

Swavesey Parish Council

7.30pm

Minutes

Swavesey Parish Council Meeting, held at The Memorial Hall, High Street
Thursday 9th February 2017

PRESENT

Mr W Wright (Chairman)

Councillors : Miss L Boyes, Mr S Faben, Mr D Hunt, Mr M Johnston, 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 : 2

Item**Power Action****2017/P02-1 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

Mr J Dodson (attending a meeting)

2017/P02-2 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/P02-3 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:

- Mr Richardson, resident – Re application for land at 130 Middlewatch. Last summer Turtle Doves were seen in the field for the first time. These birds are on the Red list of endangered species and potential development should note that these birds visit this site. Also the Flood Risk Assessment, although acknowledges that the eastern end of the site slopes towards the east, does not say how they propose to stop excess surface water from flowing east off the site and into neighbouring gardens on Middlewatch and into the road. Both points have been made in a letter of objection to the Planning authority.

The Chairman thanked Mr Richardson for his additional comments.

Public forum closed in order for the Parish Council meeting to commence.**2017/P02-4 PLANNING****4.1 To consider planning applications received**

- (i) Ref: S/0053/17/OL – **Land to the rear of 130 Middlewatch**, Swavesey Ventures Ltd. Outline application for the development of up to 70 dwellings comprising 42 market and 28 affordable units, public open space, children's play area. Associated landscaping and new access. A duplicate application to that submitted under Ref: S/1605/16/OL, which was refused by SCDC in November 2016 and now been submitted to Appeal.

Following discussion the same objections as for the first application (Ref: S/1605/16/OL) were raised. Council was unanimous that its first decision still stands: Objection on the same grounds as last year, with additional comments and objections:

- Flood Risk Assessment – How will surface water flow from the eastern end of the site, which slopes east towards Middlewatch, be managed to ensure additional water does not flood into neighbouring gardens/properties at times of high rainfall?
- Traffic flow along Middlewatch and around Ramper Road junction. Increasing, without additional development. Travel plan, table 2.4, shows approx. 682 vehicles between 8-9am and 749 between 5-6pm pass along this stretch of Middlewatch.
- Primary and Secondary school capacity is still a serious concern.
- Highway safety around the Primary School entrance is a serious concern, with increasing traffic levels.
- Visibility splay query raised across footpath to the north of the proposed access road, as the gas substation is built out into the footpath.
- Although the Flood Risk Assessment now includes a proposal to provide a telemetry linked system on the attenuation pond, concerns were still raised with regard to the additional water flows into the drainage system.
- Question raised on how the SUDs system is to be managed and maintained in the future. Who will maintain it? How will funds be raised to cover the costs? A legal agreement is requested to ensure adequate funding and maintenance in perpetuity. Would a service charge be levied on the new properties?
- Queries raised over the landscaping of the attenuation basin. It is shown on the indicative plan as “SuDS basin to form shallow depression (1000mm) in order to be usable as public open space”. Concern raised that such a feature should not be part of the public open space but should be managed as a drainage facility.

- (ii) Ref: S/3474/16/FL – **Cambridge Services MSA, A14 junction**, Extra MSA Cambridge Ltd. Proposed alterations to the existing MSA, including alterations to road layout, entrance to HGV parking area, numbers of car, HGV, coaches, disabled and caravan parking spaces (Use Class Sui Generis), toilets within the amenity building (Use Class Sui Generis), emergency access, servicing and landscaping.

Following discussion objections were raised as follows:

- Concerns raised with regard to the flood risk assessment and that due to the additional surface water being directed into the Swavesey drainage scheme, if the Webb’s Hole sluice doors are closed, water would have to be held on site for up to three weeks and not directed into the Swavesey system until the Webb’s Hole doors re-open. With the amount of additional hard-surfacing being proposed, the increase in water into the Swavesey system could have serious consequences. Swavesey IDB will also be commenting on this application.
- HGV parking is proposed on the northern side of the site, with an entrance road just after the junction from the slip road roundabout. Concerns that this could lead to HGVs queuing to park, as the area becomes full and vehicles wait for those ahead of them to park. This would be very dangerous for traffic exiting the A14. Suggestion made that HGV parking should be to the south of the site, with the access road to the parking area still immediately after the site entrance but then going around the perimeter of the site. This would allow HGVs to clear the roundabout and entrance area and if they queued to park it would not affect any other traffic.
- As the grassed area will be taken up with new parking areas and the A14 widening, there is no provision for dog exercise area. Could a suitable area be considered?

4.2 Permissions, Refusals, Appeals, Enforcement

- (i) Ref: S/1661/16/FL – Land adj 11 Over Rd, Mr & Mrs Smart. Permission for the erection of a dwelling.

- (ii) **Appeal** - S/1605/16/OL – Swavesey Ventures Ltd. Land to rear of 130 Middlewatch. Up to 70 dwellings and new infrastructure. Appeal Ref: 3165562. Additional comments to be sent through by 28th February 2017.

Additional comments to be submitted with regard to the surface water drainage arrangements:

- Flood Risk Assessment – How will surface water flow from the eastern end of the site, which slopes east towards Middlewatch, be managed to ensure additional water does not flood into neighbouring gardens/properties at times of high rainfall?
- Although the Flood Risk Assessment now includes a proposal to provide a telemetry linked system on the attenuation pond, concerns were still raised with regard to the additional water flows into the drainage system.
- Question raised on how the SUDs system is to be managed and maintained in the future. Who will maintain it? How will funds be raised to cover the costs? A legal agreement is requested to ensure adequate funding and maintenance in perpetuity. Would a service charge be levied on the new properties?
- Queries raised over the landscaping of the attenuation basin. It is shown on the indicative plan as “SuDS basin to form shallow depression (1000mm) in order to be usable as public open space”. Concern raised that such a feature should not be part of the public open space but should be managed as a drainage facility.

2017/P02-5 ITEMS FOR INFORMATION AND NEXT MEETING AGENDA

- (i) Offer of a free-standing basketball hoop for use within the Parish. Comments that it would not be suitable for the recreation green as it is free-standing and would move about, also had to consider safety issues as it was moveable. Perhaps the Primary School might be interested?

Next meeting dates:

Information Update – A14 Improvement Scheme – 7pm Thursday 16th February 2017

Full Council – 7.30pm Monday 27th February 2017

Planning – 7.30pm Thursday 9th March 2017

There being no further business, the meeting was declared closed at 8.30pm

Signed & dated

Chairman

MINUTES APPROVED AS A CORRECT RECORD AND SIGNED BY THE CHAIRMAN AT THE PARISH COUNCIL MEETING ON 27TH FEBRUARY 2017