

SAWSTON PARISH COUNCIL

MINUTES EXTRA FULL PARISH COUNCIL MEETING HELD ON 23 September 2014

PRESENT: Chairman E C Murray

Clerk: Mrs J F Keeler

Councillors:

Mrs P J Awbery-Maskell

Dr D R Bard

Miss S E Clarke

K J L Cooper

K Cuffley

W A Fell

Ms B Laxton (arrived 8.40pm)

M J R Mallows

R M Matthews

A G Orgee

W N Reid

R M Richmond

+ Mr Robert Smith & Mr Edward Smith – Russell Smith Farms

+ 14 member of the public

99 APOLOGIES FOR ABSENCE

Cllr B Laxton : will be late due to another commitment

100 PRESENTATION BY RUSSELL SMITH FARMS

Councillor E C Murray suspended standing orders so the public could speak

It was PROPOSED by Councillor R M Richmond and Seconded by Councillor W N Reid to SUSPEND Standing Orders to allow the public to speak

VOTE: 12 FOR : (UNANIMOUS)

Mr Robert Smith and Mr Edward Smith gave an update on their application and explained the changes they have made from their previous application taking into account the responses they had from the public consultations they held. They have reduced the amount of lodges from 86 to 50 to give more access to the water for the public to walk around. There are no designs on the lodges yet as this is an outline application.

Members of public then asked questions and there were concerns about the infrastructure, the access to the site and the amount of traffic this would generate. They did have a traffic management survey but this was not done at peak times, especially when the children are walking or biking to and from the Village College. There is also the concern of substantial development on greenbelt.

Mr Smith explained that 75% of respondents from the consultations were supportive of this application but that was the original application that had a farm shop, educational centre etc all of which have now been removed.

Councillor Ms B Laxton arrived 8.40pm

Councillor E C Murray thanked Mr Robert Smith & Mr Edward Smith – Russell Smith Farms for their presentation.

It was PROPOSED by Councillor R M Richmond and SECONDED by Councillor W N Reid to reinstate Standing Orders to allow the meeting to be continued

VOTE: 13 FOR : (UNANIMOUS)

101 DECLARATION OF INTEREST

None

102 MINUTES OF THE MEETING

Minutes of the Planning & Environment Committee Meeting were deferred until the next Committee Meeting on 28 October 2014.

103 MATTERS ARISING

None

104 PLANNING APPLICATIONS

S/1952/14/OL	Outline application for recreation development consisting of 50 No. holiday lodges, an indoor tennis complex, 4 No. outdoor tennis courts, a fitness centre, bowling green, brasserie, public open space with footpath and cycleway, and associated works at Sand and Gravel Quarry, Sawston Bypass for Russell Smith Farms	SPC Comment: Do not Support See comments below Vote: 13 For (Unanimous)
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Proposed by Cllr K J L Cooper and
Seconded by Cllr R M Richmond
NOT to Support

- The site lies between the built up areas of Stapleford and Sawston placing it in the narrowest part of the Cambridge green belt (the distance at this part of the green belt between the fringes of the built up areas of the two villages is 1.03 miles) . The proposed development lies outside the development frameworks of both villages. The application is therefore not in conformity with National Policy (NPPF Para 80), South Cambridgeshire adopted Development Control Policies DPD (2007) Policies, GB1 and ET/20 (2) and submission local plan (2014) policies S4, NH/9 and E/20.
- Whilst the NPPF allows some scope for the provision of ‘appropriate facilities for outdoor sport (and) outdoor recreation’)Para 89, such development should not compromise the openness of the green belt. This principle is reflected in Policy NH/10 of the submission Local Plan 2014. The wording of these policies suggest that ‘appropriate facilities’ refer to sports pitches plus minor ancillary development such as changing facilities, not residential overnight accommodation proposed in the existing application. Tourist facilities including overnight accommodation are separately dealt

with in Policies ET/20 of the adopted Development Control Policies DPD (2007) and Submission Local Plan (2014) Policy E/20 which restrict such development in green belt to conversions and minor extensions of existing buildings.

- Whilst these policy objections may be set aside in very special circumstances, no such circumstances have been convincingly demonstrated. Unresolved doubts about the viability of the project have been identified. These centre on a) lack of clarity as to whether there would be sufficient capacity in the lake for it to serve its primary purpose of agricultural reservoir whilst providing a sufficient year round expanse of water for sporting purposes. b) The applicants' admission that no business plan had been produced to test the commercial viability of the proposal.
- Issues surrounding access from the A1301 have not been adequately addressed.

Councillor K J L Cooper left at 9.10pm

S/1835/14/FL	Change of Use of Land to A5 (Siting of Catering Unit) at Ashwell Point, Babraham Road for Mr L Bernard <i>Proposed</i> by Cllr Dr D R Bard and <i>Seconded</i> by Cllr R M Richmond to <i>Support</i>	SPC Comment: Support See comments below Vote: 10 For 2 Abstentions
S/1918/14/FL	New four bedroom house on land adjacent to 24 Churchfield Avenue for Mr A Meldrum <i>Proposed</i> by Cllr Dr D R Bard and <i>Seconded</i> by Cllr R M Richmond to <i>Support</i>	SPC Comment: Support would like to make the comment that this will be a four bedroom and 3 bedroom house with only 3 parking spaces, the parish council would like to see 4 parking spaces. Vote: 11 For 1 Abstention

105 PLANNING DECISIONS

Noted

106 FOOTPATHS

The Clerk is awaiting an update from the Probation Team.

107 UPDATE ON LOCAL PLAN

See attached to these minutes

108 PARKING AT TANNERY ROAD

A resident has written to the Parish Council regarding the parking at Tannery Road and the amount of cars that are constantly parked there when there is a car park further down at the park that can be used.

The comments were read out to the Parish Council and noted. It was **PROPOSED** by Councillor R M Richmond and **SECONDED** by Councillor A G Orgee that the Clerk to write back to the resident.

VOTE: 13 FOR : (UNANIMOUS)

109 CORRESPONDENCE

None

110 COUNCILLORS ISSUES AND AGENDA ITEMS FOR NEXT MEETING

None

Meeting closed 9.30pm