

# *Swavesey Parish Council*

7.30pm

**Minutes**

Swavesey Parish Council Meeting, held at The Memorial Hall, High Street  
Thursday 12<sup>th</sup> July 2018

**PRESENT**

Mr W Wright (Chairman)

Councillors : Miss L Boyes, Mr J Dodson, Mr S Faben, Mr D Hunt, Miss H Parish, Mr C Parsons,  
Mr J Pook, Ms S Smith, Mr K Wilderspin

Clerk : Mrs L Miller

In attendance: Cllr Mrs L Harford (CCC), Cllr Mrs S Ellington (SCDC)

Mick George Ltd: Mr Michael George, Mr John Gough

Parishioners : 4

**Item****Power Action****2018/07P-1****TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

Cllr Mr M Johnston, District Cllr Mrs S Ellington (late arrival)

**2018/07P-2****MEMBERS' DECLARATIONS OF INTEREST & DISPENSATIONS****2.1 Declarations of interest from councillors on items on the agenda**

Cllr Ms L Boyes declared a registered interest in Agenda item 5.1(i), Land south of Fen Drayton Rd, as a resident of Hale Rd overlooking the site.

**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.**2018/07P-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.****2018/07P-4****Middle Fen Drove Waste Transfer Site – Mick George Ltd**

Chairman welcomed Mr George and Mr Gough to the meeting and to discuss their current and future operations at the site in Middle Fen Drove.

Mr George gave a summary of the site operations as follows:

- Vehicles currently moving surplus spoil from site, with 800 loads still to be moved.
- Voluntary limit on 30 loads per day in place (60 lorry journeys) and drivers to keep to a 20mph limit through the village. All vehicles are monitored at Head Office, so if any vehicles are being driven inconsiderately they can be reported and drivers spoken to.
- Clearance will continue for another approx. 4 weeks.
- The site will operate as it has a licence for, as a waste transfer station for skip waste. Waste will be inert builders waste, no food or wheelie bin waste will be sorted on this site.
- This is a strategic site for the company, who intend to continue a long-term waste transfer operation with skip lorries visiting from all across the area. Loads will be tipped, sorted and then removed by high-sided bulk vehicles.
- At present this is all that is intended, however ready-mix concrete from the site could be introduced at a later stage.

- Once the site has been cleared and the waste transfer operation starts, this would include approx. 50 lorry journeys in and 50 out on a daily basis. Lorries would be travelling both north and south to/from the site.
- Question asked on employment opportunities. Reply: they would be looking for around 6 or so new employees.
- 5 skip lorries will be based at the site permanently.
- Question asked about lorries through the village at school start/finish times. Reply: Company would be happy to try to stop larger vehicles through at school times, however it cannot be guaranteed as drivers arrange their own routes and due to operations and traffic they could be passing through at these times. However the company will do its best to try to limit vehicles at school times.
- No large piles of waste will be stored at the site, only during sorting and then it will be removed. The company does not intend to stock pile materials on site. There will be visible piles but these will be of less volume than has recently been stored there.
- The site has permanent planning consent for the intended operation, no expiry date, with conditions regulating hours of work, noise, etc.

*(7.45pm – District Cllr Mrs Ellington arrived)*

Questions sent to the Council from the Neighbourhood Plan Group were raised, which included questions over whether the site might be considered for housing in the future. Mr George reiterated that the company has acquired the site for a waste transfer business as it is in a strategic location for them. If the NH Plan Group wished to speak to the company about potential residential development they would discuss this but would only consider it if the Council, NH Plan Group and residents were fully supportive. Cllr Mr Hunt explained where the NH Plan group currently is in drawing up the Plan, highlighted the 200+ new homes which have already been permitted in the village, with potential further development if an appeal is allowed. But also that the NH Plan Group wishes to maintain employment opportunities in the village and this site is a business with new employment opportunity.

The Chairman thanked Mr George and Mr Gough for their time in attending the meeting. They then left at 7.55pm.

## **2018/07P-5 PLANNING**

### **5.1 To consider planning applications received**

- (i) **Ref: S/2315/18/RM – Land South of Fen Drayton Road, Bloor Homes & Mr A Johnson.** Approval of Reserved Matters (layout, scale, appearance and landscaping) in relation to the construction of 99 dwellings, open space, play space, highways layout, pumping station and all other associated infrastructure following outline planning permission S/1027/16/OL

Council reviewed the site design and layout and in general welcomed the mix of house styles/design, sizes and brick & roof tile colours. Council also welcomed the inclusion of 2-bed bungalows, however objections were raised in particular to the inclusion of 2.5 storey houses and drainage attenuation layout with regard to maintenance. Objections and further comments and questions are detailed below.

**Objections raised:**

- 2.5 storey dwellings. The Parish Council had specifically commented previously that it did not feel 2.5 storey dwellings were appropriate for a rural development and particularly on the edge of the village. Concern was raised that the roof pitch will be higher than other houses on the development, but houses will be not be larger, ie still 4-bed. Looking at street scene 3 – principle street, it is very noticeable how the Heywood style dwellings are overwhelmed by the Morris 2.5 storey style dwellings. The Council would like no 2.5 storey dwellings included in the site.
- Drainage maintenance. Council notes that the drainage details are still to be submitted for comment via the discharge of conditions submission, however objections are raised to the landscaping and layout proposals around the attenuation pond and swales.
  - From plans seen, objections raised to tree planting close to the edges of the swales and pond. Sufficient space for access by machinery to maintain said swales and ponds must be provided at all times.
  - The provision of 1m high parkland style railings around these areas needs further clarification. Will these railings still allow sufficient access for machinery if required to clear the attenuation ponds?
  - How will continued provision for maintenance vehicle access be legally enforced for both wet and dry situations?

**Comments and queries:**

- Drainage – Foul water pump. Query raised over the detail of how this will work, as it was noted that the pump is to the southern end of the site, which it is believed is higher than the north end. If the flow is maintained by gravity, concerns raised of potential issues at the north end of the site if the fall is not sufficient. Clarification on how this system will work is requested.
- Balancing ponds and swales. At a previous discussion in June, Bloor Homes stated that the attenuation will now be wet at all times. Concern raised over pond capacity in storm situations if these are now to be continually wet. Please could more detail on this be provided?
- Telemetry system – noted that this is yet to be detailed, in a future submission, therefore the Parish Council reserves its comments on this and awaits the detail of the telemetry system operation.
- Safe pedestrian access to the Village College. Council asks if Bloor Homes will discuss with the Village College, potential provision of a footway along its coach access road to the rear of the college. Footpath link could then be provided from the housing development through the open space area to provide a safer route for students to the college, than that proposed by crossing and re-crossing Fen Drayton Road to reach Gibraltar Lane.
- Public Open Space
  - Clarification requested on the status of this space with regard to maintenance and access by the wider community, as the area is not being maintained by the whole village.
  - Council understands that access to the remaining agricultural land to the east of the development will be maintained through the existing access gate in the south-west corner and by a green track along the southern edge of the public open space. If this is correct, Council queries safety measures as there is no barrier between the access track and the open space. Perhaps a line of trees/shrubs could be provided alongside the footpath, so that the farm access track is then protected from the public using the open space area?

- Boundary treatments – hedge/trees/fences – Council asks who will be responsible for the maintenance of the boundary between the housing on the east of the site and the agricultural field? Will this be conditioned to be maintained and retained as that originally provided, ie post & rail fencing and hedging?
- Affordable Homes Provision – A 40% provision of mixed dwellings was welcomed, however it was questioned as to why these dwellings have been clustered in one area to the east of the site and not spread out around the whole site, to help with integration of the community? It was proposed and seconded that a request be made to spread these out across the site. 8 in favour, 2 against. Carried.
- Parking space provision – Council welcomes at least two spaces per property (greater than 1-bed properties) and many garages, however concern was raised over owners converting garages which are not used for parking cars, into living accommodation. This then leads to congestion and parking issues on residential roads, which has already been seen within other areas in the village.
  - Council would like to request that permitted development rights be revoked on some properties to ensure that the garages are not converted into accommodation and thereby reduce off-road parking spaces. Council adds that in rural communities, families generally require more parking spaces as cars are a necessity due to lack of available public transport and distances people need to travel on a daily basis.
- Bungalows – Council welcomes the provision of much needed bungalows to the site layout. Council asks if a condition could be included within the freehold of these properties to say that all living accommodation is to remain, in perpetuity, on the ground floor. In order to maintain these dwellings as bungalows. Dwellings for older residents to down-size to are extremely limited in Swavesey due to bungalows having been converted into houses.
- Construction Management – Details of the construction management plan are requested. Council notes that the construction access will be via the existing field access which is located next to the College coach access road. Due to the narrowness of Fen Drayton Road and the poor condition (the road edges are sinking and crumbling into the verge/ditch in many areas), school double-decker buses having to pass construction delivery vehicles could cause safety issues. Would it be possible to restrict or manage construction vehicle access to/from the site during College start and finish times?

*(9.07pm – Cllrs Mrs Ellington and Mrs Harford left the meeting)*

- (ii) **Ref: S/2204/18/AD – Mr P Perkins, Carisbrooke Court, Unit 3, Buckingham Business Park.** 2 No. non illuminated signboards and associated supports. No objections, no comments.
- (iii) **Ref: S/0551/18/FL – 140 Boxworth End,** Dr D Wilson. Installation of ground based solar panels. No objections, no comments.
- (iv) **Ref: S/2265/18/FL – The Farm,** Boxworth End, Mr J Burgess. Erection of grain store. No objections or comments.
- (v) **Ref: S/2237/18/FL – 93 Middle Watch,** Mr J Day. Retrospective relocation of storage barn previously approved in permission S/1826/13/FL. No comments, no objections.
- (vi) **Ref: S/2339/18/FL – 78 Moat Way,** Mr M Stones. Take the side boundary fence enclosing the rear garden to the edge of the front garden boundary and enclose the front lawn into the rear garden. Strong objections raised as a high timber fence along the footpath/property boundary would be out of character with the development and could affect visibility around the bend in the road, particular for vehicles backing out of the driveway of No.78. Gardens are predominantly bordered by brick walls set back from the footway for other residences.

**5.3 Permissions, Refusals, Appeals, Enforcement**

**Ref: S/2367/18/DC – 100 Buckingham Business Park**, Stephen Cundick. Discharge of condition 3 (Green travel plan) of planning permission S/1658/17/VC - **for information**  
**Ref: S/0150/18/FL & S/1177/18/LB – 5 Market St** Permission granted for change of use from class A1 to class A3 with internal alterations.

**2018/07P-6 ITEMS FOR INFORMATION AND NEXT MEETING AGENDA**

- (i) A14 Improvement Scheme – Email from A14 Team, following complaints about HGV traffic through the village during recent overnight closures and request for clearer signage to state village roads unsuitable for HGV traffic. Reply states that additional signs have been requested to be placed on the road leading to Swavesey.
- (ii) Noted that the signpost at the Fen Drayton Rd/Rose & Crown Road junction has been knocked down, are Highways aware? Clerk to report this.

**Next meeting dates:**

**Full Council** – 7.30pm Monday 23<sup>rd</sup> July 2018

**Planning** – 7.30pm Thursday 9<sup>th</sup> August 2018

There being no further business, the meeting was declared closed at 9.30pm

Signed & dated

Chairman

**MINUTES APPROVED AS A CORRECT RECORD AND SIGNED BY THE CHAIRMAN AT THE PARISH COUNCIL MEETING ON 23<sup>rd</sup> July 2018**