

SAWSTON PARISH COUNCIL

MINUTES PLANNING & ENVIRONMENT COMMITTEE

24 July 2012

PRESENT: Chairman: Mrs S A Hatton

Clerk: Mrs J F Keeler

Councillors

Mrs P J Awbery-Maskell

Dr D R Bard

Miss S E Clarke

W A Fell

R M Matthews

E C Murray

J W D Reynolds

R M Richmond

Mr J Bainton :

Januarys

Dr H and Mr H Fani

+ 17 Members of the public :

(see attached sheet)

1 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Ms B Laxton.

2 PRESENTATION BY DR H FANI (CLIENT) AND MR J BAINTON OF JANUARYS REGARDING THE FORMER JOHN FALKNER SCHOOL

Mr J Bainton ran through the plans for the for John Falkner School site as Januarys had been assisting with the plans/scheme.

The application would be for conversion of the old school buildings to create 6 residential units, together with the erection of 4 dwellings (following the partial demolition of existing buildings on the site). It was proposed to site the 2 new dwellings (plots 7 & 8) to the area currently occupied by building 4, between No.12 Crampton Terrace and the Victorian school buildings; and a new bungalow would be erected (plot 9) to replace the existing single storey pre-fab building at the rear of the site. Lastly the scheme also included a new dwelling at the rear of the site within the 'Dove Cot' Plot.

The proposal would also be accompanied by a Conservation Area Consent application to address the removal of a number of the more recent additions across the site.

Dr H Fani explained that if they were building over 2 houses they needed to provide affordable housing but because it was primarily a conversion scheme their intention would be a financial payment/contribution to housing elsewhere.

They had no intention to build on the green area at the front, but the Parish Council could obtain or utilise this space which could be discussed in the future.

It was PROPOSED by Councillor Dr D R Bard and Seconded by Councillor Mrs P J Awbery-Maskell to SUSPEND Standing Orders to allow for Public the public to speak

VOTE: 9 FOR : (UNANIMOUS)

Mrs Evans

For the properties at the north of the site, where would the road access be?

Dr H Fani explained they would have an opening on Hammonds Road.

Mrs Evans understood the access was given to the school providing it stayed as a school but Dr Fani said her Solicitor checked this before the purchase was made and confirmed that legally they did have access.

Councillor R M Richmond

Councillor R M Richmond had a letter from 1929 regarding access to Hammonds Road – will need to get letter from RR!

Mr J Bainton

Mr J Bainton explained there would be 10 units in total, 2 would have access via Hammonds Road and the remaining 8 from The Baulks.

Ms D Tune

How many parking spaces would there be per unit?

The 2 smaller units would have 3 spaces between them, one each and a visitor space

Dr T W Wreghitt

Dr T W Wreghitt expressed concern with the cars going down Hammonds Road as the access was very narrow. He did not think there were enough parking places and there were already issues down Hammonds Road which should be looked at.

Dr H Fani

Dr H Fani explained that traffic reports had been done and everything had been taken into account i.e. the turning etc.

Mrs R Phillips

Mrs R Phillips said she was very impressed with the plans for the main building and was pleased that someone wanted to develop the site sensitively. Dr H Fani explained they wanted to retain what was there and build within it.

Councillor A G Orgee

Councillor A G Orgee asked when the Parish Council would see a planning application for it. Mr J Bainton of Januarys advised that it would, hopefully, be fairly soon but could not give a definite date.

Mr R Tillson

Mr R Tillson from Hammonds Road asked if the houses with access from Hammond Road would have garages – yes, one would have a garage

Ms V Bevin

As a Crampton terrace resident Ms V Bevin was very grateful that the grass area outside the school had been well maintained and was optimistic it would continue. However there was a large dead tree in front of Crampton Terrace and Ms V Bevin asked whose responsibility

was it. Councillor A G Orgee confirmed the new owners were responsible for it and she should contact them.

Councillor E C Murray

Councillor E C Murray asked if extra parking spaces could be provided

There was work being done now but they confirmed they are doing the internal preparation, clearing floors, guttering, preparing damp proof etc. They have boarded it up for security reasons as they have had a few break- ins.

Councillor Mrs S A Hatton thanked Dr H Fani, Mr H Fani and Mr J Bainton of Januarys for their presentation.

It was PROPOSED by Councillor Mrs P J Awbery-Maskell and SECONDED by Dr D R Bard to reinstate Standing Orders to allow the meeting to be continued

VOTE: 9 FOR : (UNANIMOUS)

Everyone left 8.25pm except Mrs J Osborne and Mr R Cullum

Councillor J W D Reynolds also left the meeting

3 DECLARATION OF INTERESTS FOR THIS MEETING

Cllr R M Matthews	:	Item 6 - S/1119/12/FL 16 Holme Way
	:	Item 6 – S/1253/12/FL Ashwell Point

4 MINUTES OF THE MEETING

The minutes of the meeting held on 26 June 2012 were read, confirmed and signed.

It was **PROPOSED** by Councillor R M Richmond and **SECONDED** by Councillor Mrs P J Awbery-Maskell to **ACCEPT** these minutes.

VOTE: 8 FOR : (UNANIMOUS)

5 MATTERS ARISING – New Information Only.

None

6 PLANNING APPLICATIONS AND ASSOCIATED MATTERS

S/1119/12/FL	Amendment revised access and parking arrangements, including creation of new dropped kerb and access to serve No. 16 (conversion of existing house to two dwellings at 16 Holme Way for Mr R Milner	SPC Comment: Support Vote: 7 For 1 declared interest (RMM)
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Proposed by Cllr Miss S E Clarke and
Seconded by Cllr Mrs P J Awbery-Maskell to **Support**

S/1253/12/FL	Installation of two air conditionings units at Frontier Silicon Ltd, Ashwell Point, Babraham Road for Frontier Silicon	SPC Comment: Support Vote: 7 For 1 declared interest (RMM)
	<i>Proposed</i> by Cllr Miss S E Clarke and <i>Seconded</i> by Cllr Dr D R Bard to <i>Support</i>	
S/0840/12/FL	Proposed 6 No. B1 small business support units with associated car and cycle parking at Sawston Storage Depot, A1301, Mill Lane for Mr P O'Keeffe, Conrad Bay Ltd	SPC Comment: Not to Support Cllr Dr D R Bard was concerned over the train movements as they do not appear to have taken into account the freight trains, only the passenger trains in relation to traffic building up. Highways are currently opposing it. Cllr E C Murray is concerned over the large lorries across the crossing and building up when waiting for the trains.
	<i>Proposed</i> by Cllr E C Murray and <i>Seconded</i> by Cllr R M Richmond Not to Support	Vote: 8 For
S/01390/12/CC	Extension to provide 1 No. Classroom; new path; and additional car and cycle parking at The Bellbird Primary School for CCC	SPC Comment: Support Although there were concerns over the pitch at the front as it was no longer shown as a general playing field and the PC also felt the new build was not big enough
	<i>Proposed</i> by Cllr W A Fell and <i>Seconded</i> by Cllr R M Richmond to <i>Support</i>	Vote: 8 For

7 PLANNING DECISIONS

These were accepted by the Committee

8 SAWSTON SIGNS

The Parish Council had received a letter regarding the condition and deterioration of the Sawston signs upon entering the village.

The Clerk confirmed that there are four signs and each one would cost £350 to replace. Councillor E C Murray asked why should the Parish Council pay for them when it was CCC that looked after them.

It was **PROPOSED** by Councillor E C Murray and **SECONDED** by Councillor W A Fell that the writes to CCC asking if they can replace them due to the numerous complaints received concerning them.

9 CORRESPONDENCE

None

10 COUNCILLORS ISSUES CONCERNING PLANNING & ENVIRONMENT ONLY

It was **PROPOSED** by Councillor E C Murray and **SECONDED** by Councillor Dr D R Bard that the Clerk writes to the CCC explaining the Parish Council had received an application for an Extension to provide 1 No. Additional classroom at The Bellbird Primary School and it was felt an ideal opportunity to consider moving the Public Library. This would be an ideal location for the Public Library as it is in the centre of the village and there are bus stops outside.

VOTE: 8 FOR : (UNANIMOUS)

30mph sign on Huckeridge Hill

Councillor R M Matthews asked if the 30mph sign on Huckeridge Hill as you come into Sawston could be moved further up the hill so you see it in advance.

Pot Holes

Councillor W A Fell reported pot holes 94-96 Edinburgh Ave and in Princess Drive.

Cyclepath

Cyclepath to Babraham is overgrown and in some places covering the lights.

Road Closure – High Street

Comment was made how easy the 2 day road closure in the High Street was put into effect but when the Parish Council applied for a road closure for the Christmas Fair, this was not allowed.

Former John Falkner School

Councillor E C Murray commented if the development of the above goes ahead what happens about S106 Agreements? The Parish Council should come up with a list of what we would like i.e., a new footpath as there will be more traffic

Dogs – Orchard Park

Councillor E C Murray explained there are no meetings in August but the Parish Council had received a letter from a resident in Skiver Close regarding dogs off leads at Orchard Park and he wanted to reply before September.

This was discussed and agreed it is the responsibility of the dog owners to keep their dogs under control and that the Parish Council should look into appropriate signage – to be made an Agenda item for Full Council. Meanwhile Clerk to check original plans regarding dogs being kept on leads.

As there are no Planning or Full Parish meetings in August the Parish Council needed to delegate Councillors to look at any plans that come into the Office.

It was ***PROPOSED*** by Councillor W A Fell and ***SECONDED*** by Councillor Miss S E Clarke that Chairman of Planning & Environment Committee, Councillor Mrs S A Hatton and Councillor Mrs P J Awbery-Maskell, Vice Chairman are contacted regarding any plans in the month of August.

VOTE: 8 FOR : (UNANIMOUS)

Meeting closed 9.10pm