

Swavesey Parish Council

7.30pm

Minutes

Swavesey Parish Council Meeting, held at The Memorial Hall, High Street
Thursday 14th January 2016

PRESENT

Mr M Johnston (Chairman)

Councillors : Miss L Boyes, Mr S Faben, Miss H Parish, Mr C Parsons, Mr J Pook, Ms S Smith,
Mr K Wilderspin

Clerk : Mrs L Miller

In attendance: Cllr Mrs S Ellington (SCDC)

Parishioners : 5

Item**Power Action**

15-16/P01-1 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE
Mr J Dodson, Mr W Wright. County Cllr Ms M Smith

15-16/P01-2 MEMBERS' DECLARATIONS OF INTEREST & DISPENSATIONS**2.1 Declarations of interest from councillors on items on the agenda****2.2** Mr Pook declared a registered interest in Agenda item 4.3(iv), in that his daughters own land south of the Village College coach access road to the south of the Bloor Homes site.**2.3 Requests to Speak** No requests received to speak on any items as declared above.**2.4 To receive requests for dispensations** No requests received.**To grant requests received** The granting of dispensations to be made by Full Council.

15-16/P01-3 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.

No addresses regarding prejudicial interests were made

Items raised by members of the public present:

- Mrs Campbell – commented that the developers attending the planning consultation at Bethel Church on Tues evening, for the proposal on the land behind Middlewatch, had a very naive view of the water drainage from the site.
- Mr Fuller – very concerned that if one of these 'outside of development boundary' applications should be permitted, it would open up a precedent for allowing others on land west of the village between Whitton Close and Rose & Crown Road and perhaps beyond.
- Mrs Fuller – understands these speculative proposals are happening around villages all over South Cambs. Had rung Heidi Allen MP's office and the Office response was to contact the County Cllr. Had rung County Cllr Ms Smith who would not comment either way on views with regard to these proposals. Mrs Fuller wished to note that Cllr Ms Smith did not disclose to her any conflict of interest, which she now understands there is.

Cllr Mr Pook explained his understanding of why these proposals are currently coming through all over South Cambs, which is due to the fact that the SCDC Local Development Plan is not yet in place and therefore due to the lack of confirmation of allocated land for housing development for the next 5 years, the Planning Authority cannot refuse applications on the sole basis that they are outside of development boundaries.

District Cllr Mrs Ellington confirmed Mr Pook's explanation and added that the Local Plans for both SCDC and Cambridge City are currently out for consultation again and it is hoped they will be accepted by the Government Inspector by late 2016, which will then stop the current speculative development proposals.

Cllrs asked if, as Swavesey County Cllr Ms Smith has a direct interest in one of the current proposals, and that as such the Parish Council has no County Cllr to discuss County related issues regarding these proposals with, or be represented by, could they approach another County Cllr to represent Swavesey? The Clerk replied yes they could. District Cllr Mrs Ellington suggested the Clerk contacts County Cllr Lynda Harford, who represents Bar Hill Ward. The Chairman asked the Clerk to contact Cllr Harford.

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

15-16/P01-4 PLANNING

4.1 To consider planning applications received

- (i) Ref: S/3018/15/RM – **Land South of Longstanton Park and Ride, Northstowe development.** Reserved Matters application for the strategic swale and ditch corridor strategic engineering element. No comments made.
- (ii) 18 Taylors Lane – Tree works in the Conservation Area and subject to Preservation Order. Crown lifting and reduction work to 4 trees in the front and rear garden. No objections.

4.2 Permissions, Refusals, Appeals

- (i) Permission Ref: S/1777/15/FL – 79 Boxworth End. Two storey rear extension and first floor side extension.
- (ii) Permission Ref: S/2527/15/FL – 37 High Street. Removal of conservatory and erection of part single and part two storey extension to rear.
- (iii) Permission Ref: S/2468/15/FL – The Farm, Boxworth End. Erection of new farm building with concrete apron.
- (iv) Appeal Ref: S/0875/15/OL – Land at 18 Boxworth End. Outline application for 30 dwellings, open space, children’s play area and landscaping. Following discussion further comments and objections to be sent to the Planning Inspectorate to cover:
 - **Village Development Boundary** - the majority of the proposed land is outside of the village development boundary, which in the emerging Local Plan is to be retained with no changes. We have a further two speculative proposals for land outside of the development boundary for 65 and for 95 houses. All of these will put impossible pressure on the village infrastructure and services and are completely unplanned for.
 - **Setting of a Precedent** - If permission for this development is granted, it would set a poor precedent for potential future development.
 - **Education** –both the Primary School and Village College are currently at capacity. Primary School is turning applications down in many year groups for children in the village. This is supported by Cambridgeshire County Council. Cambridgeshire County Council has a statutory duty to provide education facilities under Section 13 of the Education Act 1996 (as amended). CCC calculates an additional 26 school places will be generated by this development.
 - **Land Drainage** – Swavesey is a very low lying village and at risk of flooding. Surrounding fields act as flood fens and retain water when the River Great Ouse is high. The use of attenuation as a means to control flood water is simply not a suitable option.
 - **Traffic** – Boxworth End
 - is subject to ‘rat-running’ of through traffic when the A14 is blocked or slow.
 - suffers from speeding.
 - will be subject to increased traffic flow as the development at Northstowe progresses, both from traffic avoiding the building works and when complete, traffic to and from the new Town.
 - There are numerous ‘bottle-necks’ through the village along Boxworth end, Middlewatch, High St. The village would struggle to cope with the additional traffic generated by a development of 30 dwellings, on top of that already given permission within the village framework.

- Parking at village facilities such as the Market Square (Pub, newsagents, PO), Memorial Hall and churches are already full. Additional dwellings would make these locations virtually impossible to park at.
- **Public Transport** – very limited village bus service linking to Guided Busway. Guided Busway is over a mile distance from the proposed development site.
- **Health Services** – very busy doctor's surgery, additional development will impact on waiting list for appointment times.

Due to Government Inspector making requests for amendments to the SCDC Local Plan and Government pressure on house building, South Cambs villages are having to cope with the current level of speculative residential development proposals.

ACTION: Correspondence to be sent to Mrs Heidi Allen MP with Parish Council views on this and a copy of the letter to the Planning Appeal Inspector.

Request received from South Cambs District Council for outdoor open space or indoor community facilities S106 contributions in connection with the development should it be granted permission. Report circulated from the Clerk. Discussion over additional community facilities which be able to be provided for the village if new S106 funding was secured. The Clerk to update the S106 Report and send this to SCDC as reference.

4.3 Correspondence (for information)

- (i) Dwellings, Fen Drayton Rd Ref: S/2749/15/DC – Discharge of condition 11 (landscape maintenance plan) of consent S/2312/13/FL. Noted
- (ii) Ref: S/1888/14/OL – Hackers Fruit Farms & Garden Centre – notice of Appeal Hearing to be held on 19th January 2016 at SCDC offices, Cambourne. Noted.
- (iii) S/3016/15/LD – 17 Gibraltar Lane. Mr & Mrs Gedney, Proposed loft conversion with rear dormer extension. For information only – noted.
- (iv) Bloor Homes – invitation to exhibition on proposals for residential development of up to 95 homes on land south of Fen Drayton Road. Thursday 21st January 4pm-8pm, open to the public. Noted and all Cllrs will attend where possible. A stakeholders meeting is to take place prior to the public exhibition which Cllrs will also attend.

15-16/P01-5 Consultation on Strategic Polices identified for Neighbourhood Planning

Deferred to 25th January meeting

15-16/P01-6 Village Development – Neighbourhood Plan

Further to discussion at the December Full Council meeting, Council discussed a general statement they wished to publish, to define the Council's views on future development of the village. The Clerk to draw up the draft statement to be approved by Full Council, based on Council statements made in response to the Local Plan consultation and recent comments regarding current development consultations.

Discussion held on how best to inform all residents of these views and planning consultations. Agreed to advertise the Parish Council website more strongly around the village. Councillors to also promote the website and encourage residents to view copies of Minutes and Agendas to inform them of discussion items and Council responses.

ACTION: Clerk & Councillors

15-16/P01-7 Residential development proposals – Scambler Trust land

Public consultation event held 12th January, displaying more detailed information on proposals for up to 65 dwellings and associated landscaping. No further comments made by the Parish Council at this stage.

15-16/P01-8 ITEMS FOR INFORMATION AND NEXT MEETING AGENDA

- (i) Meridian Magazine – next issue due to be delivered 1st February. Editor asks if the Council wishes to include a flyer updating residents on the current planning proposals. Council agreed to produce a flyer to summarise all three of the proposals and direct residents to the Parish Council website for detailed information and Council comments.
ACTION: Clerk
- (ii) SCDC – notice of the next Parish Planning Forum, Tues 22nd March. Request for agenda items. Agreed to ask for discussion on speculative residential consultations, SCDC Local Plan and what SCDC can do about all of these development proposals. Concerns raised as to reasons why the Local Plan had not been accepted by the Inspector and if mistakes had been made by SCDC officers as parishes were now having to cope with the consequences of the delay.
ACTION: Clerk to contact colleague clerks to encourage other Parish Councils to attend and ask the same questions.
- (iii) Mr Pook informed Council that 4 nominations had been submitted by the Parish Council to the SCDC Community Awards: Swavesey Your Library, Friday Youth Club, Parish Ponds Maintenance Group, Community Warden Scheme.

Next meeting dates:**Full Council** – 7.30pm Monday 25th January 2016**Planning** – 7.30pm Thursday 11th February 2016

There being no further business, the meeting was declared closed at 9.00pm

Signed & dated
Chairman

Minutes approved by the Council and signed as a correct record by the Chairman at the Council meeting on 25th January 2016