



SAWSTON PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT SPICERS PAVILION ON 21 SEPTEMBER 2021 - Meeting commenced at
7.30pm

PRESENT:

Parish Clerk Jo Keeler

Councillors

David Bard

Paul Smith

Jayne Merrick

Anand Pillai

Neil Reid

Brian Milnes

Kevin Cuffley

+ 15 members of public

1 TO ELECT A CHAIRMAN OF THE PLANNING AND ENVIRONMENT COMMITTEE FOR THE ENSUING YEAR

Councillor David Bard was **proposed** by Councillor Kevin Cuffley and **seconded** by Councillor Jayne Merrick for the position of Chairman for the ensuing year.

VOTE: 7 FOR : 0 AGAINST UNANIMOUS

2 TO ELECT A VICE CHAIRMAN OF THE PLANNING AND ENVIRONMENT COMMITTEE FOR THE ENSUING YEAR

Councillor Paul Smith was **proposed** by Councillor Kevin Cuffley and **seconded** by Councillor Jayne Merrick for the position of Vice Chairman for the ensuing year.

VOTE: 7 FOR : 0 AGAINST UNANIMOUS

3 APOLOGIES FOR ABSENCE

Ian Reeves – Personal

4 DECLARATIONS OF INTEREST FOR THIS MEETING

Councillor David Bard – item 7 21/03955 (Non pecuniary) as he is a member of St Mary's Church, Sawston, PCC which is the sole beneficiary of Wards Charity which owns part of land for this site.

5 MINUTES OF THE MEETING HELD ON 24 NOVEMBER 2020

The minutes of the meeting held on 24 November 2020 were read, confirmed and signed.

It was **proposed** by Councillor Kevin Cuffley and **seconded** by Councillor Neil Reid to **accept** the minutes.

VOTE: 7 FOR : 0 AGAINST (UNANIMOUS)

6 MATTERS ARISING – NEW INFORMATION ONLY

None

Councillor David Bard asked the committee to bring forward item 8 as Mr Robert Smith was present.

It was **proposed** by Councillor David Bard and **seconded** by Councillor Brian Milne to bring item 8 forward.

VOTE: 7 FOR : 0 AGAINST (UNANIMOUS)

Councillor David Bard welcomed Mr Robert Smith and his son and asked him to give an update on Dernford Farm.

Mr Robert Smith explained that his last application was refused and have since looked at a more low-key scheme to include caravan and motor home pitches which the Caravan Club are very interested in instead of lodges. They have also been approached by several groups and clubs who would like to utilise the water/reservoir for water sports such as canoeing. The Scouts would like to use this site as their Cambridgeshire Head Quarters. He explained that he wanted to gauge a level of support first before submitting an application. Councillor David Bard explained that councillors can ask questions but need to be mindful that comments should not be given until the application is in front of us.

Councillor David Bard thanked them for attending and they left at 8.15pm.

7 PLANNING APPLICATIONS

21/03955/FUL	Erection of 280 dwellings, including 72 affordable dwellings, two new vehicular accesses from Babraham Road, pedestrian and cycle access, publicly accessible open space, a Local Area of Play (LAP) and a Local Equipped Area of Play (LEAP), landscaping and earthworks and surface water drainage, associated amenity space and attenuation features and internal infrastructure at Land South of Babraham Road	<p>Comments: Object -details below</p> <p>Proposed by Councillor Kevin Cuffley and seconded by Councillor Jayne Merrick</p> <p>5 For 2 No votes</p>
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Sawston Parish Council – 21/03955/FUL OBJECT

The parish council is concerned with the lack of parking. It considers two spaces inadequate for the 4 and 5 bedroom properties and that 7 visitor spaces for an estate of 280 houses will result in unacceptable levels of on street parking. It notes that Para. 3.4.6 of the Transport Assessment allocates only one cycle storage space per dwelling. This is in conflict with Policy TI/6 of the adopted local plan which stipulates that one cycle space *per bedroom* should be provided.

There are major concerns with regards to highways safety and traffic movement on Babraham Road. There is already a significant problem with speeding along Babraham Road which the new residents on the H1/b site are also very concerned about. The Council requests that Highways reassess safety on this stretch of road including the speed limit and entrances to both housing developments. The Council would also like Highways to look at the entrance to the village from Babraham by the two new developments by creating an 'entrance feature' to reduce traffic speed.

There does not appear to be a street lighting plan included in the application. This issue is raised in the response from Cambridgeshire Constabulary. Such a plan should include provision against light leakage into the surrounding countryside from units on the periphery of the estate. The Council would also wish to see an assurance that estate roads and lighting are completed to adoptable standards. If a mix of 'private' and adopted roads is proposed, a plan clearly showing which areas are to be adopted should be submitted.

The Council is concerned that little consideration appears to have been given to sustainable energy generation, such as solar panels and the failure make provision for sustainable heating systems such as air or ground source heat pumps. Current Government policy envisages a move away from gas powered heating systems with the next decade. New developments should recognise this and make appropriate provision.

There are concerns with the transport plan. The proposals seem heavily dependent on the assumption that the South East Transport Phase 2 busway will be constructed. At present there is still uncertainty that this proposal will progress. In the absence of this scheme, the development will be wholly dependent on the existing CIT17 service, the nearest stop of which is at the Churchfield Avenue, Babraham Road junction, over 800m from the site. The Council request that Stagecoach should be encouraged modify the CIT17 route to include a bus stop at the end of Babraham Road to accommodate both new estates. Consideration should be given to a tapered subsidy secured via S106 to support such a service from first occupation until the estate is complete.

Concern has been expressed by the residents of 58, Stanley Webb Close that the close proximity of the dwelling on Plot 73 of the proposed development will result in loss of privacy and overshadowing. Concern has also been expressed that the positioning of Plot 75 could result in an unacceptable degree of overlooking of the Icknield Primary School outside play area The Council request that consideration be given to the reorientation of these units.

The Council would also like to see more detail with regards to the cycle paths.

For information only - Noted

Planning Decisions - Noted

8 TO DISCUSS DERNFORD PLANNING APPLICATION

Already discussed.

9 TO DISCUSS RESIDENT REQUEST TO REMOVE BRAMBLES BEHIND THE GROUND STORE AT MILL LANE AND PLANT TREES

A resident has asked permission from the parish council to remove some brambles on the public footpath behind the ground store at Mill Lane and replace with some trees. This would be at no cost to the parish council and they have taken advice from a tree surgeon. This was discussed.

It was **proposed** by Councillor Brian Milnes and **seconded** by Councillor Paul Smith to allow the resident to carry out the work.

VOTE: 7 FOR : 0 AGAINST (UNANIMOUS)

10 TO DISCUSS INTEREST IN FORMER BARCLAYS SITE

Councillor Brian Milnes explained there is no more up to date information and asked the Clerk to contact the agents acting on behalf of Sainsburys and also Barclays to get an update to take to the Masterplan meeting.

11 TO DISCUSS COMMUNITY GRITTING SCHEME

The parish council has been asked by the County Council if they want to join the Community Gritting Scheme this year by gritting public footpaths. The County Council's Community Gritting scheme allows people to step in during extended periods of freezing weather to clear routes in our area that are not part of the County Council's gritting program. Volunteers would need to become a fully trained Community Gritting volunteers and training would be given. This was discussed.

It was **proposed** by Councillor Jayne Merrick and **seconded** by Councillor Brian Milne to decline their offer this year.

VOTE: 7 FOR : 0 AGAINST (UNANIMOUS)

12 TO DISCUSS A COMMUNITY FARM

Councillor Kevin Cuffley explained that we should investigate the possibility of having a farm in the village but would need someone to donate the farmland. In the local plan there was a site that was rejected which we could investigate, or even ask Dernford Farm if they would like to donate some land. Councillor Brian Milnes suggested we maybe look into a community farm and allotments. The Clerk to invite a representative from the community farm to a full parish meeting to discuss further.

13 TO DISCUSS BABRAHAM ROAD SPEED SIGNS

Councillor Kevin Cuffley explained there is an issue with speeding traffic on Babraham Road and Hills Development has offered to purchase and install a speed sign but ask if the Parish Council will take on the maintenance. This was discussed.

It was **proposed** by Councillor Kevin Cuffley and **seconded** by Councillor Brian Milnes to accept their kind offer and request the speed camera with the smiley face, solar power and which will capture data from the inbound traffic. We would also like them to consider white fencing either side of the road on the edge of the boundary at the 40mph limit.

VOTE: 7 FOR : 0 AGAINST (UNANIMOUS)

14 TO DISCUSS INFRASTRUCTURE WORKSHOPS

South Cambs District Council are inviting Parish Council's to Infrastructure Workshops. The purpose of this will be twofold: to brief parish councils on all the issues that could impact them and to explain what they are doing in relation to each of them and secondly to establish how we would like them to keep you better informed in the future.

Councillor Paul Smith offered to attend this meeting.

15 TO DISCUSS VOLUNTEERING FROM BABRAHAM RESEARCH CAMPUS

An employee from Kymab, based at the Babraham Research Campus is involved in their company's volunteering events and are quite keen to contribute to the local community, and Sawston is not only local, but also home to many of their colleagues. They would like to offer a small group of people (anywhere between 5-15) to participate in a day or half-day of clearing vegetation, litter picking, planting trees/shrubs or similar and asked the parish council if they would be keen to support/facilitate such a day in September or early October. This was discussed and agreed that the Clerk will put them in touch with Sawston Timebank to coordinate.

16 TO AGREE JIGSAW TO PUT UP A BANNER FOR THEIR EVENT IN OCTOBER

Jigsaw pre-school is having a nearly new sale on 17th October and has requested permission to put up a banner on the crossroads by the traffic lights to promote the event. This was discussed.

It was **proposed** by Councillor Kevin Cuffley and **seconded** by Councillor Jayne Merrick to **accept** to allow them to put up the banner two weeks before the event and to remove it immediately after.

VOTE: 7 FOR : 0 AGAINST (UNANIMOUS)

17 TO DISCUSS THE DIVERSION OF PUBLIC FOOTPATH ON BABRAHAM ROAD (H1:C)

Redrow Homes Ltd have recently submitted a planning application to South Cambridgeshire District Council for the residential development of 280 homes on Land South of Babraham Road in Sawston (ref: 21/03955/FUL). The site is allocated for development in the South Cambridgeshire Local Plan 2018 under Policy H/1:c. There are currently two public rights of way located on the site; these being Footpath 196/12 which crosses the centre of the site from Plantation Road then heads in a north easterly direction over to the eastern boundary of the site, and Footpath 196/14 that runs along the southern boundary before passing out of the site and running in a northerly direction just outside but adjacent to the eastern boundary, before heading east away from the site. They are seeking to divert the route of Footpath 196/12 from the point where it enters the site on the eastern boundary to then head southwards within the green corridor along the eastern boundary of the site to join up with Footpath 196/14 on the southern boundary. Public access would continue to be available at the point where Footpath 196/12 currently enters the site on the western boundary from Plantation Road via the new roads and paths that will be offered for public adoption. The route of Footpath 196/14 would remain unchanged and it is proposed that both paths would be upgraded to bridleway status and would be paved at a width of 3m for the majority of their length through the site (the width reduces to 2m for short sections of the path). Where possible, taking account of the constraints of the site, they have also sought to provide a grass verge alongside the paved path that would be suitable for use by equestrians.

The map of the planned proposal can be found on our website.

It was **proposed** by Councillor Brian Milnes and **seconded** by Councillor Kevin Cuffley to **accept** the diversion of the public footpath.

VOTE: 7 FOR : 0 AGAINST (UNANIMOUS)

18 CORRESPONDENCE

None

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

Councillor Brian Milnes asked for an update of the Local Plan to be put on October's agenda as the consultation starts 1st November.

Councillor Kevin Cuffley asked if SCDC can organise some refresher planning training and Councillor Brian Milne explained they are looking into this.

Councillor Kevin Cuffley asked that we should consider the Butlers Green site again and asked for this to be on the next Masterplan meeting agenda.

Councillor Paul Smith expressed concern regarding people, especially children crossing the bypass and asked if there can be a pedestrian crossing. Councillor Brian Milnes said this ideally needs to be facilitated through the GCP and will ask someone to attend one of our planning meetings to discuss.

Meeting Closed at 9.30pm