

Swavesey Parish Council

7.30pm

Minutes of Planning Meeting

Swavesey Parish Council Meeting, held at The Memorial Hall, High Street
Thursday 12th January 2017

PRESENT

Mr W Wright (Chairman)

Councillors : Miss L Boyes, Mr J Dodson, Mr S Faben, Mr D Hunt, Mr M Johnston, Miss H Parish,
Mr C Parsons, Mr J Pook, Mr K Wilderspin

Clerk : Mrs L Miller

In attendance: Cllr Mrs S Ellington (SCDC)

Parishioners : 5

Item**Power Action****2017/P01-1 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

Ms S Smith (working)

2017/P01-2 MEMBERS' DECLARATIONS OF INTEREST & DISPENSATIONS

- 2.1 Declarations of interest from councillors on items on the agenda** None
- 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.

2017/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

No items raised by members of the public present.

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

2017/P01-4 PLANNING

4.1 To consider planning applications received

- (i) Ref: S/3391/16/OL – **Gladman Developments Ltd & Burgess**, Land off Boxworth End. Outline planning application for the demolition of farm outbuildings and the erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Boxworth End with all other matters reserved except for means of access.
- Following much discussion objections were raised on similar grounds to the other major development proposals, on the grounds that the village cannot sustain this level of development and it will have a detrimental impact on the infrastructure of the village. The main areas of objection were (see letter for further detail):
- **Housing Mix.** Parish Council objects to proposals for buildings up to two-and-a-half storeys in height, particularly in a development on the edge of the village.
 - **Housing Density.** The Parish Council objects to the proposed housing density of this development. Swavesey is a rural location, with many rural aspects within the village. Council objects to the proposed density of the development and in particular the central area of proposal of 45dph and northern area of 39dph.
 - **Surface Water.** The Parish Council raises strong concerns over the capacity of the SW system around the village to take the increased amount of water from this site. The Council therefore objects strongly to the proposed development.

- Foul Water Management. Council believes Over STW is at capacity and would require expansion. Council requests that this be a condition of any permission granted that expansion of the Over STW must be completed prior to any properties being moved into.
 - Education. The Parish Council objects most strongly to this proposed development on the grounds that the village schools cannot cope with the additional pupil numbers it will generate.
 - Highways Traffic & Transport. The Parish Council is concerned over the increase in traffic which this development will generate on Boxworth End and through the village as well as the wider highway network. Proximity of the access junction to the additional junction for the permitted new 30 home development in Boxworth End and congestion at the Doctor's Surgery.
 - Footpath provision. Insufficient provision being proposed. New footpath to the south should be taken across Pine Grove park junction to the bus shelter.
 - Health Provision. Additional development in Swavesey will only increase the pressure on the surgery and facilities may need to be expanded in order to cope. There is very limited parking at the village surgery with most visitors already parking on Boxworth End creating congestion.
 - Emerging Local Plan. The proposed development would be on land which has an important countryside frontage designation within the Local Plan. This development would close off one of these historical aspects. Refer POLICY CH/7 Important Countryside Frontages. The Parish Council strongly objects to this proposal on the grounds that it does not comply with the emerging Local Plan.
- (ii) Ref: S/2523/16/FL **Amended – land to the south of 79 Middlewatch**, Turnwood Ltd. Two detached dwellings with integral garages, use of existing access and associated landscaping. Council maintained its original objections, in particular that the design proposed is not in keeping with the street scene and looks to be overbearing. Also the 'urban' style design in proximity to listed buildings. Concerns also raised over the additional traffic and new access at a point where traffic is already about to increase: Cygnus Park development of 12 new homes, new detached dwelling permitted opposite, existing traffic chicane and bus stop.
Letter received informing Council that the application will be determined by delegated authority and will not be referred to the Planning Committee. Council raised objections to this as it had requested a Planning Committee decision. Letter to be sent to the Planning Officer expressing the Council's disagreement with this decision.
- (iii) Ref: S/3383/16/FL – **25 Station Rd**, Mrs L Potter. Extensions. No objections.

4.2 To notify of Permissions, Refusals, Appeals, Enforcement Orders

- (i) Chairman reported on SCDC Planning Committee 11th January, decision to refuse permission for Bloor Homes application for up to 99 homes on land south of Fen Drayton Rd, Ref: S/1027/16/OL.
- (ii) To note new application from Swavesey Ventures Ltd for land at 130 Middlewatch Ref: S/0053/17/OL -Agenda item for Planning Meeting 9th Feb 2017
- (iii) To note that the original application, refused by SCDC in November, has not been submitted to Appeal.
Correspondence from Carter Jonas (Swavesey Ventures Ltd) to meet with the Council to discuss the new application for land at 130 Middlewatch. Council agreed to meet, Clerk to confirm a date/time.

2017/P01-5 A14 Works – to draft Agenda for meeting with Section Project Officer late January
No date for meeting yet, item deferred to main Council Agenda on 23rd January.

2017/P01-6 ITEMS FOR INFORMATION AND NEXT MEETING AGENDA – None raised

Next meeting dates:

Full Council – 7.30pm Monday 23rd January 2017

Planning – 7.30pm Thursday 9th February 2017

There being no further business, the meeting was declared closed at 9.10pm

Signed & dated

Chairman

MINUTES APPROVED AND SIGNED BY THE CHAIRMAN AS A CORRECT RECORD AT THE FULL COUNCIL MEETING ON 23RD JANUARY 2017