

# *Swavesey Parish Council*

## **Minutes**

Parish Council Meeting, held at The Memorial Hall  
Monday 30 November 2004, 7.30pm

### **Planning Application Ref: S/2285/04/F from The Guinness Trust for 11 affordable dwellings on land in Whitton Close, Swavesey**

#### **PRESENT**

Mr M Johnston (Chairman)

Councillors : J Dodson, J Foster, R Owen, J Pook, J Tait, W Wright

Clerk : Mrs L Miller

Parishioners : 17

S Cambs District Council: Ms Sarah Lyons, Affordable Housing Officer

Guinness Trust: Mr C Cooke, Project Manager

#### **APOLOGIES**

A Day, P Marriott, S Rogers, J Shepperson,

#### **AGENDA 2**

##### *Declarations of Interest*

No declarations were made.

#### **AGENDA 3**

##### *Planning Application Ref: S/2285/04/F*

**3.1** The Chairman welcomed Mr Cooke from the Guinness Trust to the meeting and added that Sarah Lyons from S Cambs District Council would also be attending. The Chairman asked Mr Cooke to outline the planning application being discussed and the meeting would then be opened to the public for questions.

Mr Cooke, Guinness Trust, reported that the Trust were unable to purchase land outside of the village development boundary as originally hoped, therefore the project is now for 11 new affordable homes plus refurbishment of 2 existing houses. All of the land being used is presently District Council land. The Planning Application details this proposal, however the plans are still evolving as the viability of the scheme has to be looked at in greater detail now that the number of dwellings has reduced from the 20 originally planned. The timescale for the project is to have funding in place before the end of this financial year.

*(7.42pm – Sarah Lyons arrived – apologies for late arrival due to heavy traffic on A14)*

Sarah Lyons confirmed that the District Council was happy with the mix of dwellings offered in the application: 1 bungalow, 6 houses and 4 flats. Sarah also confirmed that those tenants who have had to move out of the existing Airey Houses would be able to come back to either the refurbished Airey Houses or new homes and will be offered first choice of accommodation available.

Sarah Lyons reported that as land outside of the development boundary is not being used for the development, a S.106 agreement is no longer required. Housing allocation will now follow the District Council's standard allocation policy with tenants coming from the District Council's housing register. Sarah confirmed that there is flexibility within the policy to enable potential tenants with a connection to Swavesey to be given priority.

Mr Cooke confirmed that the Guinness Trust would purchase the land from the District Council and build the new homes and refurbish the older ones. The Trust will then manage all of the accommodation, it will no longer be District Council housing. The exact breakdown of shared ownership and rented accommodation has not yet been decided. Mr Cooke also said that the order in which the project would be completed was not confirmed. The preferred way for the Trust would be to build the new dwellings first, then refurbish the existing houses. The refurbishment details had not been confirmed but would take the properties up to 'mortgageable standard'. It was not known at this stage whether they would become shared ownership houses or rented.

The Parish Council asked Sarah Lyons that if a S.106 agreement was not required now, could a covenant be placed on the sale of the land, to ensure that future tenants of the new accommodation have a definite link with the village and accommodation is offered to this group first? Sarah replied that she would discuss this with the District Council's Legal Dept to find out.

The discussion was closed to members of the public for the Parish Council to consider their response to the planning application. All members of the public were still permitted to listen to the remainder of the meeting.

### **3.2 Parish Council decision on planning application**

The following response was to be made to the planning application:

Swavesey Parish Council raises no objections in principle to the proposed development for affordable homes on land which is currently no.s 5-8 Whitton Close. However the Council wishes to make the following detailed comments:

The Council understood that as the proposal does not include land that is outside of the village development boundary, a Section 106 agreement controlling allocation of tenants is no longer required. The Parish Council welcomes a development of affordable housing within the village and wishes to ensure that Swavesey residents or those with a strong working or family connection to the village are able to have first refusal on the accommodation provided. The Council therefore wishes to request that, if a Section 106 agreement is not provided then a covenant be placed on the sale/transfer of the District Council land to the Guinness Trust, to ensure that future tenants of the new accommodation have a definite link with the village and accommodation is offered to this group first.

The Council questions why only 6 parking spaces are provided for the block of 4 flats. The flats are detailed as 1 bedroom, 2 person accommodation. This assumes 2 adults having most probably 2 cars. This gives a possible maximum number of cars per block at 8 cars. There is no additional room on the roadside for parked cars as the flats are situated at the end of the cul-de-sac on a turning head. If two of the trees, as shown on the plans, could be removed from within the allocated parking area, this would allow for 8 parking spaces.

The Council also questions the design of the houses using mono-pitch rooflines. Although bungalows opposite do have this type of roofline, Whitton Close is made up of predominantly standard dual pitch rooflines on 2-storey houses. The Council would prefer to see the houses in the new development of a dual pitch roofline.

The Chairman thanked Ms Lyons and Mr Cooke for attending the meeting and for answering all the questions put forward.

There being no further business, the meeting was declared closed at 8.35pm.

Signed & dated, Chairman

**Minutes approved & signed as a correct record by the Parish Council on 20 December 2004**

## **Appendix 1**

### **Correction to information given by Sarah Lyons, S Cambs District Council, at the meeting held on 30 November 2004.**

Following a conversation between the Clerk and Mr Ray McMurray, Planning Officer at S Cambs District Council, Mr McMurray confirmed that for ALL affordable housing developments, a Section 106 agreement IS required. Therefore the Clerk added the following paragraph to the response sent for the planning application consultation :

“At time of writing, having spoken with Mr McMurray, Planning Officer at South Cambs District Council, I now understand that as the development is for affordable housing, then a Section 106 agreement is required. The Parish Council would welcome this, if it ensures that the accommodation is offered firstly to those with a Swavesey connection.”

Clerk  
06/12/04