

MINUTES OF SWAFFHAM BULBECK PARISH COUNCIL MEETING NUMBER 437

Held in the School on Tuesday 5th April starting at 7.00pm

Present: Ian Woodroffe (Chairman); Mary Smith (VC); Sue Romero; Robin Sewell, Mark Rogers, Lyn Reed, Bill Wicksteed, Gordon Reid

Alan Alderson (District Councillor); AA left meeting at 8.38pm.

Members of the Public In Attendance: John Watson, Geoffrey Reed, Andrew Holland, Margaret Chadwick, Josephine Day, William Day, A. Eames, J. Barber, B. Hudson-Palmer, R. Holt, Chris Holt, Tom Banks, Joan Banks, Diana Butler-Finbow, Vicky Holland.

Temporary Clerk: Mrs J Yarrow

Meeting opened at 7.05pm

3995 APOLOGIES FOR ABSENCE

Councillor David Brown

3996 NOTICE OF VACANCY

Item noted.

3997 MEMBERS DECLARATION OF INTEREST FOR ITEMS ON THE AGENDA

Interested was declared by Lynn Reid and Mary Smith.

3998 OPEN FORUM FOR PUBLIC PARTICIPATION

None

3999 30 MINUTE PRESENTATION BY PIGEON INVESTMENT MANAGEMENT LTD ON BEHALF OF LARAGH HOMES FOLLOWED BY QUESTIONS FROM THE PARISH COUNCILLORS.

A presentation took place by Laragh Homes regarding the proposal of a new housing development site on the field bordering Maryland Avenue, Pound Way and Quarry Lane. Initially, it will be a concept of 35 units with 2 amenity areas which would represent a 10% increase of total housing in the village. After the presentation, specific questions were made by the Council and a summary of those to follow.

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SCOPE AND PLANNING

Q1. What is the total number of houses planned for this site?

35 at the moment although the plan is a concept and is still flexible.

Q2(a) What is the planned layout of the site?

Colour posters of the concept were presented to the meeting.

Q2(b) The 2004 report on the Village Form emphasised the importance of corridors of open space between building groups. Will your planned development retain these?

We have been respectful of the corridor – with the corridor maintained as amenity space.

Q3. Where will the access (or accesses) to the planned development be?

The access to the whole site will be from Quarry Lane.

Q4. How definitive are these proposals?

The concept is open to full discussion and consultation with the community of Swaffham.

Q5. Will there be multiple development phases?

Unlikely.

Q6. Who will be making the planning application and on behalf of which landowners?

Laragh Homes, a joint application with the land owners, Banks and Butler.

Q7. What if any responses have you already obtained from ECDC?

In response to a call from ECDC to landowners to identify potential housing sites, an application was made and ECDC agreed that the site is sustainable.

Q8. What was the response, if any as yet, from the Highways department?

The highways department haven't been formally approached. The site can be suitably accessed- there will need to be an independent Highway Consultant appointed to assess safe and adequate vehicular access.

AFFORDABLE HOUSING

Q1. Are you willing to build affordable housing which could be managed through a Community Land Trust?

Yes.

Q2. Does Laragh Homes have experience of working with CLTs and, if so, which sites?
Yes, on the Manor Farm development in Stretham and beginning to work with Wilburton.

Q3. The Recent Cambridgeshire Acre Report indicates that a maximum of 23 affordable houses are needed for families with a local connection. Will your proposed development include these?

The present proposal would allow for 14 affordable homes.

Q4. What do you envisage to be the mix of housing, both in terms of sizes and in terms of open market vs other ownership schemes; will your proposed development include smaller market houses that will be affordable to young people wishing to buy in the open housing market?

Yes – there will be a full range of market housing mix from 2 bedroom houses to 5 bedroom houses.

VILLAGE ISSUES

Q1. What benefits do you envisage for Swaffham Bulbeck as a result of the proposed development?

Affordable housing, integration of design of open space, extension to the cemetery, contribution to the redevelopment on the pavilion cross subsidy to help the development over and above any Community Infrastructure Levy money.

Q2. Where do you envisage that the problems will lie, especially in terms of stressing the road network and the need for additional community facilities?

It is unlikely that the level of traffic will stress the network. We don't believe that the scheme will stress anything, on the contrary, there is likely to be improvement in facilities, creation of jobs, economic benefit, a Community Land Trust which will manage the affordable houses and amenity space.

Q3. How do you plan to communicate your plans to the local community, not just initially but as matters develop?

We employ a company who consults with the community throughout the process.

We seek the views of the community from the start of the design and planning process.

We produce regular newsletters so the community is informed and we hold exhibitions.

Supplementary Questions from Allan Alderson – East Cambs District Councillor

Q1. Are you aware the Village Envelope may come back into force legally from July 2016?

We are aware that the situation is being considered.

Q2. Do you realise that there will be an increase of traffic in the High Street near the school?

There will be some impact but we do not believe there will be an adverse effect.

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OPEN FORUM FOR PUBLIC PARTICIPATION

Members of the public present raised the following questions:

Q. If there is single access to Quarry Lane, was consideration given to emergency access?

A. Single access is sustainable for between 50-75 homes.

Q. The recreation area is currently crop land?

A. Areas will be grassed initially but landscaped after discussion and consideration to ecological issues. A reminder that this is still open to consultation and discussion.

Q. It was implied that there was an idea of planting to screen off new development?

A. The concept endeavours to facilitate amenities.

Q. Will there be an increased area for the cemetery?

A. There is an area adjacent to the property.

Q. Where would path access be for children going to school?

A. Consultation process will alleviate these questions.

Q. Would the primary school come under pressure with increase in numbers?

A. Not all pupils come from within the village and capacity will be in catchment area.

Q. Schools are full in the area and where will the children go?

A. The results would be dependent on the mix of housing and buyers.

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THE CHAIRMAN SUSPENDED THE COUNCIL MEETING AT 8.10pm FOR PUBLIC TO LEAVE.

THE CHAIRMAN RESUMED THE MEETING AT 8.17pm

- 4004 TO APPROVE MINUTES OF MEETING 435**
It was proposed by MS and seconded by GR that the minutes of meeting 435 held on are approved and signed by the chairman subject to amendment.
CARRIED
- 4005 TO APPROVE MINTES OF MEETING 436**
- 4006** Item 3974 – Last 2 lines need to be deleted due to typing error.
It was proposed by BW and seconded by MS that the minutes of meeting 435 held on are approved and signed by the chairman subject to amendment.
CARRIED
- 4007 MATTERS ARISING/CLERKS REPORTS**
- MS closed Gutterbridge Wood due to high winds. An official notice was put across the entrance and she felt the system for announcing closure works to some extent.
 - GR raised item 3985 re: bus shelter outside shop. GR stated that it would not impact on the loss of a parking space if the shelter was moved and that a full item needs to be added to new agenda.
 - BW did report the state of the cycle path to CCC Highways Department.
- 4008 COUNTY COUNCILLORS REPORT**
(Distributed before the meeting)
Received
- 4009 DISTRICT COUNCILLORS REPORT**
A discussion ensued re: grant for £122,000 to be shared between parishes and communities. No time scale for proposed use of funds. AA said that the area needs more affordable housing for people on moderate income who cannot afford to buy. BW raised the matter that the grants were previously for projects but that changed after a meeting on 15th March.
- 4010 PLANNING MATTERS**
- Planning Applications**
Proposal: Demolition of existing dwelling and replacement with a new two and a half storey house, garaging and associated site works.
Location: Hare Park Stud, Hare Park, Six Mile Bottom, Newmarket, Suffolk.
Reference: 16/00286/FUL
No objection
- Planning Approvals**
Proposal: Alterations to former stables to form guest room and study.
Location: Burlings Cottage, 48 High Street, Swaffham Bulbeck, CB25 0LX
Reference: 15/01487/LBC
Council granted listed building consent
Noted
- Other Planning Matters**
Proposal: Demolition of existing house and erection of two detached dwellings.
Location: Green Acres, 28 Commercial End, Swaffham Bulbeck, Cambs, CB25 0NE
Reference: 16/00105/FUL
Proposal has been withdrawn.
Noted
- 4011 CEMETERY MATTERS**
None
- 4012 FINANCES INCLUDING APPROVAL OF OUTSTANDING ACCOUNTS**
- a) Finance Report
- b) To pass a resolution to add Gordon Reid as a signatory to Unity bank account.
It was proposed by MS and seconded by LR to add GR as a signatory on the account.
CARRIED
- c) To approve Bank Reconciliation for February (Lloyds and Unity Trust)
It was proposed by MS and seconded by RS that Lloyds and Unity Bank reconciliations be deferred until the next meeting.
CARRIED
- IW to contact Calpac to find out what financial input is needed to present to the AGM.

RS queried land rented out and queried any increase in land rates. IW commented on availability of a company to evaluate the land.

d) RECEIPTS

a) W T Shrubbs & Son – Land Rent	£532.00
b) Cricket Club for Pavilion Charity – Use of venue 2015 season	£140.00

e) PAYMENTS

Cheque No:	Payee	Item	Net	VAT	Total	Power
Payments for Tonight's meeting:						
BACS	Mrs D Bayliss	Clerk's Salary & Holiday Pay	£655.68	£0.00	£655.68	LGA 1972 s112
BACS	Mrs J Yarrow	Interim Clerk's Salary	£87.21	£0.00	£87.21	LGA 1972 s112
300022	Herts & Cambs Ground Maintenance	Grass Cutting Area C	£110.00	£22.00	£132.00	LGA 1972 s112
300023	Herts & Cambs Ground Maintenance	Grass Cutting Area B & D	£84.00	£16.80	£100.80	Open Spaces Act 1906 ss9 & 10 LGA 1972 s214
300024	HMRC	Tax & NI	£214.06	£0.00	£21.06	LGA 1972 s50
Grand Total>>>			£1,150.95	£38.80	£1,189.75	

a) It was proposed by LR and seconded by RS that payments are approved.

CARRIED

4013 DISCUSSION ABOUT PIGEON PRESENTATION: IDENTIFYING ISSUES

- SR felt that the presentation was very clear and the questions posed were answered appropriately and the Councils decision must be put on hold until more information is made available about Laragh Homes and if they work with a CLT (Community Land Trust).
- An in-depth discussion followed as to what constitutes a CLT and what the next step would be to set one up.
- BW agrees in principle towards the proposal but will raise the question to the developers as it was inferred from their presentation that there needs to be a CLT for them to progress with the application. If so, should we set in motion a CLT and information on how we go about it? He also undertook to contact Debbie Wildridge, CLT Adviser, ECDC to ask her to explain the concept of CLT's to the Annual meeting.
- SR suggested checking or consulting with the CLT at Stretham.
- SR suggested the importance of communicating properly with the community and that the information be relayed through the Beacon.
- IW recapped on the conceptual presentation and that the community will be involved in all aspects of the project. BW suggested that the questions posed be published in the Beacon for the public to understand that the parish council was gathering information on the project. IW undertook to contact Laragh Homes with the following question 'Do we infer from the presentation that there needs to be a CLT to progress an application'.

4014 SOLAR PANEL DISCUSSION

A discussion followed with MR identifying the land. SR to contact a local company to assess the area for viability.

4015 MOTION TO EXCLUDE THE PUBLIC AND PRESS

That the public (including representatives of the press) be excluded during the consideration of the remaining item No 4017 because it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item(s) there would be disclosure to them of exempt information of Category 1 & 2 Part 1 Schedule 12A to the Local Government Act 1972 (as amended).

4016 TO APPROVE MINUTES OF EXCLUSION

The meeting closed to the public and press at 9.45pm.

The meeting re-opened to the public and press at 9.54pm.

It was proposed by MS and seconded by BW that the minutes of exclusion held on are approved and signed by the chairman subject to amendment.

CARRIED

4017 STAFF MATTERS

IW informed that the Handyman had resigned

4018 SET DATE OF ANNUAL PARISH MEETING

Date of Annual General Meeting - 17th May at 7.00pm.

Date for the AGM to be advertised in the Beacon.

4019 DATES OF NEXT MEETINGS

3rd May - Parish Council Meeting

3rd May - Pavilion Charity Meeting

17th May - Annual Parish Council Meeting

Apologies for next meeting

Lynn Reed

The meeting closed at 10.02pm