



SAWSTON PARISH COUNCIL

**MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD 27 FEBRUARY 2018
At Link Road Parish Council Offices - Meeting commenced at 7.30pm**

PRESENT:

Assistant Parish Clerk Jo Keeler

Councillors

Janet Martin (Chairman)

Neil Reid (Vice Chairman)

Brian Milnes

Rajni Padia

Ray Matthews

Beck Laxton (arrived 7.35pm)

David Bard

Kevin Cuffley

Tony Fell

3 Members of the public
Mr Colin Groves

1 APOLOGIES FOR ABSENCE

Councillor Rob Grayston – work commitments

2 DECLARATION OF INTERESTS FOR THIS MEETING

Councillor Neil Reid – Planning application S/0348/8/FL as he is a friend of the applicant.

3 MINUTES OF THE MEETING HELD ON 23 JANUARY 2018

The minutes of the meeting held on 23 January 2018 were read, confirmed and signed.

It was **proposed** by Councillor David Bard and **seconded** by Councillor Neil Reid to **accept** the minutes

VOTE: 8 FOR : 0 AGAINST UNANIMOUS

Councillor Beck Laxton arrived and gave apologies for being late

4 MATTERS ARISING – New information only

None

5 PLANNING APPLICATIONS

Planning Application Ref	Location	SPC Comment:
S/2286/16/OL	Construction of up to ten dwellings and associated works, including access, car parking and landscaping at 66-68 Common Lane, Sawston A resident in Wynmeres is concerned that there are no up to date drawings on the website yet they have been asked to comment on the application. Part of this development is in close proximity to his	Clerk to request more information and defer to Full Parish meeting on 13th March

	house and will over look him. They also have concerns regarding flooding.	
S/0429/18/DC	<p>Discharge of conditions regarding land adjacent to 43 Mill Lane, Sawston - (24) Comprehensive construction program</p> <p>Residents of Mill Lane object to the current application which are at the end of these minutes.</p> <p>It was proposed by Councillor Beck Laxton and seconded by Councillor Neil Reid not to support this application for all the reasons the residents have objected. It was proposed developers use the area in the centre of the site or behind the fire station which would cause less disruption for the neighbouring residents.</p>	<p>Do not support</p> <p>Vote 6 For 3 no votes</p>
S/0364/18/FL	<p>Change of use from A1 coffee shop to A3 coffee shop with installation of extractor flue ducting at The Brick House, Link Road, Sawston</p> <p>It was proposed by Councillor Beck Laxton and seconded by Councillor Neil Reid to support this application</p>	<p>Support</p> <p>Vote 7 For 2 no votes</p>
S/0348/18/FL	<p>Remodelling of existing bungalow with front and rear extension a 44 Common Lane, Sawston</p> <p>It was proposed by Councillor Tony Fell and seconded by Councillor Beck Laxton to support this application</p>	<p>Support</p> <p>Vote 6 For 2 no votes 1 Abs</p>
Sawston Balaban Kebab	<p>Application for street trader consent – transfer of business at Link Road, Sawston</p> <p>It was proposed by Councillor Beck Laxton and seconded by Councillor Kevin Cuffley to support this application</p>	<p>Support</p> <p>Vote 9 For Unanimous</p>
S/4574/17/FL	<p>Construction of 2nr dwellings to rear of 64 & 66 New Road, Sawston</p> <p>It was proposed by Councillor Beck Laxton and seconded by Councillor Neil Reid not to support this application for the same reasons we gave on the previous application with the exception of the Highways comments.</p>	<p>Do not support</p> <p>Vote 6 For 2 no votes 1 Abs</p>

For information only:

[S/3408/17/FL](#) Appeal – Loft conversion with raised ridge line at 39 The Green Road, Sawston - Noted

Tree Applications:

[S/0592/18/TP](#) 5 x Beech trees at land behind 41 and adjacent to 43 Mill Lane, Sawston
It was **proposed** by Councillor Beck Laxton and **seconded** by Councillor Tony Fell **not to support** this application. The beech trees are attractive and as they are TPO's we do not wish to see them removed.

VOTE: 9 FOR : 0 AGAINST UNANIMOUS

[S/0204/18/TP](#)

Trachycarpus Fortunei – fell and remove root ball and replace with fruit tree at 115 High Street, Sawston

The Clerk explained she has asked for confirmation of the location for this tree and the response back from South Cambs District Council is that this tree will be felled it is not subject to a TPO.

6 PLANNING DECISIONS

Noted

7 UPDATE ON VILLAGE SIGNS

This item to be deferred to the March Planning meeting when Councillor Beck Laxton will provide more information.

Action : Councillor Beck Laxton

8 TO DISCUSS THE FOOTPATH BETWEEN PRINCE WILLIAM WAY AND SHINGAY LANE

The Clerk has received a complaint from a resident regarding the removal of the barriers on the footpath between Shingay Lane and Prince William Way as cyclists use it but do not always dismount, which could be dangerous. The Clerk has been in contact with Highways who are unsure who removed the barriers and why but has suggested signs either end of the footpath asking cyclists to dismount. This would be at a cost to the Parish Council. This was discussed and Councillor Kevin Cuffley agreed to contact the County Council as they are responsible for this footpath. This will be deferred to the planning meeting in March when Councillor Kevin Cuffley will give an update.

Action : Councillor Kevin Cuffley

9 TO DISCUSS STREET NAMING OF DEVELOPMENT OF MILL LANE

The Parish Council has been asked for suggestions for a street name for the new development off Mill Lane. It was discussed and the Clerk has been asked to contact the Sawston History Society for their suggestions and defer to the planning meeting in March.

Action : Clerk

10 TO DISCUSS THE MOVABLE SPEED SIGNS WITHIN THE VILLAGE

The Parish Council will soon be taking delivery of a moveable speed sign which will be mounted on lamp posts and is to be moved ideally every 4 weeks. The Clerk invited Councillor Colin Groves to this meeting as he was involved in Speedwatch, C, Groves was asked if he would champion this project and move the sign every 4 weeks and monitor the data.

Councillor Colin Groves was happy to do this and volunteered to move the cameras. Councillor Colin Groves was asked which lamp posts they should be put on, where they would make most impact. He will give a list of columns for the next planning meeting so they can be agreed.

Action : Councillor Colin Groves

11 TO DISCUSS FUTURE TREE WORK WITHIN THE VILLAGE

The Clerk explained in the past the Tree Officer from SCDC has come out to inspect our trees on the recreation grounds and cemetery and advised on work which needed to be done. SCDC are no longer able to give each parish consultancy help. They have advised us to contact an Arboriculture consultant to give advice. The Clerk advised with this in mind, we should have a tree survey every two years. It was **proposed** by Councillor Beck Laxton and **seconded** by Councillor Tony Fell for the Clerk to obtain 3 quotes.

VOTE: 9 FOR : 0 AGAINST UNANIMOUS
Action: Clerk

12 CORRESPONDENCE
None

13 COUNCILLORS ISSUES AND AGENDA ITEMS FOR NEXT MEETING: CONCERNING P & E ONLY
Councillor Tony Fell gave his thanks to the Parish Council groundsmen for installing the new bench in Link Road and for the recent tree work around Woodland Road and Princess Drive.
Vandalising of dog signs on recreation areas – noted.

The meeting closed at 9.00pm

Response on planning Application [S/0429/18/DC](#)

S/0429/18/DC (24) Comprehensive construction plan

The proposed siting of the Construction Environment Management Plan

The proposed siting of the **canteen, toilet and office block** along with **storage area and cabins** and 7m high **silos on bases** is very inappropriate by definition of the size height and length at the other side of the fence of No47 and No49 Mill Lanes rear gardens.

From No47`s rear decking area to the rear fence is only 36 feet = 10.9 metres
The noise all of this would generate including Air conditioning units, Extract fans for toilets people talking smoking as there would be an estimated 50 contractors on site at any one time.

No one in our household nor No49 have ever smoked nor should we be expected to be put in this position.

The top container providing the office is of double height having been placed on top of the other and would be easily seen from the sitting room, decking seating area as well as our two bedrooms for property No47, which in the light of things to come, I believe is asking too much as we have the side access road accommodating **All incoming and out going site traffic.**

Rear Garden

The area in question is our rear garden, which has a line of mature conifers trees forming a hedge.

I have kept these trimmed for the last 16 years; placing large containers so close to these could possibly kill the hedge, which is our main means to enclose the garden for privacy and to further this once the development has been built.

No49 is without any form of a screen above their fence height, therefore completely vulnerable. This is a south facing garden area with a garden room and seating area used daily.

Noise

All the noise associated with being next to a building site for 2 years is enough without having this forced onto us.

As I work 12hour night shifts sleeping in the rear bedroom I would experience the prolonged activity from many contractors going about their days work for as long as **Two years.**

Health

If then I get NO sleep owing to this noise my health would suffer.

My Mother is retired and around the house most days, in the summer months she enjoys the garden, this would be curtailed by overbearing site containers, silos etc.

We as a family would like to have some form of privacy without the constant reminder from virtually every angle, and the feeling of encroachment on what privacy we do have. All this is not good for your mental health with all the other upheaval noise dust etc. There is an alternative area of open space as shown on plan which would surely be better suited to contain all facilities and less disruptive to local residents.

It is also noted that our bungalows are NOT shown on the Construction Environment Management Plan so no true judgement of the close proximity can be fully appreciated.

To Sum Up

1. I think it has highlighted a planning deficiency that occurs when long established properties back on to a newly proposed building development.
2. Whilst there are Two ALTERNATIVE Sites we as residents feel we should NOT be put in this situation
3. Croudace Homes are new to Sawston Mill Lane and this is NOT a neighbourly act on their part.