

# *Swavesey Parish Council*

6.30pm

**Minutes**

Swavesey Parish Council Meeting, held at The Memorial Hall, High Street  
Thursday 26<sup>th</sup> March 2015

**PRESENT**

Mr M Johnston (Chairman)

Councillors : Mr S Faben, Mr J Jullien, Miss H Parish, Mr C Parsons, Mr J Pook, Mr K Wilderspin,  
Mr W Wright

Clerk : Mrs L Miller

In attendance:

South Cambs District Council: Judith Shepherd, Conservation Officer  
Rebecca Ward, Planning Officer  
Cllr Mrs S Ellington (SCDC)

Property Owner: Mr John Henry  
Mr Graham Handley (Architect)

Parishioners : 3

**Item****Power Action****14-15/EP03-1 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

Miss L Boyes (unwell), Mr J Dodson (work), Ms S Smith (work),  
Jane Green, South Cambridgeshire District Council  
Cllr Ms M Smith (CCC)

**14-15/EP03-2 MEMBERS' DECLARATIONS OF INTEREST & DISPENSATIONS****2.1 Declarations of interest from councillors on items on the agenda**

Mr Pook declared a registered non-pecuniary interest in item 4, as a resident of Market Street

Mr Wilderspin declared a registered non-pecuniary interest in item 4, as a resident of Cow Fen Drove

**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/EP03-3 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 Amure, resident of Market St – asked if no more than one additional property could be considered for the site. Sufficient on-site parking should be provided as each property if resided in by a family, could end up with 4 vehicles per property. Market St is already crowded with vehicles and many local children play on the green. In the interests of safety, additional vehicles should not be encouraged.

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

**14-15/3P03-4 PLANNING****4.1 37 Market Street**

Chairman welcomed Officers from South Cambs District Council and the site owner's agent to the meeting. Apologies were given for Mr John Henry, site owner, who was currently held up in traffic on his way here.

Mr Handley explained that pre-application enquiries had been made with South Cambs Planners and information relating to flood plain levels were still awaited from the Environment Agency (EA). However with no indication of when the EA data would be received, the owner wished to proceed with discussions on potential renovation and development work at the site. No specific plans were currently proposed, however following an economic viability report, the owner wished to discuss the possibility of building two additional properties as well as renovating the existing listed cottage.

It was noted from the Parish Council that the cottage has been in a state of deterioration for many years, having been purchased in 2004 and in increasing deterioration since 2007.

Mr Handley reported that pre-application discussions have included:

- Flood concerns
- Economics of site development, to provide funds to renovate the cottage
- To ensure renovation to a state where the cottage is fit for long-term residential use
- New properties on the site must not detract from the setting of the listed cottage
- Mrs Shepherd noted that she considered the original building would not have had a pantile roof, but a plain tile roof and renovation would remove the pantile roof
- Space must be provided on-site for parking

*(Mr Henry joined the meeting)*

- Clarification required re right of access and use of road in front of the cottage – which Parish Council confirmed is part of the Green, not adopted highway
- Viability of access to the site for additional property(s). If an Easement would be required.

Parish Council noted that the site falls considerably to the south and east and questioned that with EA requirements that all new houses in Swavesey be built 7m above ground flood level and at least 9m away from drainage channels, does this practically allow two additional properties?

Mr Henry stated that it was his intention to restore the cottage as-is. Mrs Shepherd added that Conservation would require the cottage to be preserved and the rest of the site to enhance the Conservation Area.

Parish Council noted that the site is at the rural end of Market St and any new property should be screened by landscaping so that the view down Market St remained with the listed cottage. Also that new property(s) should have good garden space.

Concern noted over any new access from Cow Fen Drove as this is a narrow agricultural drove, used by large, wide machinery.

Mr Henry added that he wished to renovate and develop the site in discussion with the Parish Council and enhance the Conservation Area.

*(Cllr Mrs Ellington joined the meeting)*

Parish Council's initial view is that only one additional property could be built on the site

Parish Council asked if some drawn-up options could be provided for discussion, to cover both one and two additional properties, suggestions for extending the listed cottage, showing potential vehicle access and landscaping, etc.

A site meeting was requested to show Cllrs the situation on the site and the state of the listed cottage.

**This was all agreed and future meetings would be arranged.**

**The Clerk to provide Mrs Shepherd with information on when the road across the Green was provided and historical access to/from the site.**

The Chairman thanked everyone for attending.

**14-15/EP03-5 ITEMS FOR INFORMATION AND NEXT MEETING AGENDA**

- (i) The Clerk reported that formal consultation was now open on the proposed move of the Post Office from Market Street to Costcutter, Middlewatch, within the existing Costcutter shop. Consultation open until 21<sup>st</sup> May and will be on the April Full Council agenda for discussion.

**Next meeting dates:**

**Planning** – 7.30pm Thursday 9<sup>th</sup> April 2015

**Full Council** – 7.30pm Monday 27<sup>th</sup> April 2015

There being no further business, the meeting was declared closed at 7.35pm

Signed & dated

Chairman

**Minutes approved & signed as a correct record by the Parish Council on 27<sup>th</sup> April 2015**