

Swavesey Parish Council

7.30pm

Minutes

Swavesey Parish Council Meeting, held at The Memorial Hall, High Street
Thursday 17th May 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)

Parishioners : None

Item**Power Action****2018/05P-1 To sign and Receive Declarations of Acceptance of Office**

All Councillors present signed Declarations. Cllr Ms S Smith's declaration to be signed at the Council meeting on 21st May.

2018/05P-2 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Ms S Smith (work)

2018/05P-3 MEMBERS' DECLARATIONS OF INTEREST & DISPENSATIONS

- 3.1 Declarations of interest from councillors on items on the agenda** None received.
- 3.2 Requests to Speak** No requests received to speak on any items as declared above.
- 3.3 To receive requests for dispensations** No requests received.
- 3.4 To grant requests received** The granting of dispensations to be made by Full Council.

2018/05P-4 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 present.

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

2018/05P-5 PLANNING**5.1 Countrywide Developments Ltd – Trinity Farm, Middle Watch**

The Chairman welcomed Mr Fenton to the meeting who gave an outline of potential residential development on land at Trinity Farm, Middle Watch. No specific application has been drawn up, initial ideas are being discussed and the view of the Parish Council is of interest. The overview/proposal is:

- All of the land is currently outside of the village development boundary
- Would include conversion of brick stables & barns to low-level residential dwellings (approx. 10 units)
- Conversion of barns (approx. 6-8 units)
- Residential development of approx. 60 additional units
- Allocation of land for village health centre
- Allocation of land for car parking to serve recreation green, health centre, park and school
- Allocation of land for extension of the Primary School
- Open space land to include grass areas and play areas

The proposal would look to provide additional services and facilities for the village, as identified within discussions of previous development proposals.

Comments raised by the Parish Council:

- A large part of the area is within the flood zone and that area is often flooded.
- Village is going through a Neighbourhood Plan process and the comments being received from that should be taken into consideration, as the Plan is looking at future development of the village.
- The South Cambs District Local Plan is likely to be completed later this year and there are no changes planned to the development boundary for the village.
- The Parish Council accepted that there are concerns over the future capacity of the Primary School and whether it should be expanded or moved to another site. Lots of issues around car parking, safety of crossing the road, etc. Discussions with the County Council would be required to take this any further.
- The village already has over 260 new dwellings granted permission, most of which are yet to be built, with 200 units in just three sites.
- The Parish Council has objected to all previous major residential developments and currently would probably object to any future ones.
- Parish Council suggested that any further proposal on this site should wait for the results of the Local Plan Investigation and the Neighbourhood Plan completion.

The change in political control of South Cambs District Council was raised, as to whether this might change any planning policies. The Parish Council did not consider that anything would change in the short-term and was unsure if the Local Plan would be affected at this late stage of its Inspection.

The Parish Council would inform the Primary School of the discussion with regard to school expansion or relocation. The Parish Council would also inform local County Cllrs and suggested that Mr Fenton should speak to County Education Officers to gain the view of the County Council on future school proposals.

Mr Fenton thanked Parish Cllrs for their time in talking to him and left the meeting at 8.30pm.

5.2 To consider planning applications received

- (i) **Ref: S/1565/18/OL – Land south west of 24 Taylors Lane**, Mr & Dr P & S Thwaites and Denley. Outline planning permission for Change of use from builder's yard (storage and workshop), demolition of two barns and provision of x2 two storey private dwelling houses with associated garages.

Objections raised:

- Refer to Informative within the planning permission for the recently built new dwelling on land to east of this site (which crossed the development boundary), Ref: S/1559/11/FL which states:
“The applicant should be aware that the approval of the planning application does not suggest that a further application for a second dwelling on the land to the west would be considered acceptable. Unlike the approved site, the remaining land lies entirely outside the defined village framework where there is a presumption against residential development. Any such application is likely to be refused. In the event that an application is submitted, the local planning authority would need to consider the need for affordable housing that would ordinarily be required had an application been submitted for two dwellings across the whole site.”

The Parish Council considers the development would be detrimental to the location of Taylors Lane for the following reasons:

- Whole site is outside of the village development boundary and the proposed development would extend the built up line of the village into the countryside in a Conservation Area.
- Site is within the Conservation Area and within the Scheduled Ancient Monument site.
- Site is bounded by Significant Trees, identified within the Village Conservation Area Appraisal.
- Highways: Taylors Lane is very narrow here with hardly any room for two vehicles to pass. The location is on a blind bend with no footpath on either side. Taylors Lane here leads out to unsurfaced droves and takes a lot of pedestrian and cycle traffic.

The Parish Council is also aware that the site was recently subject to enforcement action for the burial of asbestos material within the site, which it is understood is still buried there.

Ref: S/1672/18/FL – Land adj White Willows, Hale Road. B & A Ratcliffe. Proposed new dwelling (alternative design to planning permission S/0495/17/FL)

(ii) Objections raised:

- The proposed dwelling is of much larger scale than that granted permission in the original application Ref: S/0495/17/FL.
- The scale of the proposed dwelling would be out of character with other development along Hale Rd and also with proposed new development either side, both of which have permission for much smaller scale bungalow dwellings.
- The Parish Council also reiterates its previous objection to development along Hale Road, which is an agricultural byeway and not maintained to take residential dwellings, please refer to objections raised for application ref: S/0495/17/FL.

Ref: S/1342/18/FL – 39 Station Rd, Mr M Parker. Small scale single storey lean-to to the rear half of the side wall. No objections raised.

(iii)

Ref: S/1594/18/PN – The Farm, Boxworth End. J W Burgess & Sons. Proposed Grain Store. No objections raised.

(iv)

Question raised as to whether previous objections from Highways and Environment Health, to the application withdrawn last year, have been resolved.

5.3 Permissions, Refusals, Appeals, Enforcement None received

2018/05P-6 **Business Proposal and Outline Plan for a Licensed Café at the Community Pavilion, Recreation Green, High Street**

Proposal submitted for initial comments. Comments from the Trustees of the Swavesey Community Pavilion received and noted that for various reasons they were not in agreement with the scale of the business being proposed. Having considered both the proposal and Trustees' response the following reply to be sent:

Having liaised with the Trustees of the Pavilion, which is a registered charity, the Parish Council supports the views given by the Trustees that the Pavilion is not the correct venue for such a venture. The Trustees added that they have no serious objections to a reduced proposal to run a non-licensed café three or four days a week, similar to a café run there a couple of years ago, which would raise funds for the pavilion and serve the community. The Parish Council commented that it is sympathetic to the proposal but considers the Pavilion is not the appropriate venue and the proposal is not the appropriate use of the charitable building and the planning permission it has to be on the recreation green.

2018/05P-7 ITEMS FOR INFORMATION AND NEXT MEETING AGENDA

- (i) Bloor Homes Eastern wish to meet with Cllrs to update on the development south of Fen Drayton Road, date yet to be confirmed.
- (ii) Engrossed copied of the Lease for the field at 18 Boxworth End received for signature by two Cllrs. Thanks were noted to the Clerk and Cllr Hannah Parish for their detailed reading and work on the drafts of the Lease.
- (iii) District Cllr Mrs Ellington reported that a tree appears to have been cut back with cuttings left in the ditch, Cllr Mrs Ellington will contact the property owner and advice if it is not cleared it will be reported as a flytip.

Next meeting dates:**Full Council – 7.30pm Monday 21st May 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 21st May 2018