

Southorpe Parish Council Annual Meeting

**Minutes of an extra ordinary meeting held at Barnack Village Hall at 1100 hours
On Monday 29th July 2024**

Present: Carl Brown (ACB) chair
Corinna Blackmore (CB)
Clare Peacock (CP)
Peter Corder (PC)

Parish Clerk: Alison Hurford (AH)

Ward Councillor: Irene Walsh (IW)

Members of Public: Daphne Williams (DW)

24/26 There were apologies for absence from Councillor Simon Little.

24/27 CP declared an interest in agenda items 24/28/1 as a close neighbour of the applicant. CP will leave the room when this item is discussed.

24/28 Parish Planning

24/28/1 24/00810/HHFUL

Removal of railings to south boundary and installation of black galvanized steel gate and fencing (Part retrospective) – The Old Dairy Barn, Main Street, Southorpe.

It was felt that this application is effectively in two parts; the railings and gate on the northwest side of the property and secondly the railings and gate to the south of the property.

Initially, ACB opened the floor to the public and DW reiterated the information that has been circulated to the council and that appears on the planning portal.

IW felt it was the legal matter of the correct right of way that needed sorting here before any decision on planning could be made.

After discussion and an unanimous vote, SPC has no objection to part one of the application, the retrospective planning permission for the installation of black galvanised steel gates and fencing at both the entrance to the property and within the grounds of the property located on the northwest side of the property.

Part two of the application has clearly raised the legal issues relating to the applicant's right of way across the boundary between The Old Dairy and The Granary and potential trespass via the installation of a gate along the boundary. The inclusion of a gate in the planning application appears to be the issue here.

Letters have been submitted by solicitors acting on behalf of both the applicant and the occupants of The Granary which outline opposing views as to the legal rights of the applicant in this matter.

Members of Southorpe Parish Council are lay persons and have no legal or professional qualifications or training to give a qualified opinion relating to some of the matters raised by both parties' solicitors.

Based on the reasons above SPC agreed unanimously that they cannot make any recommendation either to support or to object to the application as the matter is solely for Peterborough City Council Planning and legal department to resolve by way of a formal decision.

Item 24/28/2 24/00849/HHFUL

Proposed single storey rear extension, front porch enclosure and minor alterations including window and door replacement -
Stonecroft, Main Street, Southorpe, PE93BX

SPC fully supports this application and has no comment to make.