



**GREATER CAMBRIDGE**  
SHARED PLANNING

**SENT BY EMAIL**

The Clerk  
Waterbeach Parish Council

Service area: Planning  
Contact: Chris Carter  
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05.02.2021

Dear Parish Council

**Re: Delegation meeting held 02.02.21 - 20/03370/OUT** - Outline planning permission with all matters reserved except for access for the demolition of the existing house and the erection of five dwellings at 95 Bannold Road Waterbeach

I write regarding your request for Planning Application Reference **20/03370/OUT** to be considered by the Planning Committee. Your stated reason for requesting this course of action was:

*Objects and refers to Planning Committee. Waterbeach PC recommends refusal of this planning application and stands by its previous comments submitted in March 2020 (see below). Waterbeach Parish Council raised concerns regarding the additional impact of more traffic, both construction and residential, on an already congested road. The Council would like to request a Highways Assessment on the Bannold Road/Way Lane junction. In the event of the planning application being given approval the Council requests that all construction traffic uses Bannold Road and not Way Lane due to the risk of children using the road for access to the school.*

*The Council has also taken into consideration the comments from neighbours regarding loss of light, loss of privacy and the overbearing aspect on the proposed properties. Looking at the plans, the Council notes that there are site options to redesign the layout of the properties which may reduce the impact on neighbours.*

*The Council also has concerns about the long term maintenance of the ditch between the road and the property which is a vital part of the village storm water drainage and requests that this is clarified, and appropriate action taken, before any construction is allowed.*

*Previous Comments submitted in March 2020.*

*Waterbeach PC recommends refusal of this planning application as this area sits outside the village envelop (Local Plan S7 Development outside Development Framework). The current property has*

*an agricultural restriction and would be the loss of a substantial property in the street scene of Bannold Road. Additional houses would put pressure on the local infrastructure including the water treatment and medical facilities.*

*The Council also concur with the Tree Officers comments.*

Your request was considered at the Shared Planning Service Delegation meeting held on 02.02.21. The application was considered in accordance with the principles set out in the Council's constitution by my officer Chris Carter in consultation with the Chair of the planning committee having regard to the Notes appended to Table 5 of the Councils recently revised constitution.

On the basis of that meeting, in accordance with the authority delegated to me, it was decided that this Application should be **referred to committee**.

The reasons for this decision are as follows:

The case officer introduced the application and the comments of the Parish Council were noted. The group also noted that an application on this site had been presented to the delegation meeting previously, and referred to the committee for decision.

It was considered that the comments of the Parish Council did raise material planning considerations and that these were of some significance given the identified conflict with the principle of policy S7.

The proposal was found to have significant implications for policy, again due to the site's location outside of the settlement framework boundary, and in this regard it was noted that there is a pending appeal on a nearby site considering the same issue.

It was not considered that the nature, scale or complexity of the proposal was determinative in referring the application to committee. With regard to the site history, it was again noted that an application for the same form of development had previously been referred to committee and that this proposal should follow the same route.

The appeal referred above has now been the subject of a decision which will be detailed in the officer report to committee.

If you have any questions about the content of this letter, please do not hesitate to contact the case officer responsible for this decision, identified above.

Yours Sincerely



**Stephen Kelly**  
**Joint Director of Planning and Economic Development**