

Swavesey Parish Council

7.30pm

Minutes

Swavesey Parish Council Meeting, held at The Memorial Hall, High Street
Thursday 13th September 2018

PRESENT

Mr W Wright (Chairman)

Councillors : Miss L Boyes, Mr J Dodson, Mr S Faben, 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 : 4

Item

Power Action

2018/09P-1 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Mr D Hunt, Ms S Smith, County Cllr Mrs L Harford

2018/09P-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 4(iii) Ref: S/0525/17/FL Laragh Homes Ltd. Owner of land and business off Hale Rd close to the application site.
Cllr Ms L Boyes declared a registered interest in Agenda item 6 Joint Minerals and Waste Local Plan. Owner of land and business off Hale Rd close to the application 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.

2018/09P-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 – Re application for change of use of land off Middle Fen Drove for caravan park/campsite. Why has the application been registered by SCDC when there is so much information missing? Consider that SCDC Planning Dept are negligent in allowing this application to be registered. No site notices have been posted. The site is adjacent to an English Heritage listed site, yet having contacted English Heritage, they are not aware of the application. The site is within flood risk zone 3, yet the application form states it is not in a flood risk area, this is incorrect. There are many other deficiencies too numerous to list. The application should be rejected.
- Resident/applicant re application at 8 Ramper Road. Wished to explain why the building has been demolished when the application did not include full demolition. During demolition of the permitted parts of the building, it was found that the brick walls were sodden, due to years of incorrect surface water drainage from elsewhere, therefore they had to be demolished. Updated application paperwork is currently being submitted. Wished to reassure that the new building will still only be exactly the same as that originally permitted. Building regulations have been adhered to throughout.

The Chairman thanked those present for their comments.

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

2018/09P-4 PLANNING

- (i) **Ref: S/3057/18/FL – Land behind & adj to Dawson Plant Hire (now Mick George Ltd site), Middle Fen Drove Mr A Loades.** Change of use from field to Caravan park/Campsite.

Swavesey Parish Council objects to this application on a number of grounds.

There is so much information missing from what has been submitted as a Full Application, that detailed comments cannot be made due to the lack of information provided. The Parish Council questions why this application has been registered and sent out for consultation with so much information not provided?

The Parish Council fully supports all of the comments which have been registered on the planning website by local residents, to-date.

Objections raised:

1. The application has been submitted as a Full Application, however there is nowhere near enough information to be able to respond in detail. It therefore fails to comply with the requirements of both local and national planning application requirements.
2. No public notices have been put up informing neighbouring landowners and local residents.
3. The application site is entirely within flood zone 3, yet the application form at item 12 has ticked "No" to the question is the site within an area at risk of flooding?
4. Where is the Flood Risk Assessment for the application?
5. The application form at question 21 asks for the site area, '5 acre field' has been submitted, however the red-line site on the plan is much less than 5 acres. Is additional land also proposed for this application?
6. The site is outside of the village development framework, therefore against policy for new development.
7. No information has been submitted to show where pitches for caravans or tents will be or where the proposed toilet facilities and log cabin style building will be located.
8. No site waste management plans have been provided. Concerns are raised that within a flood zone 3 the use of a toilet waste collection/storage facility is not ideal. What are the exact plans for such a facility and are they permitted within a flood zone area?
9. No information on floor levels for new buildings have been submitted, within a flood risk zone there are minimum floor levels for new buildings, none of this appears to have been included.
10. No information has been provided on the proposed numbers of caravans and tents and visitors, apart from at question 10 of the application form where it states "25-30 cars and caravans."
11. No information provided for proposed times of year of operation of the site, days or times of operation.
12. No landscaping details have been provided for the site.
13. No information has been provided with regard to the increased traffic along the byeway and the junction with Station Road.
14. No information with regard to waste and waste collection, ie wheelie bins, storage bins, access by waste bin collection vehicles.
15. No information has been provided with regard to the maintenance of the byeway, which is managed privately through a Byeways Committee and voluntarily by landowners. The potential increase in traffic along this byeway, which is also a public right of way footpath and bridleway and used extensively by people walking, walking dogs, cycling and horseriding, will greatly impact on the surface of the byeway which is only maintained to agricultural standards with loose chippings.

16. Concerns raised with regard to the safety at the junction with Station Road, there is a Safer Route to School cycleway crossing the junction with Middle Fen Drove, no details or mitigation has been provided with regard to the increased use of the junction by traffic accessing this site.
17. No environmental impact assessment has been provided.
18. No noise assessment report has been provided.
19. Boundary treatments are detailed as raised bunds all around the site. Within a flood risk zone this would stop the flow of water and would increase the flood risk to the site. The building up of land in a flood zone is surely not permitted?
20. Solar lighting for the site is proposed but no details provided of where lights would be located, how high they might be and what effect they might have on surrounding land, environment and buildings.
21. We understand the Heritage England have not been notified of the application. The application site is adjacent to an English Heritage listed site of archaeological interest – a Scheduled Ancient Monument site and therefore the boundary is protected.

(ii) **Ref: S/2315/18/RM – Land South of Fen Drayton Road**, Bloor Homes & Mr A Johnson. up to 99 new dwellings, layout and landscaping. Amended proposals response:

Objections:

The Council thanks the developer for agreeing to remove all of the 2.5 storey dwellings and therefore the Parish Council withdraws its objection on this point.

Drainage objection:

The Parish Council still raises an objection with regard to the drainage arrangements as it considers there is lack of space around the north of the pond to allow access for large machinery to maintain the attenuation pond. The landscape plan shows trees planted to the north boundary of the pond. For drainage maintenance a minimum of 2m should be allowed for maintenance access, this is not clear on the plans seen.

No details of what type and size of machinery has been submitted therefore the above objection stands.

The Parish Council would like to see the details for the proposed telemetry system to control water flow out of the site in times of high water and when the river sluice is closed. Until these have been provided and satisfy the Parish Council that the water will not cause issues further through the Swavesey system Parish Council cannot withdraw its objection.

The Parish Council requests that the application be determined by the Planning Committee.

Questions raised:

- Has the Environment Agency agreed to the telemetry system?
- How will the EA and SCDC ensure that all of the new development telemetry systems operate in conjunction with each other to ensure that if they all shut and retain water, when they re-open the amount of water released will not adversely affect the village drainage capacity further through the system?

Comments:

Affordable dwellings:

Parish Council raises no objection to the revision of the mix of dwellings.

Parish Council still considers the affordable dwellings to be all clustered together in one area of the site and would prefer to see them spread out throughout the whole site, to help integrate residents as a whole community.

Boundary Treatments:

The Parish Council thanks Bloor for including a new 1.8M high close boarded fence along the east boundary with the agricultural field, following discussions held with residents of Gibraltar Lane.

Public Open Space/S106 Provision:

The Parish Council wishes to continue discussions with Bloor Homes re the transfer of the southern public open space area to the Parish Council for future management/maintenance and this is being discussed via the S106 Officer for the District Council.

Fen Drayton Rd speed limit reduction – question raised as to whether this has been progressed? Clerk replied that it is separate to the planning application. Third party application details were passed to Bloor Homes who had agreed to consider an application to CCC. Clerk to find out if this has been submitted yet.

Clerk

- (iii) **Ref: S/0525/17/FL – Laragh Homes Ltd**, Field north of Home Close and west of Moat Way, land north of Fen Drayton Rd. Full Planning application for the erection of 56 dwellings, including new access onto Fen Drayton Road, infrastructure, landscaping and open space.
- a) Appeal to the Secretary of State against the decision of SCDC to refuse the application. Comments to be received by 21st Sept.
Additional comments to the Inspectorate:
- Since the Parish Council's last comments, an application has been approved for 99 new dwellings on land to the south of Fen Drayton Rd, with an access road into Fen Drayton Rd, not far from the access road proposed for this development. Putting more vehicles onto a 60mph road, which is also only just wide enough for two vehicles to pass and is suffering considerably from over use, with the road edges crumbling and sinking into the verges.
 - The Parish Council strongly reiterates its objection to the site due to it being within flood zone 3 and surface water having to be pumped continuously from the site.
 - The Parish Council has written statements from Cambs County Council Education Officers that for Early Years and Primary need there is no capacity in the catchment to accommodate these children arising from this development. Also that Swavesey Primary School is on a constrained site and unable to expand further, so with no current plans to expand the school Cambs County Council is unable to request S106 funding in order to accommodate EY&P children from this development. The Parish Council is very concerned as with continued development in neighbouring villages, it is fearful that no other local school will be able to accommodate these children either. This development will therefore put pressure on village facilities that it will be unable to cope with.
 - It is unclear as to whether the County Council will be applying for S106 to mitigate against additional pressure on library and lifelong learning facilities in the village. If it does not the Parish Council wishes to request S106 funding towards the village charity library service, which is linked to the Cambs County service as a Library Access Point. The Charity library requires additional funding to enhance library stock and provide new computer equipment for local residents to access.
 - The village now has 199 new dwellings permitted on three major sites, plus other infill development. The cumulative impact on the village is increasing and village services and facilities will be unable to cope with continued development. The Parish Council reiterates its objections to further development outside of the village development boundary.
- b) Appeal Hearing: 30th Oct, 10am, SCDC Offices Cambourne. To discuss attendance and speaking at the Hearing. Approved that representatives from the Parish Council will attend the appeal hearing and will speak in support of the objections raised.

Public Open Space. Within the Planning Statement the offer of a 2.5ha field is to be offered to the Parish, freehold, for additional sports pitches. The Parish Council noted that the village is currently below its ratio of sports area to population and this offer will be further discussed at the next Planning Meeting. Further information on any conditions for its use to be investigated as well as how the land would be accessed.

- (iv) **Ref: S/3035/18/FL – 73 Moat Way** Mr & Mrs A Carter. Change of use from agricultural land to curtilage of dwelling.
No objections raised. Parish Council supports the voluntary condition suggested by the applicant that a restriction on any form of development be put on the land. The Parish Council asks if that condition could be imposed.
- (v) **Ref: S/3375/18/TC – 39 Wallmans Lane**, Mr R Goddard. Willow, pollard back to previous points. No objections or comments.

2018/09P-5 Permissions, Refusals, Appeals, Enforcement

Ref: S/0647/18/FL – 8 Ramper Road, Mr Kwun Lee. Rear & side extensions and add second storey following demolition of previous extension and garage. To note total demolition of entire building and request from SCDC Enforcement that all works stop until new application is submitted as further development is unauthorised. No further comments following explanation of situation in Agenda item 3.

2018/09P-6 Joint Minerals and Waste Local Plan - Submitted Sites

Request for comments on submitted sites for new waste and minerals extraction, comments required by 31st October. New sand and gravel extraction site submitted for land in Swavesey Parish north of Hale Road and South of Covell's Drain & Guided Busway. Comments raised:

- Noted that the site had previous permission or approval for extraction for busway works but had not been used.
- Consultation details to be posted to the website and facebook pages to ask for residents comments to the Parish Council.
- Query over ownership of RSPB access road and what agreements might be in place to allow traffic over this road to/from the proposed site.
- To query proximity to the heritage site of the Listed Windmill in Hale Road.
- To query proximity to the heritage site of the Listed St Andrew's church.
- Concern raised over the ridge/contour of higher ground running through the site, which acts as a flood defence for the village from flood water from the river and lakes area. If this is dug into, it could seriously affect the flood risk to the village.
- Ecology areas have been created within the proposed site using public money, how would these be affected by mineral extraction works alongside them?

Agenda item for October Planning meeting, once comments from residents have been received.

2018/09P-7 Northstowe Phase 3B - To update on surface water drainage issues

No updates to-date. Noted that the proposed land is CCC owned.

2018/09P-8 ITEMS FOR INFORMATION AND NEXT MEETING AGENDA

- (i) District Cllr Mrs Ellington has listed a question to the next SCDC Council meeting to ask who is going to manage the SCDC water courses when the current Officer leave at the end of September.

Water leaks in Hale Road – continuous and getting worse, one is seriously damaging the sub-surface of the drove. Can the Parish Council contact Cambs Water regarding this? Clerk to write to Cambs Water.

Next meeting dates:

Full Council – 7.30pm Monday 24th September 2018

Planning – 7.30pm Thursday 11th October 2018

There being no further business, the meeting was declared closed at 9.15pm

Signed & dated, Chairman

MINUTES APPROVED AS A CORRECT RECORD AND SIGNED BY THE CHAIRMAN AT THE PARISH COUNCIL MEETING ON 24th September 2018