

# *Swavesey Parish Council*

## **Minutes**

Parish Council Meeting, held at The Memorial Hall  
Monday 20 September 2004, 7.30pm

### **A Presentation by South Cambs District Council and The Guinness Trust on Housing Development Proposals for land in Whitton Close, Swavesey**

#### **PRESENT**

Mr M Johnston (Chairman)

Councillors : A Day, J Dodson, R Owen, J Shepperson, J Tait, W Wright

Clerk : Mrs L Miller

Parishioners : 22

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

Guinness Trust: Mr C Cooke, Project Manager

Mr N Parkinson, CHBC Architects

#### **APOLOGIES**

J Foster, C Houghton, S Rogers

#### **AGENDA 2**

##### *Declarations of Interest*

No declarations were made.

#### **AGENDA 3**

##### *Presentation by SCDC & The Guinness Trust on Housing Development on land in Whitton Close*

The Chairman explained to members of the public present that this would be a presentation to update the Parish Council on the proposals for a development of low-cost housing as part of the District Council's current redevelopment plans for Airey Houses within South Cambs.

The Chairman then asked Councillors if they would agree to open the meeting, after the presentation, in order to allow members of the public to ask questions of the proposals. This was unanimously agreed.

Sarah Lyons, SCDC, explained that of the eight Airey Houses in Whitton Close, four would be demolished in order to allow development of the site by The Guinness Trust for the proposed low-cost housing. This development would also include land the rear of the properties in Whitton Close, which is outside of the village framework boundary. This section of land can only be developed for low-cost housing and only with the approval of the Parish Council. No commercial housing developer would be permitted to develop freehold, market value housing on this site.

Mr Cooke, Guinness Trust, explained that the Trust now have plans which they propose to put forward for planning permission and this is the final consultation with the Parish prior to submitting the plans to the Planning Authority. The proposal is for a total of 20 low-cost homes, a mixture of bungalows, houses and flats. The Parish Council was assured that the proposed development would be a closed cul-de-sac of 20 dwellings. No further land would be purchased in the future and no further dwellings would be built.

7.43pm – the meeting opened to allow members of the public to ask questions.

Many points were discussed which included:

- Will the remaining Airey houses be refurbished and will that include privately owned ones?

Mr Cooke replied that yes, remaining houses will be refurbished and private owners will be consulted on refurbishment plans.

- Concern was expressed over the very large Willow tree behind nos. 4 & 5 Whitton Close and the damage the tree was causing to properties. At present the plans showed that the tree would remain in place.

Mr Parkinson replied that a tree report has been commissioned for the building proposals and the Willow would be investigated. Mr Cooke replied that the Trust would look at all landscaping options for the development including retaining existing landscaping or replanting.

- Assurance was given that no new development would take place outside of the proposed area.
- Ms Lyons explained the exception site policy with regard to low cost housing and that a S.106 planning agreement would be put in place to regulate how the properties are rented or share-purchased. Potential tenants would have to be on the District Council's housing list and to qualify for this development would firstly have to have a connection with Swavesey, if there were then still properties available these would be provided on a cascade effect with the next closest villages.

- The issue that part of the development is taking place outside of the village development boundary was raised, as in other areas of the village this has not been permitted.

Ms Lyons replied that Government Policy only allows affordable housing development outside of the village boundary, which is why the proposed development is able to take place. Unfortunately this does not allow for commercial or private development.

- Concern was expressed over the parking provision, in particular for the flats, which only have one space per flat. Parish Councillors considered that there was insufficient parking provided.

Mr Cooke replied that parking allocation was restricted to planning policy requirements, however he would discuss the parking allocation further with Planning Officers.

- Query raised over surface water run-off. Mr Cooke replied that the plans would be sent to the Environment Agency for consultation.

- Concern was expressed over the affordability of the affordable housing proposed and it was asked how the site would be allocated between shared ownership and rental and how the costs would be worked out.

Ms Lyons replied that the site would include affordable rented property and shared ownership, which Mr Cooke added would be 10 units rented and 10 units shared ownership, both of mixed type. The shared ownership would be based on local valuation of equity. All units would remain within the Trust and would never become full ownership. Rents will be guided by target rents via the District Council.

- There were still major concerns that people within the village may still not be able to afford the properties if they were based on local equity prices. Ms Lyons replied that the District Council and Guinness Trust would look closely at the affordability of the properties.
- It was confirmed that the development will not be a private estate, ie the highway and footpaths will be County adopted.

The Chairman thanked Ms Lyons, Mr Cooke and Mr Parkinson for their presentation and for answering all the questions put forward. The Chairman confirmed that all future Parish Council meetings to discuss the proposed development would be advertised to all residents and open to the public to attend.

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 25 October 2004**