

# SAWSTON PARISH COUNCIL

MINUTES      PLANNING & ENVIRONMENT COMMITTEE

22 October 2013

**PRESENT:**    Chairman:   Mrs P J Awbery-Maskell

Clerk: Mrs J F Keeler

Councillors

Dr D R Bard                      (arrived 7.45pm)

Miss S E Clarke

K Cuffley                      (arrived 7.50pm)

R M Matthews

E C Murray

W N Reid

+          2 members of the public: Dr T G Wreghitt and Mr R E Reed

## **1      APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors W A Fell, Ms B Laxton and R M Richmond.

## **2      DECLARATION OF INTERESTS FOR THIS MEETING**

None were declared

## **3      MINUTES OF THE MEETING**

The minutes of the meeting held on 23 July 2013 were read, confirmed and signed.

It was **PROPOSED** by Councillor W N Reid and **SECONDED** by Councillor E C Murray to **ACCEPT** these minutes.

**VOTE:**          **5 FOR**                      :          (UNANIMOUS)

## **4      MATTERS ARISING – New Information Only.**

None

## **5      PLANNING APPLICATIONS AND ASSOCIATED MATTERS**

This item was deferred until Councillor Dr D R Bard arrived.

## **6      PLANNING DECISIONS**

Noted

## **7      CCC – BID FOR MONEY TO IMPROVE LOCAL SERVICES**

Councillor Mrs P J Awbery-Maskell explained that CCC is inviting South Cambridgeshire Parish Councils to bid into funding to improve facilities for their bus users. This funding has been provided by the Department for Transport and is being administered by Cambridgeshire County Council. The criteria for use of this funding means that it can only be used in South Cambridgeshire and that priority may be given to areas along the busiest transport routes to Cambridge. Expression of interest must be submitted to CCC by 4 November 2013.

Councillor Dr D R Bard arrived at 7.45pm  
Councillor K Cuffley arrived 7.50pm

This was discussed at length and it was **PROPOSED** by Councillor E C Murray and **SECONDED** by Miss S E Clarke that the Parish Council puts in a bid for Real Time Information Displays at all the bus stops along the High Street, Link Road (by Jones's Place), top and bottom of Churchfield Avenue and the bus stop by The Medical Centre on London Road

Three bus stops have already been agreed to have RTPI installed on another scheme at Cambridge Road, Church Lane and High Street opposite Tannery Road.

There are also currently two bus stops in Sawston that have information displays but they are not Real Time so the Clerk to ask if these can be changed to Real Time or if new display units need to be installed.

**VOTE: 7 FOR : (UNANIMOUS)**

## **5 PLANNING APPLICATIONS AND ASSOCIATED MATTERS**

**It was PROPOSED by Councillor E C Murray and SECONDED by Councillor Dr D R Bard to SUSPEND Standing Orders to allow two residents to speak regarding the former John Falkner site as they had concerns relating in particular to the discharge of conditions application S/2003/13/DC. This proposal sought to discharge conditions relating to Application S/1783/12/FL (Extensions, Alterations and Conversion of School Buildings to Six Dwellings and Erection of Three Dwellings with Associated Works following Partial Demolition of Existing Buildings at the former John Falkner Infants School, The Baulks, CB22 3NP) approved on 20<sup>th</sup> June, 2013.**

**VOTE: 7 FOR : (UNANIMOUS)**

The two residents of Hammonds Road, Mr Robert Reed and Dr Tim Wreghitt then expressed the following concerns:

- **7. Trees** - The position of the Yew tree (13) is shown inaccurately. It is actually growing against the wall and under the canopy of another tree. It also conflicts with the proposed boundary fence. It cannot satisfactorily grow to maturity in this position.
- **14. Traffic Management**  
The proposals submitted are not sufficiently detailed and fail to demonstrate a safe strategy for managing the site and its traffic.  
Deliveries should be made well before 6.00 pm so that they can be unloaded and dispatched by 6.00 pm.  
Five access points for construction traffic are proposed, however none of them are really adequate for lorry access.

Hammonds Road, does not have a metalled surface and is totally unsuitable for construction traffic. Its width does not exceed 3.5m. There is neither footpath nor lighting thus making it unsafe for pedestrians to be exposed to traffic, especially after dark. A large Yew tree (with TPO) overhangs the lane restricting tall vehicles/loads. There are no turning facilities within the road. All vehicles larger than a transit van have to reverse into the road from the High Street and many lorries now refuse to attempt it. The School access adjacent to No 5 HR is only suitable for small vehicles. Although occasional access via Hammonds Road may be unavoidable it should be the exception and limited to small vehicles- not HGVs. The assertion that this was the main access for service and maintenance traffic for the former

school is incorrect. This type of use largely ceased before the end of the last century, mainly on safety grounds.

The Baulks is an important footpath and whilst wider, better lit and surfaced, the proposed access points are similarly inadequate. None of the three points shown allow a lorry to drive off the road, unload and re-enter the road in forward gear.

Although the application form states that work has not commenced, this is clearly not the case. The Baulks has been closed off on a number of occasions for:- 1) unloading, 2) removal of demolition material (with a grab lorry operating from the road reaching over the hoarding) 3) concrete pumping using a Lorry Mounted Pump fed from a Ready-mix Truck - both parked in the Baulks. These are very dangerous operations to carry out from a public footpath.

The traffic management plan 2 showing proposed off road parking for construction vehicles and storage is unrealistic. How cars and vans could reach the proposed points safely, working around demolition, stored materials, construction activities etc., has not been demonstrated. This plan also contradicts plan 1.

The site should be built out from a single gateway in The Baulks.

The site has, compared with most construction projects, a generous amount of space.

With proper planning and sequencing it could be a safe and successful scheme. This however has not been demonstrated with the current proposals.

- **22. Works to dovecote**

The schedule makes no mention for the need to protect the outside from construction works (protection has been removed and demolition material stacked adjacent) or of the Elder trees currently growing at the base of the wall.

Proposal to create a useful space in the Dovecote.

It would be unwelcome from the residents' perspective, increasing the usage of the site and it would create longer term problems for the building's fabric.

This change of use to convert it into an office or annex would require Planning, Listed Building and Conservation Area Consent. As such, it is surely invalid under a Discharge of Conditions Consent.

Timber 'Garage' (Barn) - The asbestos roof should be removed. There is no Structural Engineer report attached but the proposal to remove the bulk of the barn leaving the historic brick wall seems flawed.

The timber stabilizes the brickwork, not the other way around. The brick/cob walls would need supporting at their current height. Sketch is not clear on height or support.

This building is an important element of the Conservation Area and for the setting of the Dovecote.

It is also of ecological importance being the home of a colony of Masonry Bees that nest in the east facing cob block wall. These bees are facing significant habitat loss.

The Traffic Management Method Statement shows one of the access points through this building so the assumption has already been made that it can be removed. It is not entirely clear which historic walls are proposed to be retained from the example given.

This was discussed and Councillor Dr D R Bard said that it was suggested on the original application that a site development plan was drawn up for all construction traffic to go via the Baulks with phasing to allow construction to start at the north end of the site. Construction had apparently already been started and it was queried whether Building Control had been notified. Clerk to write to the Enforcement Officer to say the work had started but should not have until the Discharge of Conditions was approved and ask that the Officer visits the site again, soon.

Regards the Dovecote it was not clear why this is part of the Discharge of Conditions as it is a Listed Building and the proposed modifications would need Change of Use and Listed Building Consent. Clerk to write to the Conservation Department at South Cambridgeshire District Council and ask them to visit the site again as the Parish Council has concerns.

The Parish Council would also like clarification of the listed status of the wall on the Hammonds Road boundary (north).

The Parish Council is also concerned that it has not been consulted on this application which is likely to have a major impact on the residents of Hammonds Road, The Baulks and Crampton Terrace. Clerk to write to SCDC to ask why the Parish Council was not consulted and also to ask if a Planning Officer would be able to come to a future meeting to discuss this site and the applications.

Councillor Mrs P J Awbery-Maskell thanked both Dr T Wreghitt and Mr R Reed for coming.

**It was PROPOSED by Councillor E C Murray and SECONDED by W N Reid to reinstate Standing Orders to allow the meeting to be continued**

**VOTE: 7 FOR (UNANIMOUS)**

S/2056/13/NM	Non-Material Amendment to Planning Consent S/1783/12/F1 for Extensions, Alterations and Conversion of School Buildings to Six Dwellings and Erection of Three Dwellings with Associated Works following Partial Demolition of Existing Buildings at John Falkner School Site, The Baulks for Dr Helen Fani	<b><u>for information only</u></b> <b>Noted</b>
--------------	--	--

## **8 UP DATE ON CAMBRIDGE CITY F.C.**

Councillor E C Murray explained that the Parish Council had received a response from KWA to the questions that the Parish Council asked at the Extra Full Parish Meeting on 24 September 2013. The Parish Council asked them to consider:-

### **City FC Floodlights**

***An agreement with the lighting – the flood lights should be turned off 30 minutes after each game***

When a match is over the floodlights are switched to have power within 5 minutes of the end of the match in order to save energy costs. There is no problem with the lights being turned off completely 30 minutes after a match is finished.

### **Hours of Use of Bars and Function rooms**

***Timings for the members bar & Cut off time for functions/hour of use***

It is anticipated that due to licensing laws for bars and music that there would be a cut off time of midnight at the latest and possibly 11.45pm if the licensing so demands so this is not seen as a problem.

### **Car Boot Sales**

***No car boot sales as residents nearby would not want all the extra traffic on a Sunday***

This might be more of a problem for our client as a Car Boot Sale is a revenue earner and they are reluctant to forego it. Perhaps there could be a limit of 12 noon for closing and maybe the number of Car Boot Sales per year can be limited. Perhaps need to discuss more.

### **Shared Pavilion**

*Could they make the Pavilion 2 sided so the Parish Council has their own changing rooms and storage.*

*Could the PC have guaranteed access times for the changing room usage*

There are currently 4 changing room proposed in the former FA stand following input from the local football clubs. You are correct in that if City are playing then it will limit the changing rooms that are available, however the first team plays on a Saturday afternoon and the reserve team midweek but these teams play on the main pitch. For Training (Tuesday and Thursday nights) both first and reserves would change in their changing rooms in the main stand. I suspect that there will not be a conflict with City FC but there will be if they hire the 3G pitch out. If the 3G is hired out on a Saturday pm then two changing rooms will be taken leaving two for use on the community land. Speaking to the local clubs they say they have enough pitches to play on but that the training facilities are woefully inadequate. One assumes that the local teams will train on the community land under the floodlights and if there are two local teams training on the same night as the 3G is hired out then there could be a problem.

We assume that boys and girls team players go to their games ready changed.

Ultimately as the size of the village increases then it is likely that dedicated changing facilities would be needed but then there is the prospect of money from Community Levy for that sort of purpose.

Councillor E C Murray also explained that there has been a Press Release regarding the application. Concerns were that they mentioned a Community Hub, the Parish Council felt that residents might be misled/confused with the Community Hub that will house the library etc.

It reads that the Club has the backing of the Sawston Sports Council but there has been no Sports Council meeting to discuss this.

They said the Cambridge City Girls would not be coming to Sawston but the Press Release reads that the stadium will serve girls' teams that are affiliated to Cambridge City.

This was discussed and agreed that when the plans come in the Parish Council would have a meeting at Spicers Pavilion to discuss so members of the public could attend.

## **9 CORRESPONDENCE**

None

## **10 COUNCILLORS ISSUES CONCERNING PLANNING & ENVIRONMENT ONLY**

### **Councillor Miss S E Clarke**

Councillor Miss S E Clarke reported the new Indian restaurant/takeaway has now opened in the High Street but they have a red carpet out the front which covers the footpath. Clerk to contact CCC Highways.

### **Councillor W N Reid**

Councillor W N Reid asked if the Clerk could write to CCC Highways to ask if all gutters and drains could be cleaned before they get blocked with the fallen leaves.

**Meeting closed at 9.05pm**