

# MINUTES OF SWAFFHAM BULBECK PARISH COUNCIL

## MEETING NUMBER 484

Held at Downing Court on Tuesday 4<sup>th</sup> February 2020 starting at 7.30pm

**Present:** Councillor Sue Romero; Councillor Peter Raby; Councillor Gordon Reid; Councillor John Trapp; Councillor Sophie Singleton; Councillor Lynn Reed; Councillor Nicky Bates; Councillor Robin Sewell.

**Clerk:** Mrs D Bayliss

6 Parishioners

County Councillor Mathew Shuter

Meeting opened at 7.30pm

### 4820 TO RECEIVE APOLOGIES FOR ABSENCE

Councillor Kay Ballard.

### 4821 MEMBERS DECLARATION OF INTEREST FOR ITEMS ON THE AGENDA & REQUESTS FOR DISPENSATION

Councillor Trapp 4827 – Planning Matters (Member of the ECDC Planning Committee).

### 4822 OPEN FORUM FOR PUBLIC PARTICIPATION

Item deferred until after the next presentation.

### 4823 Presentation by Matt Tyers of WoollensBrook Developments

Matt Tyers from WoollensBrook Developments gave a brief overview of the proposal for 18 houses at Hillside Mill as well as providing some background information on the company and their specific style of housing which is new to the UK.

#### OPEN FORUM FOR PUBLIC PARTICIPATION

A number of questions were raised by both members of the public and councillors regarding the proposal. Concerns were raised about the height of the properties

The chairman proposed that item 4827 planning is brought forward for discussion while the developer and members of the public were present.

### 4827 PLANNING MATTERS

#### Planning Applications

**19/01721/VARM** Car Park, Hill Side Mill, Quarry Lane, Swaffham Bulbeck. To vary condition 1 (approved plans) of previously approved 17/0123/FUM for construction of 19 dwellings with associated parking and amenity space and retention of existing offices.

Following a further discussion amongst the councillors **it was proposed by Councillor Singleton, seconded by Councillor Sewell and resolved** that the parish council object to the current proposal siting the following material considerations:

- There are 12 houses at 2.5 storeys high. This is 9 more houses at this height than in the approved planning application 17/01231/FUM. (The remaining 8 houses designated as 2-bedroom also appear in drawings to be the same height.) These will be the first 2.5 storey dwellings built in Swaffham Bulbeck and will be located above the 15m contour. The built village is below the 15m contour and consequently the development will be visible from the conservation area and listed buildings.
- The proposed repetition and uniformity of house design and exterior materials are not in keeping with the rural and local setting which sits above the rest of the village and will be highly visible.
- The affordable housing element of the development (22%) is not in line with the Local Plan policy of 30%. The parish council would like the developer to work with Swaffham Bulbeck Community Land Trust (CLT) to provide at least 30% affordable housing which could be allocated to people with a connection to Swaffham Bulbeck. There is significant evidence gathered for the emerging Neighbourhood Plan which demonstrates a need for affordable housing for people with connections to the village.
- Four affordable houses have been located in the revised plan too close to the junction of Heath Road and Quarry Lane. This close proximity to the road is unacceptable to the parish council.

- Insufficient consideration has been given to biodiversity in the application. The parish council request the inclusion of sufficient planting of suitable trees, hedging and other appropriate planting. Nesting boxes, swift bricks in the gable ends and bat boxes should be included.
- Each property should also be fitted with solar panels and have a water butt.
- For safety reasons, the council strongly objects to direct access from properties on to Heath Road and Quarry Lane.

The tree warden's report will be submitted with the parish council's comments.

**4824 TO APPROVE MINUTES OF MEETING 483 7<sup>th</sup> JANUARY 2020**

**It was proposed by Councillor PR, seconded by Councillor LR and resolved** that the minutes of meeting 483 held on 7<sup>th</sup> January 2020 be approved and signed by the Chairman.

**4825 MATTERS ARISING including REPORTS FROM CLERK AND COUNCILLORS (For information only)**

None

The clerk reported that an email had been received from a resident expressing concern about parking along the top of Heath Road. The county councillor confirmed that if the cars are legally parked there is very little that can be done.

**Action:** Clerk to reply to parishioner.

**4826 COUNTY AND DISTRICT COUNCILLORS REPORTS**

a) The County Councillor reported the following matters:

- Work is currently underway on the A1303.
- Following the tree removal along this stretch of road local parishes have been offered replacement trees to plant to mitigate the environmental effects of the safety scheme.
- The County Councillor will continue to advocate lowering the speed limit.
- It was noted that a very prominent maple at Lode was removed by highways as it had become too large and was causing a nuisance to a neighbouring property. The tree was not subject to a TPO and was not in a conservation area however, it has been agreed that in future there needs to be a higher level of consultation before such a mature tree is removed.
- Following refusal of planning application 19/01469/0UM for up to 18 houses dwellings on Heath Road, a meeting to discuss possible options will be held with representatives of Cambs County Council at Shire Hall on Wednesday 5th February. Councillor Romero will attend on behalf of the Parish Council/Community Land Trust (CLT); George Ballard Margaret Chadwick and Robert Bates will attend on behalf of the CLT.
- Subject to approval at the budget meeting funding for the staggered junction at Heath Road/A1303 will be spread over two years £300,000 (2020-21) and £400,000 (2021-2022). Work will be carried out in Spring 2021.
- Councillor Bates requested that Heath Road is included on the gritting route. This is not likely to happen as the routes are already agreed by the County Council. There is a gritting box on site and this can be used by residents to grit the road.
- Councillor Raby asked if there had yet been an opportunity to speak to tree officers about planting on the verges on Heath Road.

b) The District Councillor gave an overview of the report emailed to councillors and advised the council that both he and District Councillor Cane would be holding three surgeries to discuss the bus service review. It is hoped that there will be a drop box for completed surveys at the shop.

**Action:** District Councillor to make sure the planners are aware of the CLT when considering planning applications.

**4827 TREES AND BIODIVERSITY GROUP**

The notes of the last meeting held on 14<sup>th</sup> January had been circulated to councillors. The group reported on the site visits they had carried out, and were very encouraged by the current planting and future prospects for planting that were identified.

The Climate Change consultation document had been completed and sent to the County Council who had acknowledged receipt (the survey will be circulated to councillors).

**4828 PLANNING MATTERS**

a) **Planning Applications**

**19/01721/VARM** Car Park, Hill Side Mill, Quarry Lane, Swaffham Bulbeck. To vary condition 1 (approved plans) of previously approved 17/0123/FUM for construction of 19 dwellings with associated parking and amenity space and retention of existing offices (this item was discussed earlier in the meeting).

**20/00057/FUL** 9 Station Road, Swaffham Bulbeck. Demolition of single storey garage extension with two storey side extension – no objection – great improvement

**20/00031/LBC** The Old Rectory, 98 High Street, Swaffham Bulbeck. Reinstate an existing blocked opening between the kitchen and dining room there were no comments from the parish council.

**b) Tree Work Approvals**

**19/01567/TRE & Trees/Swaffham Bulbeck/CA** 73 High Street, Swaffham Bulbeck. T1 Mulberry - Fell

**c) Planning Notifications**

**19/01524/FUL** The Abbey, Abbey Lane, Swaffham Bulbeck. Construction of bore hole and rill pond within the northeast garden - withdrawn.

**d) Planning Refusals**

**19/01469/OUM** Site East of Heath Road, Swaffham Bulbeck. Outline application for up to 18no. dwellings along with associated infrastructure and landscaping with all matters reserved.

**e) Expressions of Interest for Inclusion on the Council's CIL Infrastructure list**

The parish council resolved to put forward two items for the District Council's Infrastructure list.

- Improving the cycle path from Bottisham to Swaffham Bulbeck
- Pavilion redevelopment.

**Action:** Clerk to notify ECDC of items for inclusion on the list.

**4829 NEIGHBOURHOOD PLANNING UPDATE**

The Steering Group had received near final copies of the Parish Landscape Character Assessment and the Fringe Sensitivity Assessment from Lucy Batchelor-Wylam, Landscape Architect. The next meeting of the steering group takes place on 4th March. Consultants Rachel Hogger and Mark Deas will work with the steering group to analyse the reports and other data gathered in order to establish a draft vision and priorities for the Neighbourhood Plan.

**4830 CLT UPDATE**

A meeting will take place on Wednesday 5<sup>th</sup> February at the County Council to discuss the site at Heath Road as previously mentioned under the County Councillors report.

**4831 TENANCY AGREEMENT FOR LAND AT LODE FARM**

Members of the trees and biodiversity group had walked the 19-acre site previously let to Mr Edward Shrubbs and were very pleased to report that the site is being very well managed in a wildlife friendly way. **It was therefore proposed by LR seconded by SS and resolved** that the council continue to let the land at Lode Farm to the Shrubbs family.

**Action:** Clerk to arrange a meeting with Cheffins and the tenant.

**4832 FINANCES INCLUDING APPROVAL OF PAYMENT OF OUTSTANDING ACCOUNTS**

**a) It was proposed by Councillor PR, seconded by Councillor GR and resolved** that the bank reconciliations for January are approved.

**b) Receipts:**

Burial Fees £135

**c) The invoices had been verified by Councillor Bates and Councillor Reed before the meeting.**

**It was proposed by Councillor Bates, seconded by Councillor Trapp and resolved** that the February accounts are approved and paid.

**Action:** Clerk to set up payments for councillor authorisation. Councillors Reed and Romero to authorise

**Payments Since the Last Meeting**

Mrs D Bayliss Clerk's Salary Gross £673.20

**Payments for Tonight's meeting**

Mr J Sugg	Handyman Payment	£55.00	£0.00	£55.00
Mrs D Bayliss	Travel/Telephone	£48.85	£0.00	£48.85
JCS Bookkeeping	Payroll	£20.40	£4.08	£24.48
Echo Fabrication	Pavilion Posts	£800.00	£160.00	£960.00
Lucy Batchelor-Wylam	Neighbourhood Plan	£2,523.75	£0.00	£2,523.75

**4833 DENNY AND PLAY AREA MATTERS**

- a) Councillor Reid had carried out the play area inspection and was pleased at the standard of the repairs that had been carried out. There were no items for immediate attention.
- b) It was **resolved** that permission is given to the church and the school to hold the summer fair on Saturday 28<sup>th</sup> June on the Denny.  
**Action:** Clerk to notify Mrs Roberts of the decision.
- c) Three quotations had been obtained for the height restrictor barriers.  
**It was proposed by Councillor Reid, seconded by Councillor Singleton and resolved** that the quotation from Barricade Sales for £2445 for the double opening barrier is accepted and that the clerk is delegated authority to spend up to £700 on installation.  
JT abstained  
**Action:** Clerk to order height barrier and seek quote for installation.
- d) Three quotations had been obtained for the bunding.  
**It was proposed by Councillor Sewell, seconded by Councillor Trapp and resolved** that the quotation from Mr Martin Rix is approved subject to the cost of the seeding  
**Action:** Accept quotation and check cost of seeding.

**4834 HIGHWAYS MATTERS**

- a) Councillor Trapp suggested that the council might want to take part in the parish paths partnership, which entails taking over responsibility for the parish footpaths. There is no longer any grant funding for this therefore, the parish council would have to fund any work carried out i.e. cutting the grass and replacing signs.  
**Action:** Clerk to contact the county council for further information
- b) Councillor Trapp suggested that a dog waste bin is needed at the entrance to Red Tile Farm. As this is in Lode parish it was resolved that Lode Parish Council would be asked to consider installing one.  
**Action:** Clerk to write to Lode PC to ask them to consider installing a dog waste bin at the entrance to the drive at Red Tile Farm.

**4835 CORRESPONDENCE AND MATTERS FOR INFORMATION**

- a) SR and LR and the clerk will attend the East Cambs Parish Conference on behalf of the council
- b) The letter of thanks from the CAB was noted.
- c) The letter from Lucy Frazer MP was noted.  
The Government Consultation on Unauthorised Encampments to be completed by Councillor's Raby and Bates.

**4836 AGENDA ITEMS FOR THE NEXT MEETING**

*Items for inclusion on next months agenda to be sent to the clerk 7 days before the meeting.*

**4837 Date of Next Meetings:**

3<sup>rd</sup> March 2020

3<sup>rd</sup> March 2020 Pavilion Charity

The meeting closed at 9.31pm