

NEWPORT PARISH COUNCIL

Minutes of an Extraordinary Meeting of the Council held at 7.30pm on Monday, 24th February, 2020 at The Primary School, Newport.

<u>Present:</u>	Cllr H. Bowman	(HB)	(Chairman)
	Cllr D. Alexander	(DA)	
	Cllr S. Ayles	(SAy)	
	Cllr C. Barnes	(CB)	
	Cllr R. Bengé	(RB)	
	Cllr J. Emanuel	(JE)	
	Cllr A. Gerard	(AG)	
	Cllr S. Naik	(SN)	

In attendance:

Mrs C. Griffin	Parish Clerk
Dist Cllr N. Hargreaves	(NH)
38 members of the public	

20/219 Apologies for absence

Apologies received from Cllr S. Amos (private commitment)

20/220 To receive any ‘pecuniary’ or ‘non-pecuniary’ interests relating to items on the Agenda

The following non-pecuniary interests were declared:

HB in 20/221 (lives in Frambury Lane). AG in 20/221 member of the UDC Planning Committee.

20/221 To receive a presentation from representatives of Trivselhus on their proposals for development of the area of land west of London Road (permission granted following APP/C1570/W/16/3166101)

Presentations were given by Tom Macartney, THUK, Ross Peedle, JTP Architect, Phillip Rogers, QVA Engineering, Neil Tulley, Landscape Architect

Tom Macartney advised that Sodra is a large Swedish company. They are endeavouring to understand what would be appropriate for Newport and then take the development forward. They would like a scheme that is more sympathetic, in keeping with the village and fits with the existing community. The planned access off London Road will be used and trees will be planted to form an avenue (Cam Hill). The area will be divided into four zones. They are looking to provide 90-92 properties with more space and more generous gardens. There will be a mix of 1 – 5 bedroom homes, and they will be mainly two storey.

Philip Rogers, Drainage Engineer, said he wants to work with the village to improve the current situation. He is familiar with the Common and is aware there is a problem with the culvert on London Road. Half the site will be gardens and the run off will be

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held back in crates and they will control the flow. It was felt that ECC should rectify the problems with the culvert and this will be raised. The drainage work will all be carried out before building commences.

Neil Tulley, Landscape Architect, advised that there will be lots of trees throughout the site.

Councillors and residents were encouraged to complete a questionnaire available at the meeting. A formal consultation will follow and it is hoped the planning application will be submitted in the summer which should allow work to commence in Spring 2021 and be completed by 2023.

The following questions (in italics) were raised by Councillors and residents to which various specialists replied:

Who owns the access path off Frambury Lane?

It is within the site and will be for pedestrians only. This path will make the development more integral with the village.

The recreation ground users do not want access to be allowed from the development to the recreation ground.

How many trees will there be and what type?

Residents can choose a fruit tree for their gardens. There will be native trees on the boundary and other appropriate trees throughout the zones to give all year round colour and create structure.

Are there any garages?

All four and five bedroom homes would have garages and some of the three bedroom homes. We will try and avoid tandem parking.

There is concern about the use of the land at the top. ECC Educational Department said they needed .8 hectare but they have .36 hectare. Car parking would be moved to the other end of the strip. The Primary School would like to have control of that land and should be allowed to comment on how it is used.

There will be a detailed discussion with the School.

Where is the affordable housing?

40% of the total number of houses will be affordable and we are debating what would be the best location at this early stage. A housing association would take that over and they would deal with the properties.

Have you purchased the site?

We are hoping to exchange contracts this week; a substantial sum of money has already been paid. There will be a clause stating that the strip of land next to the School can only be used for educational purposes.

I am pleased the Architects have been to the village and looked at the range of properties.

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What is the distance from the bungalows in Frambury Lane to the new properties. They will be 15M from the boundary fence, approximately 25 Ms from the bungalows.

They will take away the view of the people that live in the bungalows

I have concerns about the drainage. Affinity Water is not a statutory consultee and there are already problems in Frambury Lane with low water pressure.

We will take that up with Affinity Water.

You need to engage with that early on.

Once the foundations have been completed the actual buildings go up fairly quickly. We use sub-contractors and would be happy to use local people if possible.

I think the hurdles will be ECC, Affinity Water and Planning and we will need to all work together.

The construction process needs to be managed in view of the problems we have had in other areas of the village.

The Trivselhus units are prefabricated which generally reduces the amount of vehicles coming into the site.

The PC is responsible for the riparian rights and if we allow water to go into the River Cam and this causes flooding further downstream we could be liable. We would not allow open ditches on the Common.

Your responsibility is to maintain the water on your land. In drainage law anybody who is upstream has a right to drain their own land. You have to ensure the flow does not cause problems; if you discharge someone else's flow you are not liable.

Zed Factory did a survey; you should ask the Challengers for a copy. A CCTV investigation was also carried out near the village hall.

The car parking needs to be managed

There is plenty of space within the site and vehicles would not be allowed to use the Frambury Lane access.

This would be covered in the conditions attached to the panning permission.

The field has not been cultivated for years; will you take care of it.

We will clear the site.

Who will be responsible for the sewerage?

It will be adopted. We need to engage with the different agencies regarding the roadway and areas in the development. There can be problems with bin collections if the roads are unadopted. We would prefer them to be adopted.

There is a fear that this will be Station car park No. 2.

There is a lot of pressure on the doctor's surgery
Within the planning process we will be paying a proportion to the health service.

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Very little Section 106 money has been achieved to date for infrastructure.

The Chairman thanked everyone for attending and the meeting closed at 9.50pm.

Signed.....(Chairman)

Dated: 06.04.20.

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