

MINUTES OF SWAFFHAM BULBECK PARISH COUNCIL

MEETING NUMBER 497

Held via Zoom on Tuesday 12th January 2021 starting at 7.30pm

Present: Councillor Sue Romero; Councillor Gordon Reid; Councillor Sophie Singleton; Councillor Lynn Reed; Councillor Kay Ballard; Councillor Peter Raby; Councillor Nicky Bates; Councillor John Trapp.

Members: 9 Quorum 3

Clerk: Mrs D Bayliss

2 Parishioners

Meeting opened at 7.30pm

5028 TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE

None.

Absent: Councillor Robin Sewell

5029 MEMBERS DECLARATION OF INTEREST FOR ITEMS ON THE AGENDA & REQUESTS FOR DISPENSATION

Councillor Trapp – Planning Matters (Planning Committee East Cambs District Council).

5030 OPEN FORUM FOR PUBLIC PARTICIPATION

None.

a) Planning Applications

19/00746/OUM Land Parcel West of Hill Cottage Heath Road Swaffham Bulbeck Cambridgeshire
Outline application for the construction of up to 45 new homes (of which 4 are self-build plots) including open space, landscaping and associated infrastructure - with all matters reserved except for access.

The meeting was suspended for 3 minutes at 7.35pm to take comments from Mr Butler-Finbow (SBF) who confirmed that the Highways department as a consultee, had now made a formal response to the planning application and had stated that after reviewing the amended access location they had no further objections. They had, however, put forward 5 conditions as follows:

- Prior to first occupation an uncontrolled pedestrian crossing point must be installed on Quarry Lane and constructed to CCC specification and location requirements
- HW2A – the internal estate roads and footways should be built to at least binder course prior to occupation
- HW11A – access to be as per the approved plans
- HW18A – visibility splays will be as per the approved plans and be no less than 2.4m x 43m in either direction
- HW23A – No development shall commence until the maintenance and management of the internal estate roads has been submitted and approved by the LPA

The Chairman asked the council to consider whether it wished to make a further response to the District Council. It was noted that there had been a number of objections from residents of Quarry Lane to the proposals, and concerns about surface water on the road were also raised.

It was proposed by Councillor Romero, that the council support the latest plan showing the new access point, and that the council also request that the management of surface water should be taken into consideration.

An amendment was proposed by Councillor Reid, stating that the council support the latest the plan, stating that the new access point was 'strongly preferable' to the previous one, and that the council also request that the management of surface water should be taken into

consideration. **The amendment was seconded by Councillor Ballard, and resolved** (Councillor Trapp abstained).

The parish council noted comments by neighbours in reference to communications by the council regarding this amended planning application. The council consistently evaluates its practice and regularly reviews its Communications Policy. The key forms of communication are via the website, village noticeboards and the Bulbeck Beacon. East Cambs is the planning authority and as a consultee in the planning process the council makes responses to planning applications in the same way as individual residents.

b) Other Planning Matters to Consider

Camping and Caravanning Club: Certificated Site Application No. 154/038 at The Land adjacent to The Barn

The Chairman reported that the response from the Camping and Caravanning Club had been dismissive of the views of both the Parish Council and local residents. Councillor Trapp had contacted the planning manager at ECDC to find out if any enforcement action might be taken regarding a condition associated with the property which had not been met. The District Council had pointed out that just because a condition is placed on a planning decision, it does not preclude future applications on the same site, and that no planning permission is required for use of the land by certain recreational organisations.

The Council were very disappointed with both responses, and have concerns about the potential for unauthorised encampments on the site. Concerns were also raised about the future development of the site. It was agreed that it would be worth spending £2-300 obtaining advice from a solicitor on how the council might proceed.

It was resolved (all in favour) that the parish council seek professional advice on prevention of the Camping and Caravanning club site application.

5031 Date of Next Meetings:

2nd February 2021.

The meeting closed at 8.22pm.