

Swavesey Parish Council

7.30pm

Minutes

Swavesey Parish Council Meeting, held at The Memorial Hall, High Street
Thursday 9th April 2015

PRESENT

Mr M Johnston (Chairman)

Councillors : Miss L Boyes, Mr J Dodson, Mr J Jullien, Miss H Parish, Mr C Parsons, Mr J Pook,
Ms S Smith, Mr K Wilderspin, Mr W Wright

Clerk : Mrs L Miller

In attendance: Cllr Mrs S Ellington (SCDC)

Parishioners : 5

Sworders Rural Chartered Surveyors: Mr A Hudson, Ms R Padfield

Item**Power Action****14-15/P04-1 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

Mr S Faben

Cllr Ms M Smith (CCC)

14-15/P04-2 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.
- 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.

14-15/P04-3 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:

- Mr D Collier, applicant for planning application Ref: S/0357/15/FL, spoke to explain the reasons for the planning application on the Agenda.

Chairman thanked Mr Collier and Council would take the comments into consideration.

Public forum closed in order for the Parish Council meeting to commence.*(Mr Dodson gave apologies for late arrival)***14-15/P04-4 PLANNING****4.1 18 Boxworth End. Proposal for a development of 30 dwellings comprising 18 market and 12 affordable units plus open space, children's play area and landscaping.**

Chairman welcomed Mr Hudson and Ms Padfield from Sworders Rural Chartered Surveyors, acting for the land owners Mr & Mrs Mallindine, who had been invited to present the development proposal.

Mr Hudson and Ms Padfield made the following points:

- The application had now been submitted as an outline planning application to South Cambs District Council (SCDC) with all matters reserved save for access, which would be to the north of the existing house at 18 Boxworth End.
- The majority of the site is outside of the village development boundary, but the access and two of the proposed dwellings lie inside the boundary.
- With SCDC's new Local Plan still under investigation, SCDC cannot demonstrate a five year supply of deliverable housing sites and following two decisions on planning appeals in Waterbeach in June 2014 plus other recent decisions, this application is put forward.

- Under the new Local Plan, Swavesey is proposed as a Minor Rural Centre, rather than its current status as a Group Village. A Minor Rural Centre is deemed to have scope for windfall development of max scheme size of 30 dwellings, at 30 dwellings per hectare. This proposal is for 30 dwellings at 23 per hectare.
- The owners have additional land beyond the proposal which could be provided for playing field use and have already contacted the Village College regarding this. However the College have declined extending their playing fields.
- An option could be to provide new football pitches for village club use.
- The scheme would provide 40% affordable housing.

The Chairman then asked for questions & comments from Cllrs:

- The proposal is outside the development boundary, the Parish Council has repeatedly resisted development outside the boundary and stated this to SCDC in the Local Plan consultation. The only development it has approved outside the boundary is an Exception Site Affordable Scheme and that was after much debate. Mr Hudson replied that with the five year housing supply not in place, development outside of a village boundary is open to appeal.
- With regard to Minor Rural Centre allocation of windfall development of up to 30 dwellings, this is within the development boundary.
- Concern raised over pressure on local services if Swavesey receives further development, eg Primary School and Village College are at capacity, additional pressure on doctors' surgery, etc.
- Concern raised over provision of affordable/social housing and that although the Parish Council is in favour of such provision, it is specific to local people, as with exception site development which is covered by a s106 agreement.
- Swavesey already has a number of new dwellings granted permission (20 exception site homes, Cygnus Park with 12 dwellings, plus half a dozen or so infill single dwellings). This already takes new development over 30.
- Concern raised over a new access and additional traffic in Boxworth End. A recent new development (at 10 Boxworth End) was refused a new access onto Boxworth End. Mr Hudson replied that the County Highways would be consulted on proposals.
- The access would cross a busy footpath. Boxworth End is also a busy through-route with existing speeding issues.
- Comments made with regard to loss of countryside views if development was extended back from Boxworth End.
- Concern that a precedent could be set if this proposal was approved and could lead to further development behind Boxworth End, outside of the development boundary, which the Parish Council has strived to retain.
- The use of the additional land beyond the proposal for football pitches was questioned. Mr Hudson replied that access could be provided to this land, which could be turned into sports field use. It was asked if a cash donation rather than the land could be provided instead? Mr Hudson replied that this could be discussed.

No further questions and the Chairman thanked Mr Hudson, Ms Padfield and Mr & Mrs Mallindine for attending.

The Council would await the formal planning consultation before any further discussion.

4.2 To consider planning applications received

- (i) Ref: S/0637/15/FL – 79 Boxworth End, Mr T Croucher. Proposed two storey rear extension and first flood side extension. No comments or objections raised.

- (ii) Ref: S/0357/15/FL – Land north of Anderson Road, Buckingham Business Park. Sun Fun Luxury Travel. Use of land for parking double decker buses/coaches and laying of surfacing, erection of metal fencing and a gate (part retrospective).
With the unanimous approval of the Council, the Chairman adjourned the meeting to ask Mr Collier, owner of Sun Fun Luxury Travel, if he could show how this new application has addressed the concerns raised by the Parish Council to the first application for the use of the land, which was refused. The following was noted (*in reply to previous comments*):
- *There are no employee services provided – toilet facilities, washroom, etc*
A portable toilet is to be provided on site.
 - *The location of the parked buses creates visual intrusion into the landscape*
Additional trees and hedge plants will be planted, at a 3 year maturity, to provide additional screening. The buses will be repainted to green.
 - *No provision for waste/rubbish collection or removal*
SCDC have been contacted with regard to existing rubbish left by overnight lorry parking. The Sun Fun use of the site will only be to collect and park buses, no work will be carried out on site, buses will be emptied of any rubbish which will be removed from the site.
 - *The site is an agricultural use roadway, not a vehicle parking area*
The road has been there for many years and was originally a road to original dwellings, not just an agricultural track.
 - Concerns regarding parking, traffic movements and drainage issues have been addressed with SCDC Planning Officers. There is sufficient space to be provided for bus drivers cars to park.
 - Many of the drivers are local, so having the bus park facility in Swavesey, where the buses are used for the College contract, is convenient and economical, as the main bus depot is in Earith. Some local drivers will use the new cycleway to/from their village homes, rather than drive.

Council commented that perhaps when the A14 development takes place, it might be an opportunity to consider a permanent toilet block facility for the bus park and sandwich bar.

Chairman thanked Mr Collier for his comments and the meeting re-opened for Cllrs to consider their response.

Mr Dodson declared an interest as a relation to the landowner, and wished to add that as the buses had now been removed from the site, there was serious concern that Travellers could move onto the site and asked how secure the site is?

Replied that straw bales had been placed to block the entrance at present.

No objections were raised and Council was pleased to hear that the concerns raised at the first application had been positively addressed. However two comments were to be returned:

- Council still considers the parking of the buses on the proposed roadway will be a visual intrusion into the countryside but is pleased to see that they will be repainted and additional tree and hedge planting is proposed.
- There is still concern over potential rubbish from the buses and/or drivers and if there should be complaints regarding this, the use should be reviewed.

- (iii) Ref: S/0551/15/LD – 17 Whitegate Close, Mr & Mrs P Norton. Lawful development certificate for a proposed single storey rear extension. For information only. No comments made.

4.3 Permissions, Refusals & Appeals None**14-15/P04-5 ITEMS FOR INFORMATION AND NEXT MEETING AGENDA**

- (i) Response from SCDC Planning Officer to the enforcement question re the new property on School Lane (rear of 20 Moat Way). Confirmation that the built dwelling does not accord with permission and therefore remains unauthorised. Decision made that it is not expedient to enforce against the dwelling as built. However the owner has been requested to replace the overlooking first floor window with obscure glass and to fix it shut.
- (ii) Yesteryear Road Run – Sun 19th April. The Clerk asked if Cllrs could inspect the Recreation Green and Market St Green early next week, in order to confirm to the Road Run organisers whether they can park vehicles on the greens for the lunch stop. The Chairman asked Cllrs to meet on the Recreation Green on Tuesday evening, time to be confirmed.
- (iii) Tree works taking place in The Grange were questioned, as a large tree has been felled when it was thought this was not as requested. SCDC had been informed. The Clerk would find the consultation document and confirm what work had been requested. The Clerk to inform Cllr Mrs Ellington as soon as possible.
- (iv) Ms Smith informed Cllrs of information and leaflets available from Healthwatch Cambridgeshire. Leaflets to be left in the hall leaflet dispenser.

Next meeting dates:**Annual Parish Meeting** – 7.30pm Wednesday 15th April 2015**Full Council** – 7.30pm Monday 27th April 2015

There being no further business, the meeting was declared closed at 8.45pm
Signed & dated
Chairman

MEETING APPROVED AND SIGNED BY THE CHAIRMAN AS A CORRECT RECORD ON 27th APRIL 2015