

Meeting of THORNEY PARISH COUNCIL held in the Bedford Hall, Thorney  
on Tuesday 25<sup>th</sup> June 2024 at 7.00 p.m.

Chair: Councillor Mrs. M Long

Councillors: B. Parker, S Williams, D Winch, Mrs K Howard, Mrs. D Halfhide, J Shearman

Peterborough City Councillors M. Ormston

11 Member of the public.

Chairman welcomed those attending to a special meeting to discuss 24/00552/FUL Station Road Thorney. Proposal: Demolition of existing buildings and erection of 47 dwellings

Cllr Howard gave a presentation regarding the planning application highlighting relevant points. Following this Chairman open the discussion to all present.

Cllr Ormston advised this will be called in (this is the process that a City Councillor can implement for planning applications that are controversial and the application has to be determined by Peterborough City Council planning committee rather than Peterborough City Council planning Officers) – asked people to go to Peterborough City Council planning meeting at which the public can speak and present their case.

Mrs Stuffins – 135 trees were removed after the last planning application was refused in January this year. Forestry commission advised they would ensure trees would be replaced if there were any subsequent planning applications made for this site. Not mentioned in the planning application. Highlighted the concerns to flooding on their back garden. Concerns over the access that is not sufficiently wide enough and the lack of parking places for the properties. Concerns raised over a dyke that was previously filled in behind the property, which exacerbated the flooding.

Cllr Shearman- highlighted the major concerns about the Doctors and School oversubscription, however these are not material planning concerns. He suggested creating petition to show the villagers' objections which should be presented to the planning committee.

Mr Williamson highlighted the developer has not addressed the environmental and ecological questions.

Cllr Shearman highlight the development site is in a brownfield site.

Cllr Ormston highlighted that the same developer only has three attempts to achieve a successful planning application for a site.

Peacock house- planning from the 1970's stated trees needed to be planted as part of the planning application.

Sewage system- is an issue. Anglia Water should have upgraded system in the whole of the village in the 2000's but this did not happen. Concerns the system will not cope with further houses on Station Rd.

Cllr Shearman was willing to with residents on a petition.

Meeting closed: 19:43pm

24/00552/FUL Station Road Thorney Peterborough - Proposal: Demolition of existing buildings and erection of 47 dwellings with associated drainage, car parking and landscaping – object to

1. It is a flood zone according to local plan

2. Flooding on a regular basis in the same area of Station Road will be made worse by this development. On the east side of the site this is particularly noticeable with many residents having photographic evidence. The development should incorporate measures to remedy this situation. There used to be a dyke in this area that was filled in which exasperated the flooding.

3. The developer has not taken into account the NLIDB objection

4. Surface water discharge should be directly into the Old Wryde Drain to the North of the A47 and incorporate measures to drain the site directly to the east. This should be a condition

5. The application submitted in September 2022 ref 22/01048/OUT for the demolition of the existing office building and outline permission for 10 dwellings was refused. This application is for nearly 5 times that number of dwellings and is over development for the site.

6. The site access is insufficient to accommodate the vast increase in traffic this development will give. This is on a raised bed that is much higher than neighbouring properties and will cause over looking, lack of privacy and light to the nearby properties.

7. A recent development at Goodman's Close has an inadequate access road resulting in refuse lorries being unable to access properties. This situation is ongoing and cannot be replicated on this application

8. In a past planning application (about 1970) a condition was in place for the development to include the planting of a tree belt consisting of 135 trees. This mature tree belt was hacked down after the planning application was refused in January 2024.

Forestry commission advised they would ensure trees would be replaced if there were any subsequent planning application. This needs to be a condition to be restored.

9. There is major village wide concerns that the Doctors and School oversubscription This development will make the situation even more untenable.

10. Sewage discharge and drinking water pressure are both poor at this end of Station Road (as they are in many parts of the village). Again This development will make the situation even more untenable.

11. The developer has not addressed the environmental and ecological questions.

12. Thorney Parish Council strongly objects to this application