

WATERBEACH PARISH COUNCIL

Minutes of the meeting of **Waterbeach Parish Council** held on 19th February 2013 at 7.30 p.m. at the New Pavilion, Cambridge Road, Waterbeach.

PRESENT

Councillor N Kay, Chairman

Councillors B. Bull, B. Bullivant, J. Cornwell, M. Howlett, B. Johnson, P. Johnson, A. Lloyd, J. Rabbett, C. Smith, J. Williamson and M. Williamson

APOLOGIES

An apology for absence was received on behalf of Councillor A. Wright.

OPEN FORUM

Having ascertained that all those members of the public who were present wished to speak on items **247/12 (Planning Applications)** or **248/12 (South Cambridgeshire Issues and Options 2)**, the Chairman moved on to the next item on the Agenda, **246/12 (Members' Interests)**.

246/12 MEMBERS' INTERESTS

Councillor P. Johnson declared an interest as a District Councillor in matters relating to South Cambridgeshire District Council Planning Applications.

Councillor M. Williamson declared an interest as a County Councillor and member of the Planning Committee in Minute **247/12 (a), (iii), (iv) and (v)**, Planning Applications submitted to Cambridgeshire County Council and registered his abstention from voting on the items.

247/12 PLANNING APPLICATIONS

(a) Applications

Members considered the following applications for planning permission, as a result of which it was:

RESOLVED

that the following recommendation be submitted to South Cambridgeshire District Council:

- (i) S/2615/12/FL Field View Farm, Chittering Drove, Waterbeach, Erection of Replacement Dwelling, Garage and Two Agricultural Buildings following Demolition of Existing Dwelling, Outbuildings and Agricultural Buildings. Part Change Use of Agricultural Land to Residential Curtilage.

Having been addressed by the applicant's agent,

That the District Council be recommended to approve the application

- (ii) S/0151/13/VC Chear Fen Farm, Long Drove, Cottenham,
Removal of Condition 1 (Temporary Additional Hours of Operation)
of Planning Consent S/0329/11 for Change to Access and Extension to
Hours of Operation of Use of Land as Clay Shooting Ground, Change
of Use of Agricultural Building to Clubhouse, Toilet Block, Storage
Containers, Scaffolding Towers, Bunds, Fencing and Pathways.

Having been addressed by the applicant and having received assurances that
the Gun Club do observe Remembrance Sunday,

That the District Council be recommended to approve the application.

Members considered the following applications submitted to Cambridgeshire County
County Council for planning permission, as a result of which it was:

RESOLVED

That the following recommendation be submitted to Cambridgeshire County Council

- (iii) S/02610/12/CM Gravel Diggers Farm, Waterbeach Waste
Management Park, Ely Road, Waterbeach,
Provision of a new aggregate processing plan to process as raised aggregate
from the adjoining workings, associated stockpiles of as raised and processed
sand and gravel together with clean water and silt lagoons and associated
infrastructure, including weighbridge and site office/welfare facility in a
different location to that identified in planning permission S/01587/99/CW

That the County Council be recommended to approve the application

- (iv) S/02575/12/CW Gravel Diggers Farm, Waterbeach Waste
Management Park, Ely Road, Waterbeach
Variation of Conditions 44 and 45 of planning permission S/01587/99/CW to
allow the landfill restoration information to be supplied prior to landfilling
operations commencing instead of prior to commencement of soil stripping
and to allow the site to be worked in phases from south to north rather than
north to south.

That the County Council be recommended to approve the application

(v) S/02279/11/CW Gravel Diggers Farm, Waterbeach Waste Management Park, Ely Road, Waterbeach
Variation of Condition 43 of planning permission S/01587/99/CW to extend the time limit to extract sand and gravel and restore the land from 31 December 2011 to 31 December 2019

That the County Council be recommended to approve the application

(b) Determinations

The Council noted that the District Council had determined the following applications:

Approved

- (i) S/2346/12/FL 37, Whitmore Way, - First Floor Front Extension
- (ii) S/1371/12/OL 2, Primrose Lane, - Erection of a bungalow in the rear garden of the existing dwelling
- (iii) S/2064/12/FL 17, Robson Court, - Demolition of existing 35 no. shared amenity apartments for the homeless and the erection of 30 no. self-contained apartments for the homeless with associated parking and amenity space
- (iv) S/2440/12/FL 27, Way Lane, - First floor side extension and revised roof pitch to existing rear extension

248/12 SOUTH CAMBRIDGESHIRE ISSUES AND OPTIONS 2

A resident of Chittering asked for clarification of the term “infill Village” (provided by the Clerk from the South Cambs documentation) and voiced concerns that the Village Framework, as outlined in the Issues and Options 2 report, didn’t allow for any future development. He expressed a hope that the framework be revised to allow some new houses to be built.

A resident of Waterbeach expressed concerns that the site options 48, 49, 50 and H9, if developed, would radically alter the rural nature of the village and Waterbeach could end up being “consumed” by any development to the north. Current transport problems, including the already heavily congested A10 and the popularity of the railway with its inadequate parking provision, would be further exacerbated and current amenities are already overstretched. Water management is presently a cause for concern and building on arable land must surely make matters even worse. He concluded by saying that large expansions can only be detrimental to the local environment.

A representative of a development company outlined the concept and context for a future scheme of 40 houses, to include affordable housing consistent with South Cambs requirements. He stressed the hope to make a worthy contribution to the village, maintaining that Waterbeach represented an opportunity for sustainable development.

As a result of last year's consultation on updating the South Cambridgeshire Local Plan, some new sites were put forward for development by land owners, developers and Parish Councils and some areas to be protected were suggested. These have been assessed by South Cambridgeshire District Council and before any decisions are made the views of individuals and organisations were being sought.

Ten questions covering the main issues being debated in this consultation were then discussed by Councillors.

Question 1 *Development Focus*

Where do you think the right balance lies between protecting land on the edge of Cambridge that is of high significance to Green Belt purposes and delivering development away from Cambridge in new settlements and better served villages?

Issues including transport problems, the perceived wish of Cambridge to keep the Green Belt at the expense of the villages and that development closer to Cambridge would be more sustainable were discussed and it was

RESOLVED

That the following answer be submitted to the District Council:

Although the Green Belt is important, it should not be prioritised to such an extent whereby it is protected over and above the needs of the surrounding countryside. Development to the north of Cambridge is not viable or sustainable as the infrastructure is already severely stretched. The infrastructure south of Cambridge would seem more able to support sustainable development.

Question 2 *Green Belt sites on the edge of Cambridge*

Which of the site options do you support or object to and why?

Councillors were of the opinion that they had insufficient knowledge of the six options to make a meaningful reply and it was

RESOLVED

That the following answer be submitted to the District Council:

No comment

Question 3 *Community Stadium*

(a) Do you think there is a need for a community stadium and if so what facilities should it provide? Is the stadium so important that we should consider locating it in the Green Belt if necessary?

(b) Which site options for the community stadium do you support or object to and why?

With the loss of the Barracks facilities new sports facilities would seem to be needed, but extra facilities need to be sustainable and near to Cambridge. It was

RESOLVED

That the following answer be submitted to the District Council;

The ever-increasing population of Cambridge and South Cambridgeshire would seem to indicate the need for more community facilities. However, in order to be sustainable any new facility would benefit from being close to Cambridge.

Site option CS8, Waterbeach New Town Option is entirely unsuitable for the reasons outlined in Chapter 10, Sub-Regional Sporting, Cultural and Community Facilities:

- 9km from Cambridge City Centre, limiting walking and cycling access from Cambridge;
- Conflict with desire of Cambridge United for a Cambridge location;
- Significant infrastructure requirements
- Uncertainty regarding quality of public transport/cycling facilities
- Waterbeach new town is only an option

(At this point Councillor Smith left the meeting)

Question 4 *Housing Sites*

Which of the site options do you support or object to and why?

The need for extra housing and the hope that small-scale developments might reduce the need for larger developments was discussed, along with the many problems that any development can bring and it was

RESOLVED

That the following answer be submitted to the District Council:

The Parish Council is generally supportive of small developments rather than large-scale developments but have extremely serious reservations about the Bannold Road option for 90 homes in Waterbeach. There are severe issues with drainage in the area and flooding is a real risk. There are also safety concerns: the proposed access to the site is close to a Doctor's surgery that already generates significant levels of traffic. The addition of 90 new homes would only add to the problem.

Question 5 *Histon & Impington Parish Councils' "Station" proposal*

Do you support or object to the "Station" proposal by Histon & Impington Parish Council and why?

Councillors felt that plans to invigorate the area seemed to be of benefit to the residents and it was

RESOLVED

That the following answer be submitted to the District Council:

Waterbeach Parish Council support the proposal

Question 6 *Cottenham Parish Council's proposal to reinvigorate the village*

Do you support or object to the developments proposed by Cottenham Parish Council that are geared to provide jobs, satisfy affordable housing needs, provide recreational and shopping facilities and fund a bypass and if so why?

Councillors considered that the use of this consultation by Cottenham Parish Council to gauge public support was a valid proposal and it was

RESOLVED

That the following answer be submitted to the District Council:

Waterbeach Parish Council support the proposal

Question 7 *Village development frameworks*

Which of the Parish Council proposed changes to village frameworks do you support or object to and why?

In response to the consultation last summer, Members had supported the retention of the existing village framework but the Issues and Options 2 report showed an option that appeared to preclude the possibility of development. It was

RESOLVED

That the following answer be submitted to the District Council:

After representation from Chittering residents, Waterbeach Parish Council recommends that the village framework for Chittering be removed and returned to its previous status, in order to allow the possibility of suitable, limited future development.

No comment on the other village frameworks.

Question 8 *Recreation and Open Space*

Which of these sites for open space do you support or object to and why?

As the sites in question were in Histon & Impington, Great Shelford and Milton, it was

RESOLVED

That the following answer be submitted to the District Council:

No comment

Question 9 *Protecting village character*

Which of the proposed green spaces and roadsides do you support or object to and why?

As the sites in question were in villages other than Waterbeach, it was

RESOLVED

That the following answer be submitted to the District Council:

No comment

Question 10 *Further Comments*

Waterbeach Parish Council is extremely concerned by the general assumption that there will be a major development on the present Barracks site. Section 6.20 of Issues and Options 2, Part 1 – Joint Consultation on Development Strategy and Site Options on the Edge of Cambridge, refers to the option of a new town based on Waterbeach Barracks delivering up to 10,500 new homes. Although there is then mention of major infrastructure requirements, the report concludes that a new town at Waterbeach could deliver 4,500 dwellings within the plan period. This conclusion, without meaningful exploration of the important issues involved, is cause for serious concern. The transport infrastructure is already under strain: the road links to Cambridge and Ely are barely able to support the present level of use; the rail links may be upgraded, but again at the present are overstretched and it is disingenuous to expect new cycle ways to substantially reduce the number of car journeys undertaken. Flooding is a potential risk; already large areas of land lie under water for much of the winter and the addition of extra dwellings must surely exacerbate the problem.

The Parish Council therefore seeks assurances that, rather than referring to the option of a new town in terms that imply a *fait accompli*, all matters relating to a possible development at Waterbeach Barracks are considered in depth and reported in a responsible and open manner.

249/12 SOUTH CAMBRIDGESHIRE LOCAL PLAN, LOCAL GREEN SPACES

As part of the Local Plan consultation in summer 2012 the District Council sought views on whether any sites should be designated as Local green Spaces. They are now providing an additional opportunity to suggest areas that should be designated. After brief consideration of areas that might be suitable, it was

RESOLVED

That, due to the importance of the issue and having checked that the timescale allowed, the matter item would be deferred to the March meeting.

250/12 FORMER EDUCATION IT CENTRE, 16, CAMBRIDGE ROAD

The County Council, having agreed a policy offering local District and Parish Councils the opportunity to purchase surplus land and property within their electoral areas at market value, gave notification of the disposal of the above property. Having discussed the matter, it was

RESOLVED

That the Parish Council was not in a position to take advantage of the offer.

251/12 COUNTY FARMS ESTATE

The new management scheme to maintain and enhance environmental benefits for wildlife, landscape, the historic environment and resource protection being implemented on land south of Clayhithe Road, located between the River Cam and the railway line, was noted and commended as an excellent idea.

252/12 22, CORONATION CLOSE

A letter had been received expressing concern about the erection of another large wooden outbuilding at the above address and the possible use of the site as a place of work. Councillor P. Johnson, as a District Councillor, agreed to check on the situation with South Cambs District Council.

253/12 LAND BEHIND ST JOHN'S CHURCH

Councillor Cornwell reminded the Members that this land would provide the only ground for extension of the Recreation Ground, if so desired and that by purchasing the land it would be kept as green space for the village. It was

RESOLVED

That a current market valuation for the land be obtained.

There being no further business, the meeting was declared closed at 9.30 pm

Chairman