

COVENEY PARISH COUNCIL

Minutes of the Meeting of the Parish Council to be held on Monday 22 February 2021 at 7.30pm by Zoom

Present: Mr A Bensted, Mr V Ingham, Mrs N Laredo, Mr B Matthews (Chairman), Mr C Senior, Mr A J Stygal

Also Present: Mrs S Thompson (Clerk)

21/022 Apologies for absence

None, all present.

21/023 Members' declaration of interest for items on the agenda

Mr Senior declared a prejudicial interest in the planning application 21/00098/FUL.

Mr Bensted and Mr Senior each declared a prejudicial interest in that they each know one of the candidates for the grasscutting job personally.

Mr Matthews declared a personal interest as he has had business dealings with a family member one of the candidates

21/024 Public Question Time

None

21/025 Grasscutting and Maintenance Contract – to agree on appointment and contract

Originally, there were four candidates but two dropped out before the interview stage. The remaining two were interviewed by Mr Matthews, observed by Mr Senior, by Zoom. Each candidate was scored against prepared criteria. Mr Bensted and Mr Senior did not take part in the decision. It was unanimously agreed to appoint Pat Whitton.

21/026 Allotment Land

Emma Grima has sent a response to the S106 application but this has raised a lot of questions. It was agreed to ask Ms Grima to meet with the Parish Council and Cllr Bailey as soon as possible.

Mr Senior has obtained a quote for the fencing (many suppliers are unwilling to quote) from all agreed to progress. An order is to be placed with Arbantia Fencing for a total cost of £9,991 + VAT.

It was agreed that the borehole has to wait until the S106 situation is clarified. This will be on the agenda for the next meeting.

21/027 Planning

The following new applications have been received for comment:-

21/00032/FUL – Ebenezer Farm, West Fen Road, Coveney – Garage conversion and Insertion of four new roof lights – it was agreed that there are no concerns.

20/01687/FUL – Land Adjacent 2 Gravel End, Coveney – Erection of 4 bed detached family home and associated works – Outside development envelope, access on the corner, overdevelopment of the site – it was agreed to recommend refusal on the following grounds:-

- The existing access to Gravel End is not capable of taking additional traffic and does not conform to adoptable standards and does not allow for refuse and fire tenders to safely enter and leave the site.
- The two storey building, located only 8m to the south of No2 would significantly, and detrimentally, overshadow it's principle amenity spaces.

- The proposal does not comply with a number of the ECDC Design Guide SPD rules. In particular plot size, plot ratio, lengths of elevations and relationships to adjoining buildings.
- The existing permitted dwellings by the applicant will significantly overlook the amenity space of the proposal's garden.
There does not appear to be sufficient parking provision on site, including a safe turning area
- The proposals are visual intrusive to views from the countryside.
- The site falls outside the village development envelope.

Mr Senior left the meeting

21/00098/FUL – 24 Main Street, Coveney – Oak framed external seating area with associated works. New air source heat pump external unit. Increase in northern boundary to 2m – It was agreed that there are no concerns.

21/028 Date and Time of Next Meeting

Monday 8 March 2021, online (to be confirmed)

Meeting closed at 20.55