

# *Swavesey Parish Council*

7.30pm

**Minutes**

Swavesey Parish Council Planning Meeting, held at The Memorial Hall, High Street  
Monday 9<sup>th</sup> January 2014

**PRESENT**

Mr M Johnston (Chairman)

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

Clerk : Mrs L Miller

In attendance

Parishioners : 6

District Councillor: Mrs S Ellington

Laragh House Developments Ltd: Mr S Somerville-Large

Mattanna Ltd: Mr S Butler-Finbow (SBF)

**Item****Power Action****1 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

Mr S Boylan, Mr J Dodson, Mr S Faben, Miss H Parish

Chairman asked for an additional planning application be added to the agenda: Ref: S/2588/13/FL – 39 Carters Way, Mr & Mrs J Dear. First floor rear extension. Agenda addition approved.

**2 MEMBERS' DECLARATIONS OF INTEREST & DISPENSATIONS****2.1 Declarations of interest from councillors on items on the agenda**

Mr Pook declared a registered interest in Agenda item 4.1(vi) – Ref: S/2312/13/FL – as a family member owns land further along Fen Drayton Rd.

Ms L Boyes declared a registered interest in Agenda item 4.1(vi) – Ref: S/2312/13/FL – as owner of property and business in Hale Road, to the west of the proposal site.

**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.**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

The Chairman stated that he would allow a further public forum session during Agenda item 4.1(vi) Ref: S/2313/13/FL – Affordable housing proposals, as the developer is present and wishes to present two updates to the proposals. This will allow the public to comment prior to Councillors discussion.

No other items were raised by members of the public present:

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

**4 PLANNING****4.1 To consider planning applications received**

(i) &amp; Ref: S/2573/13/FL – Swavesey Village College. Classroom block. No objections.

(ii) Ref: S/2694/13/FL – Swavesey Village College. Demolition of existing 1960's teaching block and re-construction of new buildings.

Both applications discussed together. Request for planning conditions on both applications as follows:

1. All delivery, construction & demolition vehicles and machinery to access the site via a signed route along Rose & Crown Rd and Fen Drayton Rd. To restrict large vehicles travelling through the village.
2. Working hours to be restricted to ensure minimal disturbance to neighbouring residential areas.

Comments also made:

- Regarding relocation of car parking for community use of college buildings during demolition/construction work re Ref: S/2694/13/FL.
- Need for improved car parking facilities for all College and Community staff and visitors.
- Need for improved rear access road, lighting and access to college site.
- CCC Highways to further improve Fen Drayton Road, maintenance and safety for use by college buses – in particular priority for winter gritting.
- Concerns raised over surface water drainage on increase in buildings and potential improvements to bus access road and car park access.

- (iii) Ref: S/2553/13/FL – 10 Boxworth End, Mrs L Pope. 3 bedroom dwelling with garage to rear. No objections.
- (iv) Ref: S/2701/13/FL – 28 Middlewatch, Mr J Kerley. New dwelling. No objections. Council commented that this development is a positive effort to recreate the street scene.
- (v) Ref: S/2253/13/FL – For information only. 84 Middlewatch. Extension to car park for Particular Baptist Chapel. Additional planting details – noted.

Ref: S/2588/13/FL – 39 Carters Way, Mr & Mrs J Dear. First floor rear extension. No objections.

- (vi) Ref: S/2312/13/FL – Land to the north of Fen Drayton Road. Laragh House Developments Ltd. Construction of 20 affordable dwellings on exception site land.

Mr S Butler-Finbow, Mattanna Ltd, presented two amended plans detailing:

1. Surface water drainage swale to connect overflows from the northern ditch along Fen Drayton Road to the attenuation pond, as requested by the Environment Agency (EA).
2. Highway visibility splays for the junction with Fen Drayton Road, as requested by CCC Highways.

Also, as requested by the EA, subject to landowners' agreement, the developers would provide a one-off clearance of the riparian owned ditches on both sides of Fen Drayton Road to help landowners more easily maintain the ditches.

The Chairman confirmed that in a letter to South Cambs District Council (SCDC) dated 2<sup>nd</sup> January, the EA has withdrawn its objection to the proposals provided conditions and informatives as stated in the letter are included in any permission. As outlined by Mr Butler-Finbow.

The developers were asked if the one-off ditch clearance could also include the riparian ditch between Gibraltar Lane and Priory Avenue, which the Fen Drayton Rd ditches feed into. Mr Butler-Finbow confirmed that yes they would include a clearance of this ditch. Also that the Housing Association managing the proposal site would keep responsibility for future maintenance of the attenuation pond.

Public Forum session opened:

- The site and adjacent fields are currently holding a lot of standing water, would the 'betterment' discussed stop this occurring in the future?
- A flood defence bank was constructed when Moat Way was built, between the gardens and field, to stop field water flowing into gardens.
- Comments noted that residents are concerned this bank is now below its design height and requests made to check the height and reinstate the bank if required.

Public Forum closed to continue Parish Council discussion.

Further queries, concerns and points were raised and discussed including:

- The purpose of the new swale questioned. SBF - swale would enter the pond at a higher level, so did not expect water to flow out of the pond towards Fen Drayton Rd. Also the development would create a managed system and additionally may help to manage water flow from the field behind Gibraltar Lane.
- Would the attenuation pond be lined? SBF – lining will be slightly porous.
- Maintenance of the attenuation pond queried. SBF – Jephsons (Housing Association) will retain ownership and responsibility for the pond.
- Is the Drainage Manager at SCDC happy with the proposals. SBF – yes, following a recent meeting.

- Ground height on site queried, in relation to proposed housing floor levels. EA request floor levels no lower than 7.0m. Query raised over finished roof height, as this may mean houses are high in relation to surrounding landscape.
- Noted that a housing survey showed a need for affordable housing in the village and the PC has acknowledged this. However Chair added that PC also needs to consider residents concerns regarding the site.
- Concern over future use of the 'meadow' in the south-west corner. SBF confirmed Jephsons would hold responsibility for the land and would discuss with all tenants how best to use it to tenants' advantage.
- Query re Moat Way property boundary fences to the field. Understand that only post & rail fences permitted as a condition of deeds for landscaping reasons. If housing built south of properties, will the condition be removed for existing residents? Not something SBF could comment on.
- Comment made re preferred development south of Gibraltar Lane/Fen Drayton Rd to include a new Primary School, to then allow affordable housing possibly on Primary School site.
- Comment that in Parish Plan responses published in the 2008 document, it quotes "99% of respondents want to retain the rural character of the village, the country views, trees and open spaces, rather than to expand the village,...".
- How can SCDC guarantee the conditions that only those with a tie to Swavesey will be allocated properties on the development? Chair replied that Jephsons had stated on 5<sup>th</sup> December, that they would operate a very strict allocation procedure and a S106 agreement would also be in place.

Following questions raised by Ms Boyes, Mr Pook queried that as he believed Ms Boyes had previously registered a pecuniary interest in this matter, she should not take any further part in the discussion or vote. The Clerk asked Ms Boyes if she had sent a letter with objections to the proposal to the District Council, Ms Boyes replied no, the Clerk asked if her partner had, Ms Boyes replied yes. The Clerk confirmed that that is a direct interest and therefore Ms Boyes would not be able to take part in any vote.

The Chairman asked if the Parish Council approved the development.

**Proposed and Seconded:** that the Parish Council make observations to approve the planning application but SCDC must guarantee that the surface water drainage conditions, as proposed by the EA would be included and the Parish Council put further comments forward as follows:

- Parish Council support EA proposed conditions
- Parish Council supports the concerns of residents and would not wish to see the flood risk situation become worse
- Condition to ensure strong management programme for maintenance of the balancing pond by the landowner/housing association
- Parish Council wishes to be consulted on the S106 Agreement with regard to the eligibility of tenants

**Vote recorded: 2 in favour, 2 objections, 2 abstentions. Chairman's casting vote in favour.**

District Cllr Mrs Ellington advised that a Parish Councillor should attend the SCDC Planning Committee, when this application is discussed, to express the Council's concerns and thought process behind the decision taken. The Chairman replied that he would be prepared to attend.

#### 4.2 Permissions

Ref: S/2226/13/FL – Trinity House, Uttons Drove. Extension of time for existing planning permission.

Ref: S/2253/13/FL – 84 Middlewatch, Extension of Particular Baptist Chapel car park.

Ref: S/2313/13/FL – 29 Over Road. Two storey rear extension and cart lodge.

Ref: S/2382/13/FL – 29 Gibraltar Lane. Single storey rear extension.

Ref: S/2221/13/FL – 10 Priory Avenue. Single storey rear extension.

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

- (i) Ref: S/1159/13/FL – Windmill Boarding Kennels, Hale Road. For information only. Noise assessment report.
- (ii) Enforcement Action updates:
- Taylors Lane – enforcement officer to visit to check on work underway on barns and also with regard to tree felling associated with existing permission for new dwelling.
  - 37 Market St – owners to ensure building is watertight and site is secure.
  - Plot 4 Scotland Drove – planning application validated, so retrospective application expected soon.
  - Sun Fun Coach park, Buckingway Business Park – requires a change of use to operate and park the buses on land at the Business Park, application in progress.

There being no further business, the meeting was declared closed at 8.45pm

Signed & dated  
Chairman

**Minutes amended, approved & signed as a correct record by the Parish Council  
on 27<sup>th</sup> January 2014**