

Minutes of the extraordinary meeting of Waterbeach Parish Council held on Tuesday 16th March 2010 at 7.00 p.m. in the New Pavilion.

Present: Mr A Wright, Mrs J Cornwell, Mrs C Smith, Mr P Mabbs, Mrs J Williamson
Mr P Johnson, Mr B Bullivant, Miss N Kay, Mr M Williamson, Mr A Ball,
Mr S Edwards

In attendance, Assistant Clerk

Affordable housing presentation. 16th March 2010

The presentation was given by Darren Blake (Circle Housing Anglia Ltd – this is a housing Association) and Catherine Shilton - Rural Housing Enabler (ACRE).

At present many young people cannot afford to get on the housing ladder in this area because of the high cost compared with their incomes. Apart from those with very urgent housing needs (band A on the housing register) it is almost impossible for people to get an affordable rented property.

CS works with District and Parish Council to establish the need for affordable housing schemes. She arranges Housing Needs Surveys (formerly carried out by SCDC). Affordable Housing schemes are run by not for profit housing association. The houses remain as affordable in perpetuity (i.e. cannot be sold in the way council houses were sold under the 'right to buy' scheme). Homes are offered using the Homelink scheme and prospective occupiers must show a local connection with the area in which they are built. Some homes are offered on an equity share basis, the tenant is able to purchase between 20% and 80% of the property. The houses however must remain as affordable local housing for ever so cannot be sold on the open market.

Part of DB's role is to find suitable sites for affordable housing. Rural exception sites are sites outside the village envelope where normally development is not allowed and therefore the land is cheaper which means that it is more affordable for housing associations.

The process would be that the Parish Council agrees that the possibility of having housing on a rural exception site should be discussed and that if it is felt that there is a need CS would arrange a Housing Needs survey (copies of survey and model letter for PC were circulated) Results for this would identify the number of houses required. A scheme would be developed and the normal planning process followed. A Section 106 agreement would be put in place as usual. Land has been identified at the north of the village just outside the boundary of the framework

Note. Do local people on the housing register get priority for houses on the Bannold Rd development? It was agreed that we should check to see what the S106 agreement says.

2009/312 Apologies:

Dr K Grant and Mrs K Smith

2009/313 Declarations of Interest for items on the agenda

Mrs J Cornwall, neighbour Mr T Brown planning application S/0022/10/F

2009/314 To consider proposal for Rural Exception Site as detailed be Darren Blake, Circle Anglia Ltd

Parish Council will consider fully at the April meeting how to proceed

2009/315 To consider planning application:

S/0249/10/F: Miss T Frost, Hall Farm Stables, Cambridge Road – change of use of land for siting of mobile home (temporary consent for 3 years)
Application refused - existing buildings on site, are not shown on plan, application is incomplete (questions 18,19 & 20)not answered correctly. No landscaping requested, access not shown and no drainage or sewer/cesspit shown.

S/0217/10/F: Mr C Rhodes, 21 Clare Close – extension

Approved - Subject to neighbours. All materials to be kept on site at all times.

S/0022/10/F: Mr Terry Brown, land to the east of Homeleigh, School, Self contained annexe

Approved - Subject to - that it can not be sold as a separate dwelling to the main house.

All materials to be kept on site at all times.

S/1949/09/F: Salvation Army, 7 Station Road – extension. Amended plan. For information.

Noted

S/1713/09/RM: IQCambridge, Plot 5200 Beach Drive, Landbeach – approval of matters reserved by planning permission S/1137/09/F for provision of access to plot 5200. Amended plan. For information.

Noted

2009/316 To review terms and conditions of Section 106 relating to Bannold Road development.

Mr P Johnson reported that SDCC have already written to Morris Homes concerning the 106 Condition regarding the LEAP, copy of letter would be sent to Mr P Johnson and Mr J Hockney

Temporary Stop Notice- SDCC enforcement officers have visited the site and any work is not in contravention on stop notice

2009/317 District Councillor's Report

i Matters arising – listed buildings/conservation areas/green belt

Nothing discussed

ii 10 Way Lane

Enforcement team have visited the site and reported that they were quite within there rights

Meeting Finished at 8.30 p.m.

Chairman..... Dated

UNAPPROVED