

Swavesey Parish Council

7.30pm

Minutes

Swavesey Parish Council Meeting, held at The Memorial Hall, High Street
Thursday 22nd March 2018

PRESENT

Mr W Wright (Chairman)

Councillors : 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)

For Bloor Homes:	Tim Burrows	Wormold Burrows
	Emma Benson	Meeting Place Communications
	Gordon Hodgkinson	Bloor Homes Eastern Ltd
	Steve Lee	Bloor Homes Eastern Ltd
	Nicky Parsons	Pegasus Planning
	Mark Carr	Pegasus Design

Parishioners : None

Item**Power Action****2018/B03-1 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

Miss L Boyes, Ms S Smith

2018/B03-2 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.**2018/B03-3 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/B03-4 PRESENTATION BY BLOOR HOMES EASTERN LTD

Chairman welcomed everyone and introductions were made.

A short presentation was made to explain the proposed site layout, house styles and mix, surface water drainage and timescales. Details and questions raised included:

- Reserved Matters application will be for 99 new dwellings and a meeting with SCDC Planners will take place in early April.
- Design is at early stages but will keep to the principles of the outline approval.
- Bloor will liaise with the Parish Council in more detail with regard to the open spaces and play area in due course.
- Surface water attenuation will be for 'storm' water and therefore the swales and attenuation pond will primarily be dry and grassed.
- The dwellings along the western and southern edges of the built up area will face Fen Drayton Rd and the open space area and the southern edge housing will include bungalows.
- There will be two clusters of bungalows, 5 planned for the site in total. All market-value properties

- There will be a 5 metre width ecology strip between the rear gardens of Gibraltar Lane and the rear gardens of the closest new dwellings, which will be the responsibility of the management company for the site. The hedge along the Gibraltar Lane boundary will be retained as part of this ecology area.
- Affordable housing will include 2-storey apartments, so will look like houses rather than flats. There will be two clusters of affordable housing which will be passed over to a Registered Social Landlord company to manage.
- All housing will be designed along traditional architectural design to reflect existing Swavesey house styles. Housing will be traditional two-storey dwellings in a range of family house sizes. Exact numbers of 2-,3-,4-bed properties not confirmed yet.
- Question on maintenance of open space and drainage. There will be an annual maintenance charge placed on each market value property which will cover the cost of the maintenance company and its responsibilities on the site.
- At present the responsibility for the attenuation pond maintenance is not confirmed. Bloor Homes are speaking to Anglian Water as to whether they will take this on. If not the maintenance company will maintain to the level specified by Anglian Water. This will be a condition of the final permission.
- Question on who will pay for the maintenance of the telemetry system on the attenuation pond into the future. The Freehold maintenance charge on each property will include an amount towards the telemetry system costs.
- Question on adoption of site roads. The main roads through the site will be built to County specification and offered to CCC for adoption, which Bloor expect CCC to adopt, which will include the streetlighting. There will be a few private access driveways which will be shared by small groups of properties. Still to be decided if these will be responsibility of properties using them or the site management company.
- Query raised that there is only one road in and out of the site, what would happen if this should become blocked and emergency access is needed? Scheme is below the national number of houses per scheme for two roads. Road will be standard width. Risk is unlikely that it will become totally blocked. Question asked as to whether a gated emergency access could be provided in the south west corner of the housing area? Bloor Homes will consider this.
- Question raised over whether Bloor are able to provide anything towards the improvement of Fen Drayton Rd as this will take a lot more traffic during construction and when the development is finished. In particular the 30mph limit should be moved further out of the village to include the new site road. Bloor replied that CCC Highways have not agreed to extend the 30mph, therefore the site will access to a 60mph section of road. Parish Council asked if Bloor Homes would speak again to CCC Highways about moving/reducing the speed limit. The Parish Council will also speak to CCC Highways. Suggestion that a 40mph buffer zone could be provided.
- Question raised as to whether restrictions could be put onto freeholds to take way permitted development rights, or include covenants so that bungalows could remain as bungalows and smaller properties as smaller properties. Bloor Homes will investigate this.
- Question asked about parking. There will be two parking spaces per property and garages will be 6mx3m, so that cars can fit into them. Council asked if a covenant could be used to stop garages being turned into rooms, to try to protect against parking issues in the future when parking spaces may be lost through extensions. Bloor Homes will investigate.

- Question asked about footpath access to/from the finished site. There will be a footpath along the inside of the development site parallel to Fen Drayton Rd, leading around the attenuation pond and onto Fen Drayton Rd, to then cross the road to access existing footpaths. The existing speed hump may be relocated.
- Question asked as to whether a footpath could be provided through the open space, south east corner, to allow access to the Village College. This would be a safer route than crossing Fen Drayton Rd twice in order to reach Gibraltar Lane. Bloor Homes will investigate this.
- Construction Management Plan? Bloor Homes intend to keep vehicles out of the village, ideally designating Boxworth End-Rose & Crown Rd-Fen Drayton Rd as the construction route. Parish Council confirmed this has been used before, eg guided busway construction, so is possible.
- What is the timescale for the development? Reserved Matters application will be this year. Expect to start construction early Spring 2019 and take approx. 2.5 years to complete.
- Drainage – what plans are there for ownership and maintenance of the ditch running along the north boundary of the site? Bloor Homes to investigate, if it falls within their registered ownership then it will be a part of the ecology strip along there and the management company would maintain it.
- Maintenance of the SUDS area along west boundary? What access widths have been allowed for maintenance equipment, as there should be at least 4 metres to allow access. Bloor Homes to check dimensions and provision.
- How will the farmer access the remaining land on the site, to the east as there does not appear to be any direct access? Bloor Homes to find out.
- Bloor Homes asked for ideas for the Open Space, with regard to play equipment and leisure. The Parish Council suggested: Community Orchard space, play equipment for teenagers (similar to basketball/ball unit on the recreation green), outdoor table tennis, and circular-linking footpaths to provide access all around the area.

The Chairman thanked everyone for their time and comments.

2018/B03-5 ITEMS FOR INFORMATION AND NEXT MEETING AGENDA

No other items discussed

Next meeting dates:

Full Council – 7.30pm Monday 26th March 2018

Planning – 7.30pm Thursday 12th April 2018

There being no further business, the meeting was declared closed at 9pm

Signed & dated

Chairman

MINUTES APPROVED AS A CORRECT RECORD AND SIGNED BY THE CHAIRMAN AT THE PARISH COUNCIL MEETING ON 23rd April 2018