

Waterbeach Parish Council



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**The Old Pavilion
Recreation Ground
Cambridge Road
Waterbeach
Cambridge
CB25 9NJ**

29th June 2022

FTAO: Mike Huntington

Re: Planning Application – S/0559/17/COND30

Dear Mike,

Waterbeach Parish Council (WPC) would like to submit the following comments in relation to planning application S/0559/17/COND30:

WPC is concerned to learn that S/0559/17 Condition 30 has been partially discharged. The wording of Condition 30 in the decision notice dated 27th September 2019 is as follows:
“30 Waterbeach Station Bus Stop No residential dwellings hereby approved shall be occupied until a scheme for a footway and bus stop on Clayhithe Road, to the east of Waterbeach Railway Station, has been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plans. (Reason: To ensure the development meets the transport objectives of Policies SS/6 and TI/2 of the South Cambridgeshire Local Plan, 2018.)”

WPC raise the following objections and comments to the partial discharge of Condition 30 until in accordance with the decision notice of 27th September 2019:

a) The proposed bus stops not being in accord with the condition in the original approval. Condition 30 is a Grampian condition *“no residential dwelling hereby shall be occupied”*

b) No amendment or S73 for the application for such a significant change to the location of the bus stops has been made. Thus, the original condition should stand, it is not appropriate for officers to make a decision in this case without referral to the Planning Committee. If an application for an amendment or S73 is submitted then the Planning Committee could ensure all interested parties are able to express their views.

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It is unfortunate that Network Rail's official response to this appears to have been received by CCC as the highways authority but is not reflected in their response to the Cond30 consultation. It is not clear why the relevant department of Network Rail were not contacted by SCDC planning Department. WPC notes that no comments from Network Rail are displayed on the Greater Cambridge planning portal.

The current proposal has significant safety implications requiring train passengers to cross the road multiple times and queue for the shuttle bus at a bus stop on an incredibly narrow pavement (certainly not meeting current standards and incapable of serving wheelchair users). Moreover, the works do not include providing a path from the south side of the crossing to meet the pavement from Whitmore Way, potentially because this is included in Network Rail's proposed upgrade of the crossing to a full barrier crossing. However, in the meantime there is likely to be a time when there is an inadequate link on the South side of the road, already if several people are walking there with bags, cars coming over the crossing have to take avoidance action. This is a significant safety concern, as is the narrow width of the pavement by the bus stop into the village which will not allow disabled and wheelchair users a safe space to queue. A safety audit and an Equality Impact Assessment should be undertaken to address these concerns before the condition is discharged which should only be as part of a new application that satisfies the requirement of COND30.

The photographs in the attached report from Waterbeach Parish Council. Cllr Jane Williams, emphasise the issues particularly the way it will not meet the needs of disabled users nor the concerns of Network Rail.

Kind Regards,

Victoria Fowler

Assistant Parish Clerk and Planning Officer to Waterbeach Parish Council

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