

WPC Planning Strategy Meeting

Date: Monday 10th January

Time: 19.30 UTC

Zoom link:

<https://us02web.zoom.us/j/81957814360?pwd=a3E1S1pNazBleUYySWRSaDIRRjQ4Zz09>

2. Overview of work in WPC Planning Committee in 2021

- Applications
- Condition discharges
- Decision Notices
- Number of documents from SCDC
- Number of General Consultations that could affect Waterbeach village
- Speaking to Planning and other Council meetings to represent Waterbeach
- Meetings with U and C, presentations re other developments eg Innovation Park,
- Involvement in SCDC Parish meetings, local village meetings etc
- Ward member liaison with WPC eg requests for representation of Waterbeach views at SCDC, report back on information from relevant councillor briefings.

Documents

- Number under consideration (house holder 10-20 each, major up to 150+), not all on main page also have to look under public and consultee comments
- Access to Notifications and Decisions for councillors and residents
- Should critical documents be on WPC web site (since little or no enforcement is done, relying on residents and councillors to spot breaches)
- Strategy for retaining access to documents on major developments for a significant time
 - Many older applications just have historic decision notices but no access to the documents referred to
 - Transfer of documents to microfiche did not result in reliable records
 - Could request paper copies of documents for major strategic site applications

Brief review of how planning applications are processed in SCDC

- Discussed in full planning committee
 - the planning officers provide a report summarising the various comments received and making recommendations on approval or refusal and any conditions to be applied, normally included in the agenda pack for the committee meeting
- Discussed in planning delegation meeting
 - the delegation meeting minutes provide a brief review of the comments and whether material planning matters are raised by consultees. An officer's report may be uploaded to the planning portal but frequently does not include the recommended conditions
- Decision delegated to a planning officer
 - there is no officer's report although there may be comments in decision notice
- What is the delegated decision process?
 - Officers decide whether application should go to full planning committee or to a delegation meeting or be delegated to a planning officer
 - This is supposed to follow table 5 of appendix 3 but the interpretation is not clear, and even when valid planning matters are raised by the Parish Council in their request to have the application decided by the Planning Committee the Officers then dismiss such concerns (arising from local knowledge) on grounds such as
 - There are other consultees more qualified to comment
 - One house development REM has been decided so no others need to go to planning committee

When outline applications for developments on the strategic site in Waterbeach were approved

- There was an SPD
- There was an emerging Neighbourhood plan
- There is now an S106 agreement with U and C (to which WPC is not a party), no update on S106 agreement with RLW and no consultation with WPC yet
- But impact on Waterbeach village in early stages is not appreciated or compensated
 - pressure on council admin resources
 - pressure on resources such as medical care
 - pressure on infrastructure such as water, electricity, drainage
 - traffic implications for construction and infrastructure developments
- At SCDC planning committee considerations of the 2 key outline applications WPC were assured REMs would come back to full Council

Recent example of an important consultation which attracted comments from residents, campaign groups, and press

Discharge of 21/ S/0559/17/cond29 – Waterbeach new town east - cycleway / footway

- WPC made a response after consultation
 - Waterbeach Parish Council objects to this planning application as they feel the proposed information submitted is inadequate. No safe cycle/pedestrian path has been proposed due to narrowing in parts which makes it unsuitable for dual use. Concerns were raised on the position of the crossing in relation to a main junction. It was felt that a path that sits right on the roadside kerb is not suitable for the heavy dual use of cyclists and pedestrians travelling in both directions alongside the busy A10. The Council would like to be aware if there are any "land rights" issues putting constraints on the positioning of the path. The Council supports the report from the Cams Cycle group and wants the safest route for all users and village residents. The Council recommends that this application goes to the Planning Committee.
- Other negative comments from Milton PC, Camcycle, Waterbeach and Milton residents eg
 - Milton Parish Council is concerned that this is a dual use cycle way and we understand that the width of the proposed path is due to lack of highway/verge to use. Part of the Condition 29 mentions a cycle route through Milton but does not show any details/plans
 - Camcycle "it has significant stretches of 1.5m-wide shared-use pathway with zero buffer from the carriageway, and that is not LTN 1/20-compliant"; need minimum width of 3.0m for up to 300 cyclists per hour.
- First delegation meeting result (October 26th; but minutes and rationale not available until after 12th December)
 - An amended scheme had now been brought forward, seeking to address the concerns which had been raised. It was therefore agreed that comments should be obtained on the amended scheme. If it was found that the ward councillor and cycle groups supported the amended scheme, then it was agreed that this should be a delegated decision due to the technical nature of a discharge of condition application
 - Many previous consultees not offered chance to comment on amended plans despite having made valid, still relevant, objections
- Final decision made 29th November without amended plans being fully consulted, or minutes of 26th October being published)

Scheme of delegation in SCDC constitution for delegated planning decisions

See Part 3 p56 Powers and Functions Delegated by the Planning Committee

South Cambridgeshire District Council operates an adopted scheme of delegation which sets out the range of decisions that designated officers may make on behalf of the Council. Decisions on the majority of planning proposals and associated applications are delegated to designated officers without the need for them to be decided by members at Planning Committee. Delegated decisions are carefully considered by the case officer who outlines their recommendations, and reasons behind the recommendations, in a balanced delegated report, which is checked by a designated officer before a decision is agreed and issued. By operating a scheme of delegation, decisions are made in good time, in line with statutory target dates, and the Planning Committee can concentrate on the most contentious and significant proposals. Applications for consent or permission under the Town and Country Planning Acts and Listed Building and Conservation Area Acts shall be dealt with under delegated powers unless:

1. **A local member or Parish Council writes, or emails, a request for a particular application to be considered by Planning Committee, and sound planning reasons are given for why this is considered necessary** and the request is accepted by the Joint Director of Planning and Economic Development, in consultation with the Chair of Planning Committee (or Vice-Chair in their absence). (Footnote: Notwithstanding any decision is ultimately one for the officer themselves, the committee's guidance in terms of decisions made in accordance with the delegation rules is that in cases which raise issues which are sensitive or controversial, the committee would expect the officer normally to refer the matter to committee.) The request by Parish Councils should be made within 21 days of the date of registration and by local members not later than 28 days of the date of registration of the application, or within 14 days of receipt of any subsequent significant amendment to a current proposal. If the Joint Director, in consultation with the Chair, declines a request, a written explanation shall be given to the Parish Council and copied to the local member.
2. An application is made by an elected member or an officer of the Council, or a close friend, relative or partner of either of such persons.
3. If approved, the application would represent a significant departure from the approved policies of the Council (officer delegation is still permitted if the application is to be refused). Significant departures shall include, but are not limited to, development which requires referral to the Secretary of State;
4. Any 'Major' or 'Minor' application relating to the Council's own land or development where representations have been received against the proposal;
5. The application is for the demolition of a listed building or a Building of Local Interest or
6. The application is one that in the opinion of officers, in consultation with the Chair and Vice-Chair, should be determined by Committee because of special planning policy considerations, **the complexity of the application, the application is significant and / or of strategic importance to an area beyond both specific site and parish.**

Note: For the purposes of considering requests under clause 1 above, the Director, in consultation with the Chair of the Planning Committee, shall have regard to the following criteria:

1. **Relevant material planning considerations raising significant planning concerns**
2. **Significant implications for adopted policy;**
3. **The nature, scale and complexity of the proposed development.**
4. **The planning history of the site.**

WPC maintain that the impact and interaction of the many REMs on the U&C site means that none should be considered in isolation but as part of the major development

WPC considered other consultations such as

- WWTP Waste Water Treatment Plant relocation
- Feb [GREATER CAMBRIDGE LOCAL PLAN](#) to note sites put forward can be seen online
- Mar
 - <https://www.networkrail.co.uk/running-the-railway/our-routes/anglia/improving-the-railway-in-anglia/cambridge-resignalling/>
 - Re U&C consultation a place and naming street strategy for the site.
- April:
 - East cambridgeshire local plan 2015 single issue review
 - East west railway consultation --consultation period is now until 9 June 2021
- May
 - Gas main works in Waterbeach associated with glasshouse

WPC considered major U&C consultations such as

- 21/02009/FUL **122 docs**
 - Temporary construction haul road including a temporary vehicular access from the A10, construction of a culvert structure, boundary fencing, access gate, signage, wheel wash facilities, construction of engineered drainage works, drainage swale, filter drains, temporary connection to drainage pond, headwalls, soft landscaping, tree and woodland planting, habitat creation and ecological mitigation measures, earthworks, ground remodelling, area for construction use, and any necessary vegetation, tree and hedgerow removal and demolitions. Waterbeach Barracks North Of The Cambridge Research Park Roundabout WWTP Waste Water Treatment Plant relocation
- 21/01906/REM **36 docs**
 - Reserved matters application for the approval of details (outside of a key phase) of access, appearance, landscape, layout and scale in respect of a temporary construction haul road serving the Waterbeach Barracks and Airfield Development (S/0559/17/OL)
- 21/02400/REM **150 docs**
 - Reserved matters application for 89 dwellings, for appearance, means of access, landscaping, layout and scale, pursuant to condition 3 of the outline planning permission S/0559/17/OL Northern Woods Waterbeach Barracks and Airfield Parcel 1, Denny End Road Waterbeach. CB25 9PA (Consultation period expires 23.06.21)

Fews Lane Consortium Ltd presentation

- on the A10 cycleway decision and potential judicial review

County Council and GCP documents

- Rarely highlighted.
- Highway work eg gas main involved CCC
- New infrastructure eg improved cycleways, bridleways etc
- Some overlap eg waste management sites
- Greenways plans
- A10 study reports

In future

- Waterbeach has to improve its processing of planning applications so compilation of the detailed responses do not fall on to just a few councillors.
- A new strategy is necessary.
- Waterbeach needs to publicise relevant planning applications to residents; the notification to neighbours is patchy and pinning notices up also often not obvious
- Need to make it easy for Waterbeach residents to find relevant documents