

Swavesey Parish Council

7.30pm

Minutes

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

PRESENT

Mr W Wright (Chairman)

Councillors : Mr J Dodson, Mr S Faben, Mr M Johnston, Miss H Parish, Mr C Parsons, Mr K Wilderspin,

Clerk : Mrs L Miller

In attendance:

Parishioners : 6

Item**Power Action****2017/03P-1 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

Miss L Boyes (conflict of interest), Mr D Hunt (work), Mr J Pook (SCDC event), Ms S Smith (work), Cllr Mrs S Ellington (SCDC event)

2017/03P-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.

2017/03P-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.**2017/03P-4 PLANNING****4.1 To consider planning applications received**

- (i) Ref: S/3383/16/FL – **25 Station Road**, Mrs L Potter. Extensions amended plans.

No objections or comments.

- (ii) Ref: S/0525/17/FL – **Field north of Home Close and west of Moat Way, land north of Fen Drayton Road**, Laragh Homes Ltd. Full application for the erection of 56 dwellings, including new access onto Fen Drayton Road, Infrastructure, landscaping and open space.

Detailed discussion took place on various objections and concerns, summarised below (refer letter to the Planning Authority):

1. Flood Risk and Surface Water Management - Objections

- The site lies predominantly inside Flood Zone 3, as defined on Environment Agency (EA) flood mapping.
- Refer FRA 3.32 – the Parish Council questions where existing flood water will be directed if ground levels are raised.
- The Council does not agree that the risk of flooding on this site from surface water is considered to be low (refer FRA 3.18).

Future Management of Infrastructure - Objections

- There are no details shown with regard to the future management of the proposed pumping system. Who will manage and maintain this system in perpetuity? Who will provide adequate funding to pay for the future maintenance? What guarantees will be put in place that the system will work and will be adequately maintained?
- Would a condition be placed on any permission, that property freeholds ensure they are liable to pay towards the cost of the maintenance of the pumping system?
- What guarantees are provided that the 'defences' referred to in the FRA are suitable as flood defences for a residential development?

2. Foul Water Management

Over STW is already running at capacity

3. Education Provision - Objections

- Cambs County Council (CCC) confirms that there will be a shortfall in early years, primary and secondary school places for increased development in Swavesey.
- CCC proposes to solve this by requesting S106 contributions. There is no detail on how such contributions will be used to provide for additional pupil numbers, other than to expand the schools.

4. Transport and Travel - Objections**General impact on village roads**

- The impact this development would have on traffic levels in and around the village is a major concern.
- The mini-roundabout at the School Lane/High St/Middlewatch junction struggles to cope with the existing amount of traffic flow.
- All traffic through the village also has to pass by the front of the Primary School, where the village has numerous issues with parked cars, dangerous crossing points in the road, volume of traffic and people, etc.
- New safe crossing points along School Lane and Middlewatch would be required if additional traffic and pedestrians are expected to use these routes.
- Fen Drayton Road is not in a suitable condition to cope with additional levels of vehicles using it.

Vehicle Flow Numbers

- The Transport Assessment includes figures for existing and forecast traffic flow numbers. The Parish Council is very concerned over the enormous increases shown.

5. Footpath Access – Objection

- The proposed design shows a footpath link from the housing to the boundary of Moat Way Pond area, a public open space owned by the Parish Council and maintained as a quiet wildlife area.
- Proposing a footpath link through this open space area to Moat Way is considered totally unsuitable and the Parish Council requests that this footpath is removed from the site design.

6. Public Health – Objection

- Parish Council objects to the proposed development, as it considers the Doctor's surgery would not be able to cope with additional residents from major development within its current facilities.

7. Noise

- The traffic levels and noise along the Hale Road, north of the proposed site, are more than 'farming activities (tractors, ploughing)', as in particular at weekends, there is a very busy allotment site with its own car park and the activities of the Kennels, Cattery and function venue at the Windmill.

8. Site Design, Density and Housing Mix

- The proposed density over the whole site of 12 dwellings per hectare is welcomed, giving the site a spacious look.
- The Council is pleased to see lots of space allocated for parking, to enable residents to park off-road.
- Housing mix is welcomed, the applicant has taken into consideration all comments made in pre-application talks about the type of housing needed for local residents, eg bungalows and 1-2 bed houses.

In Conclusion and for the reasons detailed above, the Parish Council objects to this proposal on the grounds that it would be unsustainable for Swavesey and on top of the existing permissions already waiting to be completed (at least 61 new dwellings) the village cannot cope with the cumulative impact it would bring. In particular it is completely against the proposals for development as put forward in the emerging local plan for the village. Request for decision at Planning Committee.

Photographs of flooded field and area around Moat Way pond to be sent with the letter.

4.2 Permissions, Refusals, Appeals, Enforcement

None received

2017/03P-5 ITEMS FOR INFORMATION AND NEXT MEETING AGENDA

- (i) Lease on S106 new playing field site, if received

Next meeting dates:

Full Council – 7.30pm Monday 27th March 2017

Planning – 7.30pm Thursday 13th April 2017

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

Signed & dated

Chairman

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