

# *Swavesey Parish Council*

## *Planning Meeting*

8.00pm

Minutes

Swavesey Parish Council Planning Meeting, held at The Memorial Hall, High Street  
Monday 21<sup>st</sup> September 2009

**PRESENT**

Mr M Johnston (Chairman)

Councillors : Mr S Boylan, Mr J Dodson, Mr J Jullien, Mr N Dennis, Mr J Pook, Mr W Wright,  
Mr K Wilderspin

Clerk : Mrs L Miller

Parishioners : 0

County Cllr Ms M Smith                      District Cllr Mrs S Ellington

<b>Item</b>		<b>Power Action</b>
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<b>1</b>	<b>TO RECEIVE APOLOGIES FOR ABSENCE</b> Mr Boylan (late arrival), Mr D Whiter, Mr P Marriott, Mr T Parish	
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<b>2</b>	<b>MEMBERS' DECLARATIONS OF INTEREST</b> Mr Dodson declared a personal interest in Item 6, as a member of his family owns land adjacent to the proposed Swavesey site.	
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<b>3</b>	<b>Meeting suspended to allow 10 minutes for the public participation forum and for persons declaring prejudicial interest relating to the business to be transacted, to address the meeting.</b> <ul style="list-style-type: none"> <li>• No items raised</li> </ul> <b>Public forum closed in order for the Parish Council meeting to commence.</b>	
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**4 PLANNING****4.1 To consider applications received**

- (i) Ref: S/1147/09/F – 26 High Street, Mrs S Quigley. Extension, replacement boundary wall, removal of conservatory and formation of garden room and installation of solar panels. No objections.
- (ii) Ref: S/1230/09/LB & Ref: S/1229/09/F – 87 Mill Farmhouse, Middlewatch. Mr & Mrs S Hall. Construct new roof to outbuilding and thatch with longstraw. No objections.
- (iii) Ref: S/1209/09/F – Thorpes Farm, Tipplers Road, Mr J Kerley. Extension to hay barn to form staff facilities area, temporary siting for mobile home (retrospective). No objections.
- (iv) Tree works in the conservation area – 27 Station Road, Miss C Reid. Whitfield Group. Yew Tree at end of driveway to be pruned back approx 50%. No objections subject to the views of the District Council's Conservation Area Trees Officer.

**4.2 Permissions**

Ref: S/0910/09/F – 75 Moat Way. Amended for information only to remove roof overhang over neighbouring property.

Ref: S/1069/09/F – 16 Chantry Close.

Ref: S/0976/09/F – 25 Gibraltar Lane.

**4.3 Refusals** None notified**4.4 Appeals** None notified

**5 JAG PROPOSAL: Proposal from the Parishes Joint Action Group to contract professional legal assistance to review the Gypsy & Traveller Site Option consultation report**

A copy of the proposal for cost share of legal assistance between Cottenham, Willingham and Swavesey Parish Councils was circulated to all Councillors. The proposed cost to Swavesey was £98, proportionately based according to parish tax base. The Chairman informed Council that he had initially responded that it was unlikely that Swavesey would agree to the proposal, as he considered that it was not necessary to have an independent review of the Site Options report, as this would already have been legally reviewed by the District Council. Also free legal advice is available to Parishes if they require it, via the National Association of Local Councils. The Clerk added that legal costs relating to the GTDPD had not been budgeted for. Following discussion it was unanimously agreed that Swavesey should not become involved in paying any independent legal fees with regard to this.

*(8.17pm – Mr Boylan joined the meeting)*

**6 GYPSY & TRAVELLER DPD, ISSUES & OPTIONS 2 CONSULTATION**

The Parish Council's response to the consultation to be made as follows:

General comments

- The Council considers the proposed allocation of sites to be disproportionate within South Cambridgeshire, in that the majority of sites are proposed in and around villages to the NW of Cambridge. Of the 20 proposed sites, 12 are in villages north and west of Cambridge, with 4 of the Cambridge sites also to the north west of Cambridge. Including the two Northstowe proposals, there would be 11 sites within a 5-10 minute drive of Swavesey village.
- When the new sites for gypsies and travellers are confirmed and included within the Local Development Framework, the Parish Council would like assurance that planning laws will then be strictly enforced on any additional illegal sites, which may then appear.

Site 19, Rose & Crown Road, Swavesey

- What criteria has changed with regard to this site to now consider it suitable for a permanent gypsy & traveller site? SCDC originally refused permission on the grounds that the site had not been shown to be essential and would be contrary to criteria listed in policies SP12/1, H5, SE13 and HG29. In particular that the concentration of caravans severely detracts from the rural character of the area.
- At the time of initial development and throughout all of the subsequent planning applications and appeals, permission was consistently refused on the grounds of the unsuitability of the site for such development. The Parish Council can see no evidence to suggest that the situation has changed and would like to know why the site is now being considered as potentially suitable?
- The Council is concerned over the number of caravans/homes given permission for each pitch. Temporary permission currently on this site, gives permission for up to 5 caravans per pitch, this could give a maximum of 40 per site. The Parish Council considers the site is unsuitable for that density and would not be permitted for permanent development.
- The visual impact of the site is high. The site sits on a rise and can be seen from all around it. The large dwellings currently on some of the pitches are also of a high visual impact. The development has an adverse impact on the surrounding countryside.

Highway issues:

- The site is accessed via Scotland Drove, an unmade byway maintained by local landowners and of a standard that is unsuitable for the amount of traffic that would be generated by the proposed development (up to 40 dwellings).
- The Council considers the visibility splay at the junction of Scotland Drove and Rose & Crown Road is not sufficient or safe for the potential amount of traffic which would use it.
- The Council would dispute the comments made regarding the site at TIER 2, 1c. There are no footpaths from the site to the village for pedestrians. Rose & Crown Road is a heavily used road. It takes all of the school buses twice a day to/from the Village College, it is a main bus route to/from Cambridge, it is a main route to/from the A14 for residents of Fen Drayton Village.

- Rose & Crown Road is currently suffering from over use with the road edges crumbling and major repair work required.

Sewage issues:

- The site is not connected to the mains sewers. The current dwellings use individual sewerage systems, which the Parish Council considers are unsuitable for the location. Drainage ditches surrounding the site are agricultural ditches and are not suitable for foul water from the site.

**7 ITEMS FOR INFORMATION AND NEXT MEETING AGENDA**

Full Parish Council meeting Monday 28<sup>th</sup> September 2009, 7.30pm.

There being no further business, the meeting was declared closed at 9.05pm

Signed & dated  
Chairman

**Minutes approved & signed as a correct record by the Parish Council on 26  
October 2009**