

**Minutes of the Meeting of Eye Parish Council  
In the Leeds Hall, High Street, Eye on Thursday 18th January 2024  
at 7pm.**

**The meeting was recorded**

**Alison Homes Presentation on their Pre Reserved Matters  
application for the site east of Eyebury Road, Eye.**

Georgia McCrae and George Wilkinson from Alison Homes attended the meeting. The site was originally Larkfleet and that company was sold to an American company in 2021 then sold on to Alison Homes.

The proposal is for 265 two/three/four and five bed houses with access off Eyebury Road and has received outline planning approval in December. The application for reserved matters is being submitted in the next few months and will be an ongoing dialogue. This covers details on appearance, landscaping, layout and scale. The application provides land for vehicle access and expansion to Eye Primary school, public open space with 5 pieces of play equipment (LEAP), an area for allotments, and bus stop improvements in Thorney Road with shared cycle/footway to connect to the development. 30% affordable housing. CIL funding of 15% to go to the Parish Council. Alison Homes anticipate that once full approval given work will commence in October 2024 with the first homes being available in October 2025.

Mr McKean responded on behalf of the Parish Council.

There should be no parking of construction/delivery vehicles off site, the access road for the school provided when work on site begins and strict control of the hours of the building works. Care of traffic/vehicle movement around Field House. A clear complaints procedure should be in place during the construction.

The play areas and open space should be relocated away from the SUDS and pond for safety reasons. Who will manage the allotments and are they really needed?

Site boundaries must be agreed and documented. Traffic calming measures installed before any works commence. Sewer pipes in Little Close need upgrading

Will Alison Homes be having a public consultation with the residents of Eye as there were over 350 objections from residents, mainly concerning traffic in Eyebury Road. Concern that the school is oversubscribed now – will Alison Homes be able to use the close proximity of the school as a selling point? The nearby Biffa Site just been granted permission for an open windrow composting plant – if this does expel a bad odour will not be good for selling new houses.

The site will have a potentially 750 residents will put a strain on services within the village ie doctors.

**01/2024**

### ***Consultation with the public until 7.10pm***

A member of the public attended because he had seen that the Hodney Hedgerow was on the agenda. He said he was speaking on behalf of his friend who owns the site and is trying to put in drainage there. He disputes that it was an ancient hedgerow that was removed despite the evidence showing otherwise. The gentleman hadn't got anything confirming that he could act for the landowner. No plans have been submitted concerning permission for drainage on the site.

There is a gas pipeline in the area that is fully regulated.

Attendees: Mr A Goodsell, Mr C Lester, Mr A Martin, Mr A Short and Mr A Smith.  
Councillors S Allen and N Simons.

Mr J Peach and 6 members of the public

#### **1) Apologies for Absence**

Ms J Edge, Mrs D Magnus, Mrs K Mulholland, Mr R Taylor and Mr G Walker.

#### **2) Declaration of Interests**

Mr A Short, Agenda item 7 Voucher 113.

#### **3) Items for City Councillors**

Update on the planning matter with the hedgerow at the Hodney site – see item on Consultation with the public. No further information received.

Councillor Allen will follow-up on talks between City Council Officers and the school on possible school expansion.

Parish Council to send further letter to support Councillor Allen in getting the Excel bus service to stop in Eye.

#### **4) Policing**

Ecops – Feedback on rural street surgery. Items reported included parking, speeding and Anti – Social Behaviour.

Next surgery is in Newborough on 19th January between 5-7pm and then in the Leeds Hall on Thursday 29th February 5-7pm.

One of the priorities in the next 3 months is road safety in Eye.

#### **5) Speed Watch – Nothing to report**

#### **6) Minutes of the meeting of 7th December 2023 & Matters Arising – Not included in this agenda**

Card Direct responded that the cars reported as being in the layby and bus lane did not belong to them.

The minutes were agreed and signed as a True Record

**02/2024**

## 7) Finance

(i) Accounts for Payment. The following accounts were approved for payment.

<i>Creditor</i>	<i>Voucher Number</i>	<i>Details</i>	<i>Nett</i>	<i>VAT</i>	<i>Total</i>	<i>Payment</i>
B Stanojevic	111	Wages - December	£673.27	-	£673.27	BACS
S Short	112	Wages - December	£832.93	-	£832.93	BACS
J Fisher	113	Wages - December	£205.20	-	£205.20	BACS
GP Services	114	Annual Pest Control	£300.00	-	£300.00	BACS
SMC	115	Legionella Checks – Leeds Hall Pavilion	£55.00 £55.00	£22.00	£132.00	BACS
CPALC	116	Training	£30.00	-	£30.00	BACS
CPALC	117	FOI & CIL Training	£170.00	-	£170.00	BACS
Veolia	118	Refuse – Leeds Hall Cemetery	£94.05 £80.71	£34.95	£209.71	BACS
Cardinus Risk Management	119	Leeds Hall – Cost Assessment(Audit)	£140.00	£28.00	£168.00	BACS
Mrs B Stanojevic	120	Printer Inks	£44.90	£8.98	£53.88	BACS
HMRC	121	PAYE – Oct/Nov/Dec	£965.86	-	£965.86	BACS
Wave	122	Water – Leeds Hall Pavilion Cemetery	£110.78 £56.53 £29.98	- £4.23 -	£110.78 £60.76 £29.98	BACS
ICO	123	Freedom of Information - Renewal Fee	£40.00	-	£40.00	BACS
Mark Pinfold	124	Cemetery Landscaping	£380.00	-	£380.00	BACS

(ii) S137 Payments- None

(iii) Income & Expenditure Report – April to December. Noted

## 8) Planning

### *Applications*

REF:23/01673/FUL Change of use of existing storage building to restaurant collection shop, and for off licence sales and convenience supplies, including a new shop front at 41 Crowland Rd, Eye. PE6 7TP. No Comments

### *Decisions:*

REF:23/01398/HHFUL Single storey garden workshop at 6 Little Close, Eye – Permitted.

REF:23/01252/FUL Proposed rear extension to Dental Surgery at 62, High Street, Eye. Permitted

REF:23/01620/CTR Maintenance works to Walnut Tree at 20 High Street. Permitted.

REF23/01438/ADV 2 internally illuminated fascia signs, 2 externally illuminated hanging signs, window graphics, Hello graphics, parking panels, replacement poster frames and Red Lion vinyl (retrospective) at 49, High St, Eye, PE6 7UX. Permitted.

**03/2024**

REF:21/02004/MMFUL Development and operation of green waste Open Windrow Composting (OWC) Facility at Eye Landfill Site, Eyebury Rd. Permitted.  
Eye Parish Council are concerned that this has been permitted despite all the objections and will look into further.

REF:19/00836/OUT Construction of up to 265 dwellings, associated public open space, infrastructure and the provision of land for school extension with access secured and all other matters (appearance, landscaping, layout and scale) reserved at Land East of Eyebury Road, Eye for Larkfleet Homes, Bourne. Permitted

Mr Martin attended the meeting with PCC re the Local Plan. They have received 148 sites for consideration and 8,000 comments on the draft plan. Consideration of the preferred sites is the Council's next stage to consider. Officers are asking Parish Councils to meet any deadlines they are given to ensure the plan moves forward to completion by June 2025. If this isn't met the whole process has to start again. This is an election year for the City Council.

**9) Neighbourhood Plan** – Zoom meeting in the Leeds Hall on Thursday 25th January at 6.30pm with the Consultant

**10) Cemetery – Nothing to report.**

**11) Allotments**

Very wet, dyke will be looked at.

**12) Trees** – 30 new trees ordered, will be delivered end of February.

**13) Eye Primary School**

No discussions have taken place re expansion.

The children will assist with the planting of an oak tree in the churchyard, a faculty permission has been given for this. Plaque to commemorate the event for the King's Coronation, has been ordered.

**14) Leeds Hall, Recreation Ground and Amenities**

New IT router and extensions now received for the Leeds Hall.

Clerk chasing for Broadband at the Pavilion.

Planter at front of Fountains Place needs planting up. Noted.

Marigold Tavern have agreed to house the Parish Council notice-board and a defibrillator machine on the front of their building that currently has a planning application in.

Keely Mills, Peterborough Presents - Email advising the 2024 Lantern Parade will be on 9th November. Window Wonderland Workshops happening in the Leeds in February for the event to take place throughout the village on 7/8/9th March.

Eye Festival - 6th July at Manor Farm. This will include music and stalls.

Community Centre will shortly have temporary roof repairs.

**15) Transport, Roads and Footpaths** – Nothing to report

**16) Other Correspondence**

Email from Tracey Pearson, Longhurst Group – availability of a meeting with them at the end of January re land at Pershore Way. Clerk will ask for a confirmed date.

**17) Date of Next Meeting – Thursday 15th February 2024**

**18) EDI - Compliant**

**04/2024**