

Minutes of the meeting of the Planning Committee of Waterbeach Parish Council held on Tuesday, 8th February, at 7.30 p.m. in the New Pavilion.

Present: Mr. N. Brown (Chairman); Mrs. J. Cornwell; Dr. C. Grant; Mr. D. Halsey; Mr. A. Shipp.

In attendance: Mr. D. Benton; Mr. W. Grant; Mrs. J. Williamson.

1. **Apologies:** Mr. A. Wright.

2. **To approve the Minutes of the meeting held on 19th January, 2005:**

The Minutes of the meeting were approved and signed.

3. **Matters arising from the Minutes:**

There were no matters arising.

4. **Planning Matters:**

- i. Mr. Mrs. Sallows, 30 Waddelow Road – extension. Approved but concerns about the vehicle access
- ii. S. C. Perry, 17 Clare Close – extension. Approved.
- iii. Mr. Mrs. Walker, 2 Denny End Road – double garage with studio over (revised design and siting) (Retrospective Application). Approved subject to neighbours and it being used ancillary to 2 Denny End Road.
- iv. Mr. Mrs. Bridger, 6 Payton Way – extension – amended plan (Deletion of first floor south facing bedroom window). Approved subject to neighbours.
- v. Donarbon Waste Management, Ely Road – proposed bonded asbestos drop off and transfer facility. Approved.
- vi. Mr. Mrs. Baxter, 19 Cattells Lane – replacement garage. Approved.
- vii. Mr. Mrs. Cormack, 2 Josiah Court extension. Approved subject to neighbours. Concerns about the loss of neighbour's privacy as stated in the letters sent to SCDC.

5. **Planning Correspondence:**

SCDC approval:

P. Cosby, 16 Pieces Terrace – extension.

Planning Appeal:

C. Crickmore, land at Travellers Rest Caravan Park, Ely Road, Chittering. Appeal against condition 3 (Use as touring caravan park for total period of eight months in any one year.). It was agreed that a letter be sent to the planning inspectorate supporting the planning decision of SCDC.

Mrs. Williamson reported on the SCDC meeting which had been held to discuss results of the Local Development Framework Core Strategies consultation document. Villages will be defined as Rural centres, Minor Rural Centres, Group Villages or Infill Villages depending on their size and the facilities they offer. The classification will determine how much development will be allowed within the village framework and what level of affordable housing, i.e. equity share housing, key worker housing and rented housing, developers must contribute in any development.

Waterbeach has been classified as a Minor Rural Centre. This means that developments of up to 25 dwellings would be permitted, assuming there was anywhere within the village framework to put them. There may be, as yet undefined, advantages in being classified as a Minor Rural Centre in terms of attracting further or better facilities which would be shared with smaller neighbouring villages.

For developments of more than 10 dwellings a developer would have to contribute an agreed percentage of affordable dwellings.

There is concern that developers will adopt a 'salami slice' approach to this which means that they will develop a small section of a site at a time, never building more than ten houses and

so never contributing any affordable housing. Ways of getting around this are being considered such as asking for a financial contribution which could go into a 'pot' for building off the development site. This issue is yet to be resolved.

The meeting closed at 9.30 p.m.

Chairman Date