

# Swavesey Parish Council

7.38pm

## Minutes

Swavesey Parish Council Extra-Ordinary Meeting,  
held at The Memorial Hall, High Street  
Thursday 3<sup>rd</sup> December 2015

### PRESENT

Mr M Johnston (Chairman)

Councillors : Miss L Boyes, Mr J Dodson, Mr C Parsons, Mr K Wilderspin, Mr W Wright

Clerk : Mrs L Miller

In attendance: Mr C Brown, Planning Partner, Carter Jonas LLP

Ms H Harris, Planner, Carter Jonas LLP

Mr C Goldsmith, Director, Swavesey Ventures Ltd

Mr J Clarke, Director, Transport Planning Associates

Mr R Raspberry, Urban Design Associate, CSa Environmental

Parishioners : 2

### Item

### Power Action

#### 15-16/12-XM TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

- 1 Mr S Faben (personal), Mr J Jullien (personal), Miss H Parish (holiday),  
Mr J Pook (personal), Ms S Smith (personal)  
Cllr Ms M Smith (CCC), Cllr Mrs S Ellington (SCDC)

#### 15-16/12-XM MEMBERS' DECLARATIONS OF INTEREST & DISPENSATIONS

- 2.1 **Declarations of interest from councillors on items on the agenda**
- 2.2 **Requests to Speak** No requests received to speak on any items as declared above.
- 2.3 **To receive requests for dispensations** No requests received.
- 2.4 **To grant requests received** The granting of dispensations to be made by Full Council.

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#### 15-16/12-XM 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.

- 3 No addresses regarding prejudicial interests were made. No items were raised by members of the public present.

**Public forum closed in order for the Parish Council meeting to commence.**

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#### 15-16/12-XM PROPOSALS FROM CARTER JONAS FOR RESIDENTIAL DEVELOPMENT ON LAND OFF OF MIDDLEWATCH

- 4 The Chairman welcomed Mr Brown from Carter Jonas and his colleagues.  
Mr Brown introduced everyone and explained that the Scambler Trust, landowners of the site, which lies to the south of Whitton Close and west of Middlewatch/Boxworth End, wish to submit a planning application for up to 70 dwellings on the land around Feb/March 2016. Access would be from Middlewatch, across land which is currently no.130 Middlewatch.

Mr Goldsmith, representing the commercial developer, said that this is the first contact made with any organisation about the proposals. No discussions have yet taken place with South Cambs Planning Officers, however following this meeting with the Parish Council, pre-planning discussions will be arranged.

A public exhibition in the village has also been arranged for Tues 12<sup>th</sup> Jan, at which residents will be able to view proposals and ask questions. **Times to be confirmed.**

Mr Brown gave a presentation on the detail of the concept proposals (Appendix 1). The main points being:

- Site lies outside of the village development boundary, however as the SCDC Local Plan has not yet been approved, housing proposals outside of the development boundary can be considered against NPPF principles.
- Site is 2.08 hectares and could accommodate up to 70 dwellings at 33 dwellings per hectare.
- 40% would be 'affordable' housing (28 dwellings).
- Integrated open space and children's play space would be included.
- Two swales linking to a detention basin would be provided to provide for surface water drainage, with outfall into the existing drain at the western end.

Discussion points and comments included:

Parish Council:

- The village has not asked for a development of this size and does not consider it could sustain that number of additional dwellings and residents.
- Concerns raised over traffic levels and speed along Middlewatch and Boxworth End at present, would be much worse with 70 additional dwellings.
- Boxworth End and Ramper Rd suffer badly from diverted traffic off of the A14, making it very busy.
- Junction would be very close to Ramper Rd junction which causes problems currently.
- Traffic/parking issues cause problems around Bethel Church which is close to the proposed junction.
- Surface water flooding is a big issue particularly flash flooding as happened around Ramper Rd junction in August 2014.
- Questions raised over proposed swales and the balancing pond, as local knowledge suggests the water flows off of the site to the east, not the west. Developers would need to discuss this in detail with the Environment Agency and the Swavesey Internal Drainage Board.
- Question asked as to whether a property can be demolished in order to allow access to backland (outside of development boundary).
- Primary School is full, over-subscribed and families are currently choosing not to move into the village as they cannot get primary school places.
- The Village College is close to capacity if not already. Where would the additional children go to school?
- Questions raised over type of housing proposed. If anything the village requires affordable/starter homes, bungalows for older residents and small to medium size properties, not necessarily large family houses.
- Recreation space, the village is currently below the recommended amount of recreational open space for the number of residents. Additional sport and play space would be a requirement of increased development.

Mr Goldsmith replied that this proposal wishes to identify village problems and issues and try to help solve or improve them. The comments raised by the Parish Council are helpful and will be looked into.

Parish Council suggested that perhaps it would be more appropriate to build a new Primary School on the site and re-develop the existing school site instead?

Mr Clarke spoke about traffic and speed surveys which showed excessive speed along the Middlewatch/Boxworth End area. **Parish Council to send Mr Clarke the data from the Ramper Rd survey of January 2015.** Mr Clarke suggested that traffic calming could be provided as part of the scheme.

The Chairman, with the approval of the Council, opened the meeting up to allow the members of the public present to ask questions:

- Concerns raised over traffic noise for existing residents who currently have no development around them.
- Reiterated that water flow from the site is a big issue, as currently water flows off of the site through adjoining gardens and into Middlewatch. This is of serious concern for local residents.

Meeting closed to the public.

The Chairman summarised by saying that the Council is not convinced that a new development of this number of houses is right for the village. A proposal earlier this year for 30 dwellings on land just to the south of this proposal, which the Parish Council objected to, has recently been refused.

The long term future of the Primary School is a serious concern with the current level of residents and if the village increases the future capacity of the Primary School must be a priority.

Traffic volume and speed through the village is a big issue and would need to be addressed if an increase is proposed.

15-16/12-XM

**5 Next meeting dates:**

**Full Council** – 7.30pm Monday 14<sup>th</sup> December 2015

**Public Exhibition of plans for above proposal** – 4pm-8pm(TBC) Tues 12<sup>th</sup> January 2016, Bethel Church Meridian Rooms

There being no further business, the meeting was declared closed at 9.07pm

Signed & dated

Chairman