

SWINTON & LADYKIRK COMMUNITY COUNCIL
MINUTES OF MEETING

Date (Time) of Meeting: 26/11/2018 (19:00)

Venue: The Wheatsheaf Hotel, Swinton

PRESENT

APOLOGIES

Des Eggie (DE), Jim Brown (JB), Bill Purvis,
Robert Sloan, Michael Lawrence.

Victor Lucas & Fiona Wilson.

Minutes Taken By: Des Eggie

Date (Time) of Next Meeting: 14/01/2019 (19:00)

MINUTE

ACTION

Objective :

The sole objective of the meeting was to review the SBC Planning Applications 18/01540/FUL and 18/091541/FUL (proposed Ladykirk Estates Housing Development in Swinton), in order to prepare an S&LCC response to the SBC Planning Department.

Summary:

The unanimous view of the meeting was that, provided our objections are seriously addressed, the proposed housing is a necessary, positive and welcome development in the evolution of the village of Swinton and its surrounding communities.

Objections:

It was agreed the following objections be raised:

1. Road Safety:

The failure to provide dedicated off-road parking, proposed in previous planning applications for this development, for the school and a possible future village hall, would result in a significant increase in the number of vehicles parked on both Coldstream Road (A6112) and Berwick Road (B6461), at specific periods during the day, resulting in a significantly increased level of risk, from a road safety perspective, compared to that which currently pertains.

2. Section 75 Affordable Housing:

The applicant has failed to provide even the roughest guidelines of the proposed rental/purchase costs of the Section 75 Affordable Housing

3. Village Hall:

The plot proposed to be provided for a possible future Swinton Village Hall, in relation to previous applications (a) has significantly reduced in size and (b) no longer has direct vehicular access or dedicated off-road parking, the sole proposed access being from the village Core Path.

Notwithstanding the issue of heightened road safety risk, this effectively renders the plot unusable for a village hall.

4. Flooding:

In both applications, the developer has stated that there is no risk of flooding, due to surface water flow. However, past experience, some very recent, indicates that this is most definitely not the case. The Pre/Post-Development Overland Flowpath Analyses and the general topology of the proposed development site, indicate the majority of surface water flowing northward, towards the plots set aside for the

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additional school classrooms, the school playing field and the village hall. We strongly recommend this issue be reviewed by the SBC Planning Department, in a serious attempt to ensure that the current & proposed surface water drainage system is more than able to cope with significant rainfall in severe weather.

5. Pedestrians:

The proposed provision of pavements, footpaths and lighting has not been clearly defined, especially for the upgraded footpaths outwith the residential areas of the development (e.g. the upgraded footpaths).

A statement is made as to "improved personal security", but no details have been provided as to how this is to be achieved.

6. Sewage:

No clear statement has been made as to whether or not the existing village sewage works, **and its associated feed-in pipeline infrastructure**, will be able to cope with not only the additional effluent from the development under current review, but also that from any possible future developments to the south of the village.

We strongly recommend a detailed survey be conducted, by appropriate agencies and **before proceeding further with these applications**, to establish the viability of the existing and proposed future sewage gathering & processing capabilities in Swinton.

7. Energy Provision:

Insufficient information has been provided as to the proposed sources of energy to be provided for each property.

Has the supply of mains natural gas been considered (with an extension to the rest of the village of Swinton)?

Is the cost of supply & installation of PV solar panels to be included in the purchase price of each property?

Who will be the recipient of the UK government funded Feed-In Tariff (FIT) payments, the owners of the properties, or Ladykirk Estates?

Questions:

1. Consultation Period:

In light of the number of specific/detailed questions already presented to S&LCC, by residents of Swinton, it was unanimously agreed that we request SBC Planning Department to extend the consultation period for the planning applications in question, to **31 January 2019** (current end date **11 December 2018**), in order to provide sufficient time to organise a public consultation meeting between the landowner/developer and the residents of the village of Swinton and its surrounding communities.

Jim Brown to contact SBC Planning Department.

JB

S&LCC Response Letter:

It was agreed that DE draft a letter of response to the SBC Planning Department, in respect of planning applications 18/01540/FUL & 18/01541/FUL, reflecting all the foregoing objections and questions.

DE