



SAWSTON PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING HELD 28 FEBRUARY 2017

At Link Road Parish Council Offices - Meeting commenced at 7.30pm

PRESENT:

Parish Clerk Jo Keeler

Councillors

David Bard

Janet Martin (Chairman)

Kevin Cuffley

Brian Milnes

Tony Fell

Neil Reid (Vice Chairman)

Robert Grayston

Raymond Matthews

Beck Laxton

Roger Richmond

Mrs J Merrick

Mr N Hynes

Mr A Wake – Borrass Construction Ltd

Ms K Brown – CCC (Community Hub)

1 APOLOGIES FOR ABSENCE

None

2 DECLARATION OF INTERESTS FOR THIS MEETING

Councillor Tony Fell – Item 5 The Challis Trust tree application as he is a Trustee

Councillor Brian Milnes – Item 5 The Challis Trust tree application as he is a neighbour

As there were members of the public present wishing to speak as well as two representatives to talk about the Community Hub, the Chairman asked the Committee to suspend standing orders to allow this and also bring forward item 7.

It was **proposed** by Councillor Neil Reid and **seconded** by Councillor Roger Richmond to suspend Standing Orders to allow the public to speak.

VOTE: 10 FOR : 0 AGAINST UNANIMOUS

Mr Niall Hynes lives in Eccles Close and informed the meeting that a current development at the rear of his property on Babraham Road has been developed over and above that shown on the original plan. This has an impact on his property and his neighbours. The Enforcement Officer from South Cambridgeshire District Council has inspected the site and Mr Hynes was informed that no action can be taken as it is permitted development. Mr Hynes wanted to make the Parish Council aware of the issue and to highlight the impact developments like this have on neighbours.

The Chair thanked Mr Hynes for his contribution and Mr Hynes left the meeting.

7 PARKING FOR CONTRACTORS AT SPICERS DURING CONSTRUCTION OF THE COMMUNITY HUB

This item was deferred from the Full Parish Council meeting on 14 February to allow the Clerk to invite the Principal of the Village College, Mr Jonathan Culpin to attend this meeting. Mr Culpin was unable to attend however Ms Kerri Brown from Cambridgeshire County Council and Mr Adrian Wake from Borrass Construction were present.

It was explained that contractors working on the Community Hub have been refused permission to park on the Village College site and have requested permission to use the parking available at Spicers Sports Ground during construction. This was discussed and the Committee felt permission could not be granted due to the frequent use of the Sports Ground particularly during the cricket and bowls season. In addition there are regular users of the Pavilion during the day who require parking facilities.

The Committee felt there was adequate available space on the college site mentioning the space vacated by Owl as well as the parking spaces to the left of the Marven Centre. The Committee also mentioned that traffic passes through the college site all day to access the Sports Centre, therefore ~~parking on the site~~ *safeguarding* should not be an issue.

The Clerk suggested contractors could use land owned by the Parish Council at the top of Huckeridge Hill. She confirmed the Head Groundsman is happy for them to use this area. There is a locked gate and it is not far for the workmen to walk from there to site. It was emphasised that they would have to walk to the traffic lights and down New Road and not walk across Spicers sports ground.

It was **proposed** by Councillor David Bard and **seconded** by Councillor Roger Richmond that the contractors use Huckeridge Hill for parking during construction of the Community Hub.

VOTE: 10 FOR : 0 AGAINST UNANIMOUS

Councillor David Bard then **proposed** that contractors cannot use Spicers Sports Ground for parking. This was **seconded** by Councillor Roger Richmond

VOTE: 8 FOR : 2 AGAINST

The Chair thanked Ms Brown and Mr Wake for attending.

It was **proposed** by Councillor Neil Reid and **seconded** by Councillor Roger Richmond to reinstate Standing Orders to allow the meeting to continue.

VOTE: 10 FOR : 0 AGAINST UNANIMOUS

3 MINUTES OF THE MEETING

The minutes of the meeting held on **24 January 2017** were read, confirmed and signed.

Item 15 – Councillor Brian Milnes asked whether there had been any update on the Parish Council's request for an increase in the S106 contribution in relation to the outline application for up to twelve dwellings on land between 66 and 68 Common lane (S/2286/16/OL). Councillor David Bard explained that the justification for the additional contribution had been to carry out road safety works at the junction of Common Lane and the High Street and towards a crossing in New Road to improve the safety of students from the proposed development attending Sawston Village College. A reply had been received from Mr Fisher, the South Cambridgeshire S106 officer that in order to justify this enhancement, the County Highway Authority would need to have agreed specific, costed schemes at both locations that were required to make the development acceptable. Since the application was only for a maximum of twelve dwellings, it was felt that the additional traffic generated and the increase in SVC students would be insufficient to warrant these two schemes.

It was **proposed** by Councillor Brian Milnes and **seconded** by Councillor Beck Laxton that the Council accept the *original* offer of £40K towards the replacement of the pavilion a Mill Lane Recreation Ground.

VOTE: 10 FOR : 0 AGAINST UNANIMOUS

Councillor Brian Milnes expressed concerns about the discussions Councillors David Bard and Kevin Cuffley had with Babraham Parish Council about the Neighbourhood Plan. It was agreed that the discussions should establish whether Babraham Parish Council would be interested in collaborating on a Neighbourhood Plan however Babraham Parish Council

minutes indicate the discussions were more extensive. Councillor Janet Martin said this could be discussed at the meeting with Babraham Parish Council scheduled for 16 March.

It was **proposed** by Councillor Roger Richmond and **seconded** by Councillor Robert Grayston to **accept** the minutes.

VOTE: 6 FOR : 0 AGAINST UNANIMOUS

4 MATTERS ARISING – New information only

None

5 PLANNING APPLICATIONS AND ASSOCIATED MATTERS

Planning Application Ref	Location	SPC Comment:
S/0111/17/FL	<p>Proposed 1 bed dwelling with parking adjacent to 13 Huntingdon Road for Joma Construction Ltd</p> <p>It was proposed by Councillor Beck Laxton and seconded by Councillor Brian Milnes to support this application.</p>	<p>Support – no objection</p> <p>Vote 8 For 2 no votes</p>
S/2372/17/FL	<p>Change of use of agricultural buildings to Flexible B1 & B8 uses involving an element of demolition, alterations to building, parking area and widening of access at Deal Farm, Cambridge Road</p> <p>It was proposed by Councillor Beck Laxton and seconded by Councillor Robert Grayston to support this application</p> <p>After further discussion it was proposed by Councillor Beck Laxton and seconded by Councillor Neil Reid that we neither support or not support this application due to lack of clarity about the amendments. The Council would be happy to discuss further if more information is provided to aid decision making.</p>	<p>Vote 3 For 4 Against 2 no votes Not carried</p> <p>Neither support or not support</p> <p>Vote 8 For 2 no votes</p>
S/0448/17/FL	<p>Two storey side extension to semi-detached property at 129 High Street for Mr D Welford</p> <p>It was proposed by Councillor Neil Reid and seconded by Councillor Roger Richmond not to support this application as the street appearance will be detrimental to the character of the area. It would be over development and it would be overbearing/over shadowing on the neighbours and the roof lining line will lose the distinct character</p>	<p>Do not support</p> <p>Vote 4 For 3 against 3 no votes</p>

Tree application

[S/0549/17/TC](#) Fell 6 single and multi-stemmed Sycamores on north boundary of 68 High Street (Challis Trust). Councillors Tony Fell and Brian Milnes declared an interest. It was **proposed** by Councillor Beck Laxton and **seconded** by Councillor Robert Grayston to support the application.

VOTE: 5 FOR : 1 AGAINST 4 NO VOTES

Associated matters

[S/2968/16/LD](#) Certificate of lawful development for a proposed loft extension at 68 London Road – noted.

6 PLANNING DECISIONS

Noted.

8 CORRESPONDENCE

None

9 COUNCILLORS ISSUES AND AGENDA ITEMS FOR NEXT MEETING: CONCERNING P & E ONLY

Councillor Neil Reid reported the state of the road surface on Hillside, the centre of the road needs repairing and there are many potholes. He also reported that the white lining needs to be repainted on Hillside as residents are complaining about people obstructing drives because you cannot see the lines.

Councillor David Bard explained we have now received the discharge of conditions for the MUGA at Lynton Way and the Clerk confirmed she has now put this on order.

Councillor David Bard has received information and costs for a speed monitoring device which Whittlesford now use. He has sent the details to the Clerk who will forward onto everyone and this will be a full parish agenda item to discuss.

Councillor Kevin Cuffley explained he had met with CC Highways regarding the road surface on Princess Drive and Woodland Road. When potholes are repaired, the contractors should cut out 1 meter area before filling and potholes will only be repaired if they are over 50mm deep. We need to report to Highways any that are not to this specification.

The Clerk was asked to contact Tony Orgee about the resurfacing of Princess Drive and Woodland Road as we have been told these were being done.

ACTION: The Clerk to contact Tony Orgee

Councillor Beck Laxton asked the Clerk to report footpath 8, the tarmac surface is broken up from the bridge to Whittlesford. This is a very well used route and needs to be repaired.

ACTION: The Clerk to report

The Clerk to arrange for the road to be cleaned as there is still a large amount of mud on the road extending as far as the lay-bys on the bypass from where the lorries have been coming out of Dernford Farm

ACTION: The Clerk

Meeting closed 8.40 pm