

# *Swavesey Parish Council*

7.30pm

**Minutes**

Swavesey Parish Council Meeting, held at The Memorial Hall, High Street  
Thursday 10<sup>th</sup> November 2016

**PRESENT**

Mr M Johnston (Chairman)

Councillors : Miss L Boyes, Mr S Faben, Mr D Hunt, Miss H Parish, Mr C Parsons, Mr J Pook,  
Mr K Wilderspin, Mr W Wright

Clerk : Mrs L Miller

In attendance: Cllr Mrs S Ellington (SCDC)

Parishioners : 16

Chairman welcomed everyone to the meeting and in particular members of the public. Chairman explained there would be a 10 minute forum at the start, however if people were attending to discuss the current level of development proposals, as the formal meeting only had a 10 minute forum, the Parish Council has arranged a public meeting for Weds evening 23<sup>rd</sup> November, which will be an open meeting for residents to find out more about the various proposals and discuss them with Cllrs. Parish, District and County Cllrs will be present.

**Item****Power Action****2016/P11-1 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

Mr J Dodson (prior meeting), Ms S Smith (work), Cllr Ms M Smith (CCC)

**2016/P11-2 MEMBERS' DECLARATIONS OF INTEREST & DISPENSATIONS****2.1 Declarations of interest from councillors on items on the agenda**

Mr Pook declared a registered interest in item 4.3(iii) as he owns land along another Swavesey Drove, on which he has a current planning application in for a dwelling. This being a similar application to the one for item 4.3(iii).

Ms Boyes declared a registered interest in item 4.1, as a landowner close to the proposal site for 4.1 and also owning a business close to the site which could potentially be affected by development close to it.

**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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**2016/P11-3 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:

- Where is the public meeting being advertised, as did not know about it until earlier this week. The Clerk replied that it had only been recently confirmed and posters were on the website, village planning facebook page, parish noticeboards and in shops and facilities around the village.
- Will be starting a petition against the developments, where should it be sent to? Chairman replied that each of the developers were asking for comments as part of their consultations. Also once a proposal becomes a formal Planning Application, then all comments should be sent to the District Council to ensure they included in the decision making process.
- A Change.org online petition has already been set up and residents are urged to sign up to it. It will be sent on to District Council planning officers.

- Why can these applications not all be looked at by District Council Planning together, to see the impact they will have on the village? Chairman and District Cllr replied that unfortunately this is not the way the planning system works. Each application has to be considered on its own merits, the Local Plan considers the whole District. However the SCDC Local Plan has not yet been approved by the Secretary of State and SCDC do not have their 5-yr supply of land for housing development approved, therefore we are in this situation of developers putting through proposals on land which would otherwise not be open for consideration.
- The Change.org petition will be circulated around the village.
- Offers of help to circulate the notice of the Public meeting were also given, which the Council thanked residents for.
- The Chairman confirmed that the Parish Council would be contacting the Cambridge News, BBC local television and radio to inform them and invite them to the meeting. Heidi Allen MP will also be invited.

The Chairman thanked residents for attending and for all of their comments. The Chairman added that the Parish Council has been holding discussions with many County Council and District Council officers over the past 18 months, since these development proposals had been coming in, raising strong concerns over school provision, road and transport infrastructure, doctor's surgery capacity, surface water and flood risk and general sustainability of all of the village services and facilities and that they will not cope with this level of proposed development. Cllrs continue to raise these issues and the Chairman and Clerk had met today with Education Officers from the County Council about the Primary School capacity.

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

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**2016/P11-4 PLANNING**

**4.1 To review proposals exhibited by Laragh Homes for 55 dwellings on land north of Fen Drayton Rd**

Laragh Homes had held a consultation event on Tues 1<sup>st</sup> Nov in the village, which had been the first sight the Parish Council had had of these proposals, as well as for residents. The Council expressed the same concerns has had been put forward for the recent two planning applications (70 homes and 99 homes). In particular that the site was almost entirely within the zone 3 flood area, as shown on Environment Agency planning maps. Also that the landowner currently privately pumps the water away from the field to enable the land to be farmed. This level of development in the village is completely unsustainable.

Council decided that at this stage they would not put comments through to Laragh Homes but would wait until a formal Planning Application was submitted in order to raise their objections.

#### 4.2 To review the proposals circulated by Gladman Developments for 90 homes on land east of Boxworth End (Dairy Farm)

Leaflets had been delivered to homes in some parts of the village by Gladman Developments. A letter with a leaflet had also been sent to the Parish Council, again this was the first sight the Parish Council had had of this proposal. As discussed in the previous item, similar strong concerns were raised over the level of proposed development, the cumulative effect all of these proposals would have on the village and that they would be unsustainable.

Council decided that at this stage they would not put comments through to Gladman Developments but would wait until a formal Planning Application was submitted in order to raise their objections.

#### 4.3 To consider planning applications received

- (i) Ref: S/1027/16/OL – **Land south of Fen Drayton Road**. Amended. Bloor Homes (Eastern) & Mr A Johnson. Additional and revised plans. Outline permission for up to 99 dwellings with associated access, infrastructure and open space. All matters to be reserved with the exception of access.

Amendments submitted regarding surface water attenuation and swales on site, site layout and transport plan, including pedestrian access to/from the site.

Mr Wilderspin, as Chairman of Swavesey IDB, had met with the drainage agents for the proposal to discuss IDB objections with regard to surface water outflow. The Agents amended proposals now included a larger, deeper attenuation pond and a telemetry system and sluice gate, linked to the Webb's Hole sluice, to enable water to be held within the proposed site when the Webb's Hole sluice was closed.

Transport Plan amendments included a revised footpath layout within the site, however still exiting in the north corner onto a new short section of footpath and then a raised road crossing point to the footpath on the north side of Fen Drayton Rd in order to provide access into the village.

Following discussion the Council to return the following objections:

##### **Surface Water attenuation – Flood Risk Assessment**

Council notes the amendments made to the discharge from the attenuation pond and the provision of additional storage capacity at times when the main flood gates are closed. Also that an automatic sluice valve be installed on the pond outfall, linked via telemetry to the flood gates.

Although this may well address the objections raised re continuous outflow and pressure on the drainage system at high water times, Council is still very concerned over this system. The pond is to be located next to the only footpath route in and out of the development.

- What agreements will be put in place for the future maintenance of this system?
- Who and how will its maintenance and management be funded?
- What guarantees will be in place to ensure the system works?
- Who will monitor this and if the system is not working, make appropriate changes?

The Council has serious concerns over the long-term maintenance of such a system, which will be vital to the flood risk of other areas of the village if it does not work.

This is the second development proposal to suggest using an individual telemetry system to hold water on site. If other proposals should be permitted, along with this one, what happens when such an instance occurs, when water levels start to fall in the river and the telemetry system opens numerous sluice gates? The cumulative impact of water entering the drainage system causes great concern for areas further down the system, eg all of the proposed water from this site (and others in Middlewatch/Boxworth End area) all converge in the SCDC Turnbridge Award Drain at the back of High St.

Council also has concerns over the gradient outfall from the attenuation pond into the pipes leading through to the Moat Way drainage system. Will the pond actually be able to fully drain into the system? Council believes the fall is very minimal.

**Para 7.1.4 – Foul Water.** The Parish Council is very concerned that this application does not address what Anglian Water propose to do about foul water drainage to Cover Water Recycling Centre. This Centre is at capacity, which AW accept. What steps do AW propose to take to cope with a development of 99 homes feeding into this system?

#### **Footpaths**

Fen Drayton Rd has no room for a footpath to be provided. The Council raised objections on safety grounds to the only footpath access to/from the development proposed at only one point in the north corner of the site. With all traffic using it having to go between both the attenuation pond and swale.

All footpath traffic would then have to cross Fen Drayton Rd in order to proceed into the village.

Students walking to the Village College, would have to re-cross Fen Drayton Rd to enter Gibraltar Lane. In reality Council does not believe this would happen, people would end up walking along the highway in order to access Gibraltar Lane, which is dangerous. Council finds this proposal totally unacceptable.

The Parish Council continues to strongly object on the grounds detailed here and previously and overall on the grounds that further large-scale development in the village is totally unsustainable.

**At the SCDC November Planning Committee a development proposal for 70 new homes was refused on the grounds that the cumulative impact on the village would be unsustainable. Therefore 99 new homes would be even more unsustainable.**

Council also confirmed that the Chairman, together with District Cllr for Swavesey, would attend the SCDC Planning Committee meeting at which this application was on the Agenda to speak in objection.

- (ii) Ref: S/2843/16/TC – **7 Chantry Close.** J Godfrey. Tree works in rear garden. No objections raised.
- (iii) Ref: S/2922/16/FL – **39 Station Rd.** Mr M Parker. Erection of a chalet style bungalow following demolition of a domestic outbuilding. Council noted and raised the following comments: The Parish Council does not support or object directly to this application, however it has concerns over its location in the Zone 3 flood plain. Site lies outside of the village development framework boundary, within the Zone 3 flood risk area.

#### **4.4 Permissions, Refusals, Appeals, Enforcement**

Ref: S/2362/16/F – 121 Middlewatch, permission granted

Ref: S/2128/16/FL – 123 Middlewatch, permission granted

Ref: S/2381/16/FL – 12 Gibraltar Lane, permission granted

Ref: S/2218/16/LD – 12 Gibraltar Lane, permission granted

Ref: S/2126/16/FL – 35 Whitegate Close, permission granted

#### **4.5 For information only**

- (i) Ref: S/2624/16/DC – 48 Middlewatch. Discharge of conditions 3 (foul water drainage), 4 (surface water drainage), 5 (culvert award drain protection), 6 (Ecology), 8 (traffic management plan) of permission S/1155/16/FL
- (ii) Ref: S/2523/16/FL – Adj 79 Middlewatch. Additional plans for information only.

**2016/P11-5 ITEMS FOR INFORMATION AND NEXT MEETING AGENDA**

- (i) Would the Council review the Poplar trees around Moat Way pond, whether to reduce the height again, remove all or some of the trees and what impact this would have on the pond and surrounding area. Agreed as a future agenda item.

**Next meeting dates:**

**Public Meeting re Development Proposals** – 7.30pm Wednesday 23<sup>rd</sup> November 2016

**Full Council** – 7.30pm Monday 28<sup>th</sup> November 2016

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

Signed & dated

Chairman