

Swavesey Parish Council

7.30pm

Minutes

Swavesey Parish Council Meeting, held at The Memorial Hall, High Street
Thursday 10th August 2017

PRESENT

Mr W Wright (Chairman)

Councillors : Mr J Dodson, Mr S Faben, 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 : 5

Item**Power Action****2017/P08-1 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

Miss L Boyes (Registered pecuniary interest), Mr D Hunt (away), Mr M Johnston (personal),

2017/P08-2 MEMBERS' DECLARATIONS OF INTEREST & DISPENSATIONS**2.1 Declarations of interest from councillors on items on the agenda**

Mr J Pook declared a registered pecuniary interest in item 4.1(iv) planning application for land at Hale Road. Mr Pook would leave the meeting prior to this item discussion.

Mr J Pook declared a registered interest in item 4.1(iii) planning application on land north of Fen Drayton Rd.

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/P0x-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:

- Resident of The Windmill, Hale Rd. Raised concerns over the application for 56 new dwellings on land south of the Windmill (item 4.1(iii)). There is no mention at all in the developer's planning documents of the businesses operating at the Windmill, the Kennels and licenced events venue. The noise from these businesses are likely to have an effect on any new dwellings. The Windmill has complied with all conditions relating to the permissions for the businesses including acoustic fencing and noise limiters but the housing development application ought to include reference to the existing businesses. Full details have been sent to the Planning Officer at SCDC and copied to the Parish Council. The Windmill owners wish to request that the developers carry out a noise survey when the kennels are full and when an event is taking place, so that correct and realistic reference is noted within the application. The Chairman noted the concerns raised and had read the information sent from the Windmill. This would be included in the Parish Council's discussion of the item.

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

(Cllr Mr S Faben joined the meeting)

2017/P08-4 PLANNING**4.1 To consider planning applications received**

- (i) Ref: S/2549/17/FL – **Rosegate Farm, Rose & Crown Rd**, Mr D Baker. Erection of a prefabricated cabin for use as a food preparation area to serve butchers shop. No objections raised. Letter to be sent to the Planning Officer in support of a very successful local business.
- (ii) Ref: S/2402/17/FL – **54-58 High Street**, Mr M Mead. Part change of use of landscape area to 4no. car park spaces. **Amended Plans**. Objection raised as the new plans show no increase in parking spaces from the original application layout, both showing 5 spaces, despite the agreement of the purchase of additional land to increase parking and turning on the site. New plans show a large cycle store which was not shown on the original plan.
- (iii) Ref: S/0525/17/FL – **Field north of Home Close & west of Moat Way, land north of Fen Drayton Road, Laragh Homes**. Full Planning application for 56 dwellings, including new access onto Fen Drayton Rd, infrastructure, landscaping and open space. Additional information on Landscape, highways, layout plans, ecology and drainage. **Amended Plans**
Previous objections remain. Noted that the footpath link through to Moat Way past the pond has now been removed from the amended plans.
Additional comments to be made:
- Now have an additional 70 homes, recently granted on appeal. The cumulative effect is therefore increasing and is unsustainable within existing infrastructure.
 - Foul Water Management – Council still questions the ability of the Over Sewage Treatment Works to cope with the additional flow to it generated by this development, on top of other permitted development. Concerns raised if the STW cannot cope and tankers are used to transport effluent to other sites.
 - Comments and correspondence from the owners of The Windmill, Hale Rd noted and supported. A request is made for a noise survey to be carried out when the Kennels and venue are in full operation and this is noted within the planning documents, to ensure that the existing business operations of the Windmill are fully detailed and acknowledged prior to any permission granted for housing development on this site.
 - Building Heights. Contradiction within documents noted – the amended building heights plan shown only single, 1 and 2 storey dwellings, however the Landscape and Visual Impact Assessment, Para 5.1 includes a bullet point for “two to two and half storey private dwellings”. Request made to clarify the maximum height.
- (iv) Ref: S/2742/17/FL – **Freisland Farm, Hale Road**, Mr & Mrs Johnson. 2 new dwellings. Mr J Pook declared pecuniary interest and left the meeting at this point. Mr Wilderspin and Mr Dodson both declared registered interests as landowners of agricultural land along other Swavesey Byeways outside of the development boundary, which could potentially include planning applications for new dwellings, without agricultural ties. Cllrs remained in the meeting.
Council raised the standard objections as raised with all other recent applications for new dwellings on land outside of the development boundary including Hale Rd:
- Outside of the development area.
 - Not adjoining the village development boundary, the site is in open countryside. This would set a precedent opening up applications from any site in the rural area of the parish for a new residential building.
 - Policy HG9 only allows for new dwellings in the countryside when they are to support a rural based enterprise, which this application is not.

- Access to the site is along a byway/footpath with no lighting, no separate pedestrian footpath and the byway surface maintained to agricultural standards only.
- New dwellings are adding pressure to existing infrastructure including level of traffic and congestion throughout the village, school places, doctor's surgery places, loss of green space leading to additional surface water management, continuing development in the village is considered to be unsustainable.

- (v) Ref: S/2548/17/FL – 6 Chantry Close, Mr Sayward. Front Porch. Mr Faben declared registered interest as a neighbour and did not take part in this discussion. No objections raised.

4.2 Permissions, Refusals, Appeals, Enforcement

Ref: S/1605/16/OL - Appeal Ref: APP/W0530/W/16/3165562 - **Land including and at the rear of 130 Middle Watch**, Swavesey, Cambridge CB24 4RP

The appeal is allowed and planning permission is granted 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.

2017/P08-5 ITEMS FOR INFORMATION AND NEXT MEETING AGENDA

- (i) Bloor Homes & Mr A Johnson, application for land south of Fen Drayton Rd, up to 99 new dwellings: Second planning application is due for consideration by SCDC at their Planning Committee on Weds 6th September. Cllr Mr Martin Johnston hopes to be able to attend on behalf of the Parish Council.
The Appeal Hearing for the first Bloor Homes application is due to start on Tues 19th September, at SCDC in Cambourne.
- (ii) Chairman gave a verbal report on the SCDC 9th August Planning Committee, at which two large applications in Cottenham were granted approval. Chairman had not stayed for the remainder of the meeting. The Clerk would notify Cllrs of other decisions once published by SCDC.
- (iii) Concerns were raised that with all of these major applications, the majority were not receiving objections, or Parish Councils were not being supported in their objection, by other authorities such as Cambs County Council's Education and Highways Depts. The Clerk added that often these Dept Officers did not contact the Parish Council as a matter of course about the effect these application would have on villages.
- (iv) District Cllr Mrs Ellington informed Council that she would be taking the new Chief Executive of SCDC around Swavesey next week, to explain the issues which are being raised here relating to surface water and flood risk, planning concerns and traffic problems.

Next meeting dates:

Full Council – 7.30pm Monday 21st August 2017

Planning – 7.30pm Thursday 14th September 2017

There being no further business, the meeting was declared closed at 8.40pm

Signed & dated
Chairman

MINUTES APPROVED AS A CORRECT RECORD AND SIGNED BY THE CHAIRMAN AT THE FULL COUNCIL MEETING HELD ON 21ST AUGUST 2017