

Swavesey Parish Council

7.30pm

Minutes

Swavesey Parish Council Meeting, held at The Memorial Hall, High Street
Thursday 11th January 2018

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)

Cllr Mrs L Harford (CCC)

Parishioners : None

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

Ms S Smith (holiday), County Cllr Ms M Smith

2018/P02-2 MEMBERS' DECLARATIONS OF INTEREST & DISPENSATIONS**2.1 Declarations of interest from councillors on items on the agenda**

Mr Wilderspin declared a registered interest in Agenda item 5 as the landowner of the land to be removed from the Local Plan under the modifications being consulted on.

Mr Wilderspin added that depending on the discussion he may have an interest in Agenda item 6, as this related to playing field land, which Agenda item 5 also relates to, although a different piece of land. Mr Wilderspin would declare any interest if it arose at the time of the discussion.

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.**2018/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 members of the public were present. **Public forum closed in order for the Parish Council meeting to commence.**

2018/P01-4 PLANNING**4.1 Correspondence**

New dwelling adj to 6 Market St – Correspondence received re various outstanding conditions relating to the development , plus concerns over a large porta-cabin in the rear garden, which looks to be a permanent fixture. Unanimous agreement to write to SCDC Enforcement Officer to ask for these issues to be investigated.

Also reported that the owner of the two flats in Wallman's Lane by the entrance to the flat's car park, was surprised to see the rear gates in the boundary with the property adj to 6 Market St accessing into the private car park and would also be contacting SCDC Enforcement about this.

4.2 To consider planning applications received

- (i) Ref: S/4419/17/FL – **8 Black Horse Lane**, Mr R Harrison. Front and side extensions. No objections raised to the extensions however objection raised to the conversion of the garage and loss of off-road parking space.

- (ii) **Ref: S/3762/17/FL – Rosegate Farm**, Rose & Crown Rd, Mr Baker. Updated location plan and visibility splays. Noted with no further comments to make re the application.

4.3 Permissions, Refusals, Withdrawn, Appeals

Appeal Allowed: Ref: 3172405 Land south of Fen Drayton Rd, Bloor Homes (Eastern) and Mr A Johnson. Appeal allowed and permission granted for up to 99 new dwellings. Noted that the appeal for costs against SCDC had not been granted.

Cllr Mrs Harford would ask at SCDC if the planning inspector for the Gladman Developments appeal might take into consideration this latest permission for up to 99 new homes and its cumulative impact on the village, as now over 200 new homes had been granted permission in the last 12-18 months.

Parish Cllrs continued to express their concerns over the conflict of interest this application caused with Swavesey County Cllr Ms M Smith and that due to this Cllr Ms M Smith has not attended a number of Parish Council meetings, or parts of meetings. The declaration of interest was acknowledged however concerns were raised over the perceived loss of representation for the village on other CCC items.

The Chairman, on behalf of the Council, thanked County Cllr Mrs L Harford for her work in support of the village's concerns and objections with regard to all of the recent major planning applications. Plus her continued work with regard to the recent S106 funding concerns. Council very much appreciated her support.

The Clerk reported that residents in Gibraltar Lane, who bordered the Bloor Homes development site had written to express their concerns over the appeal decision and to ask what the next stages were re this development. A number of questions had been raised including whether residents would be able to discuss these with Bloor Homes. The Clerk had replied to say that a full Reserved Matters application would be submitted in due course by Bloor Homes for the detail of the development and that Bloor Homes should be willing to discuss this with residents who would be directly affected. The Clerk would keep in contact with the residents and ensure the Parish Council was involved in future discussions. Initially the Clerk had agreed to meet with those residents to explain what the next stages of the development would be regarding the planning application.

Council noted that a similar consultation and level of support should also be offered to residents bordering other major development sites as those Reserved Matters applications also came through.

Noted that the Parish Council should review the Bloor Homes application ready for the Reserved Matters consultation, in relation to safety on Fen Drayton Rd and footpath provision. County Cllr Mrs Harford to find out about CCC Transportation Improvement Plan projects and whether any funding is available to parishes through that to help provide additional safety improvements if considered suitable.

2018/P01-5 SOUTH CAMBS LOCAL PLAN – MAIN MODIFICATIONS CONSULTATION

Noted that the consultation includes the removal of land originally designated in the current Local Plan as possible new open space land for the village. The Parish Council were consulted on this in August 2016 and a decision was made to have the land removed from the emerging plan, as new land was to be offered to the Parish elsewhere in the village, which would give a better distribution for sports facilities within the village. Full details available in the Minutes of 22nd Aug 2016.

2018/P01-6 NEW PLAYING FIELD LAND TO THE REAR OF 18 BOXWORTH END

To consider draft lease offer of land to the Parish Council. According to the terms of the Undertaking, the Council has 40 working days from receipt (15th Dec 2017) to reply to the offer, which takes it to 14th February 2018. The Agents then have 60 working days to respond and finalise a transfer.

Unanimous agreement that there were a number of items in the Lease which would not allow the Council to manage the land and any sports and recreation use on it in a suitable manner to the benefit of the village. There was also a large section para 11.6 which appeared to remove the statutory right of the Parish Council to comment on planning consultation relating to the development site.

Council's main issue is still that it considers the land should be offered Freehold to the village, not Leasehold, as a lease restricts the Council's operation of the land and its security into the future.

Council's first response is to request a meeting to discuss if the land could be offered Freehold. Council agreed it would be willing to discuss restrictions and/or covenants in a Freehold transfer to protect the future use of the land.

Comment made that the Council welcomes the offer of additional sports and recreation land for the village, which is needed and more so now that a large number of new dwellings have been granted permission, however the offer needs to recognise the management requirements by the Parish Council and it must be on suitable terms to benefit the village.

The Clerk would discuss the Lease offer with Officers at South Cambs District Council and reply to the development agent that a meeting to discuss this will be arranged.

2018/P01-5 ITEMS FOR INFORMATION AND NEXT MEETING AGENDA

- (i) Chairman asked for an Agenda item at the 22nd January meeting to discuss a topic for the Annual Parish Meeting in April – suggestion being an update from the Parish Council on planning proposals, developments permitted and the issues surrounding these which the Parish Council is discussing and consulting on. Agreed.
- (ii) The Clerk reported that the County Council has agreed to pass on to the District Council, the Libraries and Lifelong Learning S106 money from the Bloor Homes permission, to be used for improvements at the Swavesey Your Library facility if suitable projects are proposed and costed. This was welcomed by everyone.
- (iii) County Cllr Mrs Harford reported on a meeting attended today with Mr G Hughes, Director of Economy, Transport & Environment at CCC, to discuss the concerns raised with regard to the strategy of County Council Officers in requesting S106 money from housing developments. Also at a County Council meeting this morning, Cllr Harford had the opportunity to also raise this issue and has now been receiving similar concerns from other County Cllrs. Cllr Mrs Harford will continue to follow this up very strongly with County Council Officers.

The Clerk had drafted the letter to County Council CEO Mrs Beasley on this matter and it will be sent tomorrow morning and copied to Cllr Mrs Harford & Cllr Mrs Ellington in the first instance. Cllr Mrs Harford will speak to Mrs Beasley about it once it has been received. Cllr Mrs Harford also believes there will be support on this from other District Councils and Cllrs.

- (iv) The Clerk was asked to chase up the Environment Agency for an update on the Riverbank maintenance issues to report at the January 22nd Parish Council meeting.

- (v) Parking issues in Market St are getting worse, with employees from companies on The Grange site parking in the central parking site and people regularly parking on the double yellow lines and along Cow Fen Drove. The Clerk to provide Cllrs with notices which can be put onto car windscreens requesting them not to park inconsiderately or illegally.
- (vi) 37 Market Street redevelopment – the Clerk was asked to chase SCDC Planning Dept on the latest situation with regard to the development proposals.
- (vii) The signs for the single yellow line time limited parking restriction by the Primary School have not been updated since the restriction was increased during 2017 – Clerk to chase CCC.
- (viii) A Facebook post to be made from the Parish Council about the increase in dog fouling on the recreation green, in particular the village football pitches, as well as other areas around the village. A polite request for owners to be more aware of their dogs fouling the recreation green and to clear up after their dogs. Plus that the Parish Council will look at whether dogs could be banned from the Recreation Green due to this issue.
- (ix) District Cllr Mrs Ellington asked if the Parish Council might investigate whether a speed restriction could be implemented on Rose & Crown Rd, between the junctions with Scotland Drove and Boxworth End, as this currently all 60mph. In a similar way to that recently provided along Ramper Road. The Clerk replied that could be an LHI bid for Autumn 2018. To be a future Agenda item.

Next meeting dates:

Full Council – 7.30pm Monday 22nd January 2018

Planning – 7.30pm Thursday 8th February 2018

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

Signed & dated

Chairman

MINUTES APPROVED AS A CORRECT RECORD AND SIGNED BY THE CHAIRMAN AT THE PARISH COUNCIL MEETING ON 22nd January 2018