

MINUTES OF SWAFFHAM BULBECK PARISH COUNCIL MEETING NUMBER 441

Held in the School on Tuesday 5th July 2016 starting at 7.30pm

Present: Cllr Ian Woodroffe (IW); Cllr Mrs Lynn Reed (LR); Cllr Gordon Reid (GR); Cllr Robin Sewell (RS); Cllr Mrs Mary Smith (MS); Cllr Mrs Kay Ballard (KB); Cllr Mark Rogers (MR); Cllr Bill Wicksteed (BW);

Members of the Public: 7

In attendance: D Cllr Allen Alderson;

Clerk: Mrs D Bayliss

Meeting opened at 7.30pm

4077 APOLOGIES FOR ABSENCE

None.

4078 MEMBERS DECLARATION OF INTEREST FOR ITEMS ON THE AGENDA

None.

4079 PRESENTATION FROM REBECCA SAUNT EAST CAMBRIDGESHIRE DISTRICT COUNCIL

- ECDC has recently undergone a planning review.
- Rebecca Saunt was made Planning Manager last November.
- A complete overhaul of how the service was run was carried out; considering applicants, agents and consultees. All officers were issued with mobile phones and direct dial telephone numbers (including voicemail) which are on the ECDC website and have been sent to Parishes.
- Parish council comments are always taken into account however they have to be material considerations, a balanced argument has to be made by the officer based on these. Information on planning considerations was distributed to the councillors. These includes things such as height, scale, conservation officer, impact on listed buildings, case law, previous appeals, site history, trees, materials.
- An application for new dwellings has to be shown to be significantly and demonstrably harmful if it is to be refused in line with the National Planning Policy Framework.
- A number of leaflets providing information have been produced; there are links to these on the ECDC website.
- Every application that is received involves a site visit from the officer responsible for the planning application.
- A link to the planning portal is also available on the ECDC website.
- ECDC are currently unable to refuse planning applications solely on the grounds that the application is outside of the village settlement boundary because the 5 year housing supply is not being met and the housing policies in the Local Plan have been suspended, in line with the NPPF. A review of the Local Plan is currently underway.

4080 OPEN FORUM FOR PUBLIC PARTICIPATION INCLUDING QUESTIONS FROM COUNCILLORS

Questions:

Q: Can you please confirm the minimum amount of private amenity space?

A: 50sqm

Q: What is the housing density required?

A: There are no longer a fixed number of dwellings, every site is different and so decisions are made on a site by site basis. It may depend on how it fits with other dwellings in the location. There should be a mix of housing on each site. ECDC can ask the developer to increase or decrease the number of dwellings.

Q: Do ECDC have a specific target for dwellings in Swaffham Bulbeck.

A. No.

Q: What about phasing development?

A: Phased development may be carried out for a number of reasons including the need for CIL contributions (£90 per sqm). On a self build no levy is payable. Larger developments are often done in phases so that infrastructure can be put in place at the appropriate time.

Q: If the public wish to influence the local plan when do they need to act?

A: There will be a public consultation as part of the local plan review in November 2016.

Q: What constitutes a larger site?

A: 100+ houses. The County Council can sometimes seek a contribution from developer if they consider that the school is not adequate for the increased population and it is not an allocated site, where this has already been taken into consideration.

Q: Do you take into account windfall sites?

A: It is difficult to ask for contributions from individual sites.

Q: Is there a new chapter opening up between CLT and ECDC?

A: It is not a new chapter but CLT's are encouraged although it is only one of the avenues that the District Council will consider for affordable housing.

Q: Can you clarify the situation with affordable housing?

A: Affordable houses may be provided as a requirement of policy in the Local Plan, a CLT or a Rural Exception Site.

Q: Will the District Council take into account highways and drainage issues? Also for larger sites will they take into account school places and health care provision?

A: Yes – all planning applications have a requirement to consider these matters and decisions are made in conjunction with the Highways Department, the Local Drainage Board and Anglian Water. The County Council is responsible for considering school places and health care in the area.

Q: Are the specific criteria shown in the document on the website the latest?

A: Yes the colour coded criteria outlined is the latest available.

4081 TO APPROVE MINUTES OF MEETING 439 7th June 2016

It was proposed by Cllr Mrs KB and seconded by Cllr Mrs LR that the minutes of the meeting 439 held on 7th June 2016 are approved and signed.

CARRIED

SR abstained as she was not present at the meeting.

4082 TO APPROVE MINUTES OF MEETING 440 21st June 2016

It was proposed by Cllr Mrs MS and seconded by Cllr Mrs KB that the minutes of the meeting 440 held on 21st June 2016 are approved and signed.

CARRIED

SR abstained as she was not present at the meeting.

MR abstained as he was not present at the meeting.

4083 MATTERS ARISING/CLERKS REPORTS

Meeting 439 - None

Meeting 440:

4072 - The Play Area repairs have been actioned.

4075 - Queries on the budget are to be addressed by the Finance Working Group.

4084 CHAIRMANS COMMENT

A letter of thanks will be sent to Mrs Jill Yarrow for the work that she put in during the clerk's absence. IW

4085 PARISH COUNCIL RESPONSE TO 5 SITES PUT FORWARD TO ECDC

Cllr Mrs MS declared a personal interest in site 27/01

Cllr MR left the meeting at 8.59pm and returned at 9.07pm.

It was proposed by the Chairman and seconded by Cllr Mrs MS that a motion to exclude the public and press should be moved without notice. The meeting was closed to the public and press at 9.30pm.

District Councillor Alderson was invited to stay in the meeting.

The result of the vote taken under the motion to exclude the public and press was as follows:

Site 27/01 - Yes

Positive factors

A development of 38 dwellings is substantial in relation to the Swaffham Bulbeck's current size. An average occupancy of 3 persons per dwelling would mean an additional 102 residents. However, if this were built in equally sized phases the scale of development would be acceptable.

The indicated willingness to have a fully (100%) community led development is a strongly positive factor favouring this site.

The site is within the village's current development form.

Negative factors

Vehicular access to the site will be difficult whatever site layout is envisaged.

The average density of development indicated is very low and unacceptable in terms both of national planning guidance and ECDC policies. It would appear to indicate either an intention to develop only part of the site or to intensify development at a later stage. The former may be acceptable to the Parish Council but development over and above 38 dwellings is not.

A development layout that impacted adversely on the green corridor identified in our 2004 village plan would be wholly unacceptable.

Site 27/02 – No

Positive factors

A development of 16 dwellings is acceptable in relation to the Swaffham Bulbeck's current size.

Negative factors

The site lies outside the village's gateway and would mar the view on entering from the north, especially if the layout has houses fronting onto the road and gardens to their rear. If the layout has houses fronting the road, traffic will feed from each house directly onto the road and at the proposed density some on-road parking is on a road which has experienced increasing traffic flows.

The absence of community led development, if this indicates no affordable housing, is unacceptable.

Site 27/03 – No

Positive factors

A development of 10 dwellings is acceptable in relation to the Swaffham Bulbeck's current size.

Negative factors

The site lies outside the village's gateway and would mar the view on entering from the north, especially if the layout has houses fronting onto the road and gardens to their rear. If the layout has houses fronting the road, traffic will feed from each house directly onto the road.

The absence of community led development, if this indicates no affordable housing, is unacceptable.

There would be a negative impact on the coherence of the conservation area.

Site 27/04 – Yes

Positive factors

A development of 18 dwellings is acceptable in relation to the Swaffham Bulbeck's current size.

The visual impact of the development would be acceptable; thanks to the fall in the land form at the entry into the village.

Negative factors

If the layout has houses fronting the road, traffic will feed from each house directly onto the road and at the proposed density some on-road parking is likely on a road which has experienced increasing traffic flows.

Although community led development is proposed, which we assume to mean affordable housing, the proportion suggested is low.

Site 27/05 – No

Positive factors

None

Negative factors

The scale of development, which would almost double the number of dwellings in the village, is unacceptable large.

Vehicular access to the site would be difficult whatever site layout is envisaged and may be dangerous for through traffic on the main road.

There would be negative impacts on the wildlife corridor along the stream and on the adjoining woodland and scheduled monument.

A least part of the site lies within the flood plain.

Although community led development is proposed, which we assume to mean affordable housing, the proportion suggested is low.

The meeting was re-opened to the public and press at 9.42pm

The Parish Council formally acknowledged that there is an interest in the village for a Community Land Trust. The chairman also asked the meeting to consider whether if a Community Land Trust is created in the village whether all planning should be fed through the trust. It was agreed that further information is required before a decision on this can be made. The Parish Council are fully supportive of revising the 2004 Village Plan. A notice will be put in the Beacon asking for volunteers to assist with this to come forward.

4086

PLANNING MATTERS

Planning Approvals

16/00286/FUL Demolition of existing dwelling and replacement with a new two and a half storey house, garaging and associated site works at Hare Park Stud, Hare Park, Six Mile Bottom, for Mr & Mrs L Dettori

4087

COUNTY COUNCILLORS REPORT

There was no report from the County Councillor.

4088

DISTRICT COUNCILLORS REPORT

D Cllr Allen Alderson spoke on his report which was distributed at the meeting.

Cllr M Rogers and District Councillor Alderson left the meeting at 9.50pm

4089

GUTTERBRIDGE & DENNY WOOD MATTERS

a) Cllr RS will send details of where to obtain the snowdrops to the clerk.

RS/Clerk

4090

RECREATION GROUND AND PAVILION MATTERS

a) SR has completed the Amey Cespa M & E Survey concerning the grant received for the trim trail equipment

b) The work done by Guy Marsden on the new pavilion plans will be presented to the Council for consideration.

c) The Play Area Inspection has been carried out by Cllr RS.

4091

CEMETERY MATTERS

a)

- The two almond trees have been removed and the wood has been taken away. The Council will consider replacing them in the autumn.

- The metal crosses need to be coated with hammerite.

4092

FINANCES INCLUDING APPROVAL OF OUTSTANDING ACCOUNTS

a) A finance working group meeting will be arranged.

RECEIPTS

a) Burial Fees

£180

Noted

b) Way Leave

£82.35

c) PAYMENTS

It was proposed by Cllr Mrs LR and seconded by Cllr Mrs MS that the July accounts are paid Clerk including the additional payments to JH Richardson (Cemetery Trees) £200 and Mrs Bayliss (Stationary and Postage) £13.04.

						CARRIED
Cheque No;	Payee	Item	Net	VAT	Total	Power
Payments for Tonight's meeting:						
BACS	Mrs D Bayliss	Clerk's Salary	£511.20	£0.00	£511.20	LGA 1972 s112
300047	HMRC	Tax & NI	£127.80	£0.00	£127.80	LGA 1972 s112
300048	J C S Bookkeeping	Payroll	£12.00	£2.40	£14.40	LGA 1972 s112
300049	Mrs D Bayliss	Travel/Telephone Expenses	£82.00	£1.48	£83.48	LGA 1972 s174
300050	Aon	Insurance Premium	£3.94	£0.00	£3.94	LGA 1972 s 50
300051	Anglian Water	Cemetery Water Rates	£233.92	£0.00	£233.92	Local Authorities Cemeteries Orders 1977 and 1986
300052	Viking Direct	Office Supplies	£242.35	£48.47	£290.82	LGA 1972 s 174
300053	Mr Trevor Bowd	Internal Audit	£68.00	£0.00	£68.00	LGA 1972 s 50
300054	Burwell Community Print	Leaflet	£34.66	£1.00	£35.66	LGA 1972 s 50
300055	Herts & Cambs Ground Maintenance	Clear and Level Cemetery	£420.00	£84.00	£504.00	Local Authorities Cemeteries Orders 1977 and 1986
300056	Herts & Cambs Ground Maintenance	Grass Cutting	£748.00	£149.60	£897.60	Open Spaces Act 1906 ss9 & 10 LGA 1972 s214
Grand Total>>>			£2,483.87	£286.95	£2,770.82	

4093 INTERNAL AUDIT REPORT

The Internal Audit Report will be distributed to all councillors. Clerk

4094 HIGHWAYS REPORT

- The Council will contact County Councillor David Brown and see if he is able to assist with speeding up installation of the zebra crossing.
- Removing the bus route marks in the road and also the zig zag line outside the old fire station.
- Parking outside the shop is a major problem. The matter needs to report it to the police. A letter will be sent to the Police and Crime Commissioner. The Highways working group may meet to discuss the matter further

4095 DATES OF NEXT MEETINGS

4096 12th July 2016 (Finance Working Group)

There will be no meeting in August unless it is advised by the clerk. (Planning Applications only)

6th September 2016
The meeting closed at 10.15pm