



SAWSTON PARISH COUNCIL

**MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD 26 FEBRUARY 2019
At Link Road Parish Council Offices - Meeting commenced at 7.30pm**

PRESENT:

Parish Clerk Jo Keeler

Councillors

Kevin Cuffley

Jayne Merrick

Janet Martin

David Bard

Neil Reid

Tony Fell

Ray Matthews

Anand Pillai

Tony Orgee and Rajni Padia are not committee members but attended the meeting as it was open to the Full Council.

1 APOLOGIES FOR ABSENCE

Brian Milnes
Rob Grayston

2 DECLARATION OF INTERESTS FOR THIS MEETING

Tony Fell – Tree application 11 Mill Lane

3 MINUTES OF THE MEETING HELD ON 22 JANUARY 2019

The minutes of the meeting held on 22 January 2019 were read, confirmed and signed.

It was **proposed** by Councillor Kevin Cuffley and **seconded** by Councillor Jayne Merrick to **accept** the minutes.

VOTE: 8 FOR : UNANIMOUS

4 MATTERS ARISING – NEW INFORMATION ONLY

None

As representatives of the proposed car dealerships were present, Councillor Janet Martin moved item 8 forward.

Although this development is in Duxford Parish the Parish Clerk felt we should make comments as it will have an impact on Sawston.

Councillor Janet Martin introduced Mr Steve Pettifer and Mr Mike Newton.

They explained that the Harston site was no longer fit for purpose with the expansion of both the Porsche and Aston Martin dealerships so they are proposing to erect two new car dealerships/showrooms on the land adjacent to the Volvo on the A505. This will include a new link road on the A505 and they confirmed all the staff from Harston will be offered the relocation. There will also be an increase in staff.

Councillor Janet Martin thanked them for coming and they left the meeting.

This was discussed and the committee object to the application for the following reasons:

- Concern with the ever increasing Highways issues, increased traffic (the increased traffic from the proposed developments around this area have not been taken into account)

- Impact on the countryside
- Not within the development framework
- Concerns over further traffic constraints on the A505 corridor
- Not agricultural related

It was **proposed** by Councillor Kevin Cuffley and **seconded** by Councillor Jayne Merrick to respond with these comments.

VOTE: 8 FOR : UNANIMOUS

5 TO DISCUSS THE EAST WEST RAIL CONSULTATION

Councillor Janet Martin gave a brief of the consultation and felt that option E would be the best option for Sawston. We wanted to know what impact this will have but unfortunately a representative did not attend our meeting. There is also no information on the impact of work near Sawston to join up lines.

It was **proposed** by Councillor Janet Martin and **seconded** by Councillor David Bard to support route E and explain we are disappointed that a representative did not attend.

VOTE: 6 FOR : 1 No Vote 1 Abs

6 PLANNING APPLICATIONS

| | | |
|------------------------------|---|--|
| S/0420/19/FL | <p>Part two storey, part single storey rear extension at 15, London Road.</p> <p>It was proposed by Councillor David Bard and seconded by Councillor Kevin Cuffley to support this application.</p> | <p>Support</p> <p>Vote: 8 For Unanimous</p> |
| S/0492/19/VC | <p>Variation of condition 2 (plans) of planning permission S/2372/16/FL at Deal Farm, Cambridge Road.</p> <p>It was proposed by Councillor Kevin Cuffley and seconded by Councillor David Bard to support this application.</p> | <p>Support</p> <p>Vote: 8 For Unanimous</p> |
| S/0375/19/FL | <p>Outline planning permission with some matters reserved except for access, layout, and scale for development of a 1 no. bungalow and demolition of existing garages at Falkner Road.</p> <p>It was proposed by Councillor Kevin Cuffley and seconded by Councillor Anand Pillai to defer this application.</p> | <p>Defer to next appropriate meeting as there were some concerns raised by residents regarding legal right of way and access. Invite the applicant to the next meeting.</p> <p>Vote: 8 For Unanimous</p> |

| | | |
|------------------------------|---|---|
| S/0573/19/FL | <p>Single storey front and side extension at 2 Princess Drive</p> <p>It was proposed by Councillor Tony Fell and seconded by Councillor Jayne Merrick to support this application.</p> | <p>Support</p> <p>Vote: 8 For Unanimous</p> |
| S/0476/19/AD | <p>x2 1 off Externally illuminated mitred fascia sign with M3 letters, 1 off blank pre painted fascia sign, 1 off non-illuminated fascia sign, 1 off non-illuminated blank fascia sign, 1 off non illuminated panel and 1 off externally illuminated projecting sign at 31, High Street</p> <p>It was proposed by Councillor Janet Martin and seconded by Councillor Kevin Cuffley to object this application.</p> | <p>Objection</p> <p>Vote: 8 For Unanimous</p> <p>PC Comment: Object unanimously as it is retrospective, over signage and there was no engagement with the parish council. Also supported by our VDS which will support less signage in the High Street. It if is permitted we ask that the signs are not illuminated when the store is closed.</p> |
| S/0490/18/FL | <p>Single storey side extension to adjoin single storey rear extension at 63 Woodland Road</p> <p>It was proposed by Councillor David Bard and seconded by Councillor Kevin Cuffley to support this application.</p> | <p>Support</p> <p>Vote: 8 For Unanimous</p> |
| S/3729/18/FL | <p>Change of use residential use and erection of 158 residential units at site H1/b – land north of Babraham Road (revised plans)</p> <p>It was proposed by Councillor David Bard and seconded by Councillor Jayne Merrick to object this application.</p> | <p>Object</p> <p>Vote: 8 For Unanimous</p> <p>PC Comment: Please find attached to the end of these minutes.</p> |
| Tree | | |
| S/0509/19/TP | <p>Row of yew cut back on-stream side by 2/3 at 138, High Street</p> <p>It was proposed by Councillor Jayne Merrick and seconded by Councillor Kevin Cuffley to support this application.</p> | <p>Support</p> <p>Vote: 8 For Unanimous</p> |
| S/0499/19/TP | | <p>Support</p> <p>Vote: 7 For 1 No Vote</p> |

7 PLANNING DECISIONS

Noted

8 TO DISCUSS THE PROPOSED ERECTION OF TWO NEW CAR DEALERSHIPS/SHOWROOMS AT DUXFORD

Already discussed.

9 TO DISCUSS 20MPH BLANKET SPEED LIMIT WITHIN THE VILLAGE

Councillor Kevin Cuffley, Councillor Janet Martin and Councillor David Bard recently had a discussion with County Council Highways asking about the possibilities of reducing the speed limit within Sawston.

Highways recommend they do a feasibility study first which will give us costings, technicalities etc involved.

It is possible we could get funding for this via LHI (Local Highways Improvement scheme) otherwise we would have to fund it ourselves. Another village has recently has 16 20mph signs at a cost of Approximately £8k.

The cost of the feasibility study is £500.

It was **proposed** by Councillor Jayne Merrick and **seconded** by Councillor David Bard to **recommend to full** we go ahead with the feasibility study at a cost of £500 to have a 20mph speed limit throughout the village.

VOTE: 8 FOR : UNANIMOUS

10 TO DISCUSS THE TREES AT THE BAULKS

The Clerk explained that when we had the recent tree survey done she was asked to include the trees on the Baulks, although they are not the responsibility of the Parish Council they have concerns regarding the condition of the trees.

The trees were inspected and some work recommended on 8 of the trees.

It was **proposed** by Councillor Kevin Cuffley and **seconded** by Councillor Jayne Merrick to write to the owner of this land and explain that we have recently had a survey done and for health and safety reasons we ask them to have the tree work completed as recommended and ask when they will be able to have the work done. The Clerk will also enclose the report for these trees.

VOTE: 8 FOR : UNANIMOUS

11 TO DISCUSS REPLACING A TREE IN EDINBURGH AVENUE

The Clerk explained that we recently replaced three trees in Edinburgh Avenue and just before Christmas two of these trees were damaged. The Clerk ordered two more trees which were planted/replaced. Since then the third tree has now been damaged. The Clerk asked if the council wanted to replace this one at a cost of around £100. The groundsman believes these have all been cut, not snapped which suggests vandalism.

This was discussed and the Clerk has been asked to write to the nearby residents to explain we understand they are being vandalised and if they see anything please report it to the Clerk. The Clerk was also asked to write a piece for the Sawston Scene as the money to replace these trees is coming from the precept (Council Tax).

It was **proposed** by Councillor Kevin Cuffley and **seconded** by Councillor Tony Fell to replace the tree at a cost of £100.00.

VOTE: 8 FOR : UNANIMOUS

12 UPDATE ON NEIGHBOURHOOD PLAN AND VILLAGE DESIGN STATEMENT

Councillor Janet Martin gave an update on the Neighbourhood Plan, a meeting took place on Tuesday 29th January 2019 and quotes are being obtained for leaflets and banners. Village design Statement update, a feedback meeting has been held and a draft produced. An exhibition for the village is being planned for May.

13 UPDATE ON THE SAWSTON TRAVEL HUB PROJECT

A report for the Travel Hub gave 5 options for Sawston and favoured the one on Babraham Road.

This was discussed and the Clerk was asked to contact SCDC and ask for an update on the consultation dates and for clarification if this option is meant to be within Huntingdon Charities land.

14 CORRESPONDENCE

- Letter confirming the Greyhound is now an Asset of Community Value (AVC)

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

Councillor David Bard explained the GCP consultation is on until 31st March. The link will be on the Parish Council website and it will be an agenda item for 12th March.

Clerk to check with the Enforcement Officer at SCDC if the new sign at Vindis needs planning permission.

The Clerk explained she had correspondence from a resident complaining about litter in the front of the shops in the High Street and that she was asked to ask staff and Councillors to approach the shop owners and ask them to keep these areas tidy. This was discussed and the shop owners are responsible for these areas not the Parish Council so we should not be approaching the shop owners face to face.

It was agreed for the Clerk to write to all shop owners from the Chairman explaining we have had a complaint and politely ask them to keep these areas tidy.

Meeting Closed at 9.20pm

Comments of the Parish Council on application S/3729/18/FL - H1/b – land north of Babraham Road

We are pleased to note the content of the updated plans and documents now available to the Parish Council. We have discussed these.

However, we continue by unanimous vote at our Planning and Environment Committee meeting to recommend refusal of the planning application on the basis of:

- Density
- Departure from the local plan which recommends 80 dwellings
- Height of the apartment dwellings which are uncharacteristic of Sawston as addressed by the draft village design statement
- Lack of an objective housing needs analysis as the basis for affordable housing need
- Location of affordable housing (apartment dwellings) at the rear of the site
- Proximity of dwellings to Babraham Road impacting adversely on the rural green approach to Sawston village
- Traffic impact and highways capacity

On this basis the Parish Council strongly objects to the planning application.