 2, Part 2, Class A).

Reason - To ensure that the Local Planning Authority retains control over the future extension and alteration of the development and to comply with the limits of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans and documents

Reference	Title
6676/EX01	Location Plan and Existing Site Plan, Elevations and Floor Plans
6676/SK01	Proposed Site Plan, Elevations and Floor Plans

Reason - For the avoidance of doubt and in the interest of proper planning.

## 5 Informatives

The following points are also relevant to this permission:

- 1 Floodline Warnings Direct The Environment Agency support the suggestion in the FRA that future occupants sign up to Floodline Warnings Direct to receive advance warning of flooding. This can be done online at <https://www.gov.uk/sign-up-fpr-flood-warnings> or by phoning Floodline Warnings Direct on 0345 988 1188. We strongly recommend the owners prepare a Flood Warning and Evacuation plan following discussion with Fenland DC emergency planners.
- 2 The Environment Agency recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing electrical services into the building at a high level so that plugs are located above possible flood levels. Please refer to 'Improving the Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007) for information on flood resilience and resistance techniques to be included.
- 3 For monitoring purposes the development is considered to be outside the settlement as set down in Policies LP3, LP4 and LP12 of the Fenland Local Plan 2014
- 4 Prior to the occupation of a dwelling a bin charge is payable in accordance with the leaflet found at <https://www.fenland.gov.uk/newbins>. Please contact [environmentalservicerequests@fenland.gov.uk](mailto:environmentalservicerequests@fenland.gov.uk) for further information.
- 5 You are reminded that this project may require approval under Building Regulations prior to work commencing. It is recommended that you make enquiries in this respect direct to CNC working in partnership with the Local Authority Building Control Team (0808 1685041) or E-mail: [enquiries@cncbuildingcontrol.gov.uk](mailto:enquiries@cncbuildingcontrol.gov.uk).
- 6 The application as submitted was acceptable and did not require the Local Planning Authority to work positively and proactively with the applicant to seek solutions to problems arising from the application.

### Ecology

Wildlife in this country is afforded protection under the Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000. Statutory protection is given to birds, bats and other species that inhabit trees/undergrowth, groundcover and buildings. Any operations that may cause disturbance on site should be subject to advice from an ecologist to ensure an offence is not committed.

**Drainage Advisory Note**

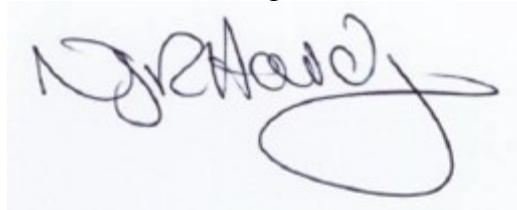
The applicant is reminded that they have a separate legal obligation to comply with the requirements of the relevant Internal Drainage Board in the area, or Middle Level Commissioners, if it is proposed to discharge from the development into a watercourse for which these bodies are responsible, or to carry out development in proximity to such a watercourse, or to alter any watercourse, be that IDB/MLC controlled or riparian.

Granting or refusal of any necessary consent under the Internal Drainage Boards Byelaws or the Land Drainage Act 1991 is a matter for the Board itself and will require a formal application and prior written consent from the Board or Commissioners.

The applicant is advised to contact the relevant IDB or the Middle Level Commissioners at the earliest opportunity to discuss any such requirements.

**6 Authorisation**

Authorised by: Nick Harding  
Head of Planning

A handwritten signature in blue ink, appearing to read 'Nick Harding', is written over a light blue rectangular background.

Signature:

Date the decision was made: 19 April 2023

Fenland District Council  
Development Services  
County Road  
March  
Cambridgeshire  
PE15 8NQ

Phone: 01354 654321

E-mail: [planning@fenland.gov.uk](mailto:planning@fenland.gov.uk)

# Site Plan for PP-13173094

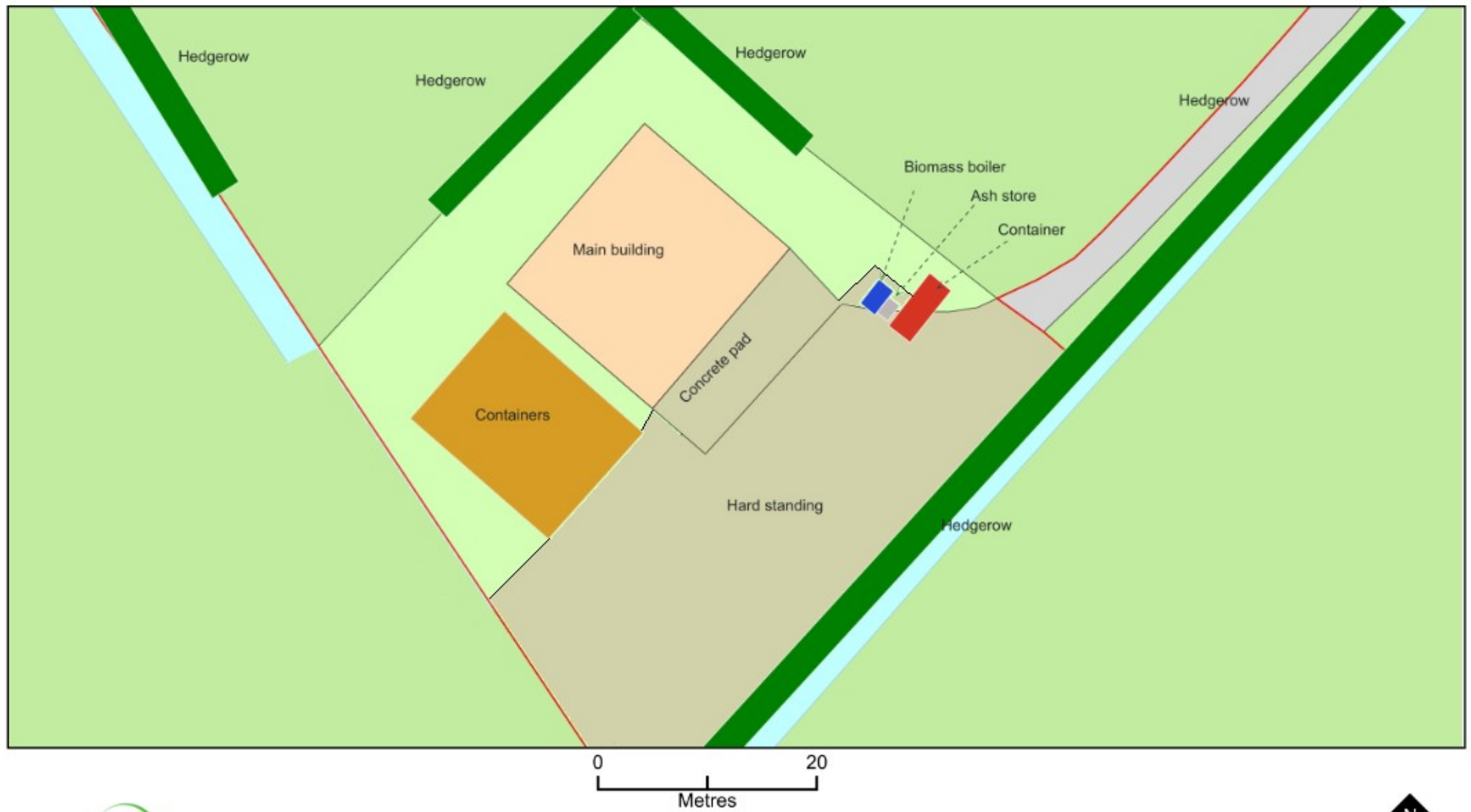


Plan Produced for: Joe Halstead  
Date Produced: 24 Jun 2024  
Plan Reference Number: TQRQM24176100949132  
Scale: 1:500 @ A4

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# Site Plan for PP-13173094



Plan Produced for: Joe Halstead

Date Produced: 24 Jun 2024

Plan Reference Number: TQRQM24176100949132

Scale: 1:500 @ A4

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# Tydd St Giles Parish Council

## Income & Expenditure Summary as at 31.8.24

Income	Year to Date	Budget	%
FDC Precept	£ 9,000.00	£ 18,000.00	50.00
FDC Concurrent Functions Grant	£ 2,791.00	£ 2,791.00	100.00
Allotment Rents	£ -	£ 8,844.00	0.00
Allotment Rates	£ -	£ 600.00	0.00
Community Centre	£ -	£ -	0.00
Grants	£ 3,000.00	£ -	#####
Donations	£ -	£ -	0.00
Recycling Credits	£ -	£ -	0.00
Bank Interest	£ 67.27	£ 200.00	33.63
VAT Refunds	£ -	£ 2,450.00	0.00
Miscellaneous	£ 650.00	£ -	#####
<b>Total Income</b>	<b>£ 15,508.27</b>	<b>£ 32,885.00</b>	<b>47.16</b>

## Expenditure

Clerk's Salary	£ 3,776.63	£ 11,200.00	33.72
Fees	£ 195.00	£ 410.00	47.56
Subscriptions	£ 571.18	£ 610.00	93.63
Admin Expenses	£ 531.09	£ 950.00	55.90
Insurance	£ 607.49	£ 600.00	101.25
Drainage Rates	£ 604.22	£ 600.00	100.70
Recreation Ground	£ -	£ 6,435.00	0.00
Churchyard	£ 747.85	£ 5,000.00	14.96
Community Centre	£ 404.82	£ 3,500.00	11.57
Street Lights	£ 6,091.81	£ 6,600.00	92.30
Section 137 Payments	£ -	£ 500.00	0.00
Parish Land	£ -	£ -	0.00
Foul Anchor	£ 185.66	£ 550.00	33.76
Highways	£ -	£ 1,000.00	0.00
Recoverable VAT	£ 1,438.81	£ 2,673.95	53.81
<b>Total Expenditure</b>	<b>£ 15,154.56</b>	<b>£ 40,628.95</b>	<b>37.30</b>

## Summary

Total Income	£ 15,508.27
LESS Total Expenditure	£ 15,154.56
<b>Net Surplus or Deficit</b>	<b>£ 353.71</b>

## Balance Sheet

Balance B/fwd 1.4.24	£ 39,496.80
Surplus or Deficit	£ 353.71
<b>Balance C/fwd</b>	<b>£ 39,850.51</b>

## Represented by

Barclays Current Account	£ 19,144.74
Barclays Business Saver	£ 18,056.57
NatWest Current Account	£ 2,649.20
Cash / Cheques	£ -
	<b>£ 39,850.51</b>