

## WATERBEACH PARISH COUNCIL

Minutes of the Parish Council Meeting held at 7.30 pm on Thursday 4 May 2017 at the Old Pavilion, Waterbeach.

### 17/17 **THOSE PRESENT / APOLOGIES FOR ABSENCE**

**Present:** Cllrs Bull, K Grant, Gilzean, B Johnson, P Johnson, Willams, J Williamson, M Williamson, Wright

**Apologies:** Cllrs Gaunt, A Grant, Shipp, Smart

**Not Present:** Cllrs Howlett, Rabbett

**Also in Attendance:** C Whitehouse (Assistant Clerk)  
T Slater (Planning Consultant)

### 17/18 **OPEN FORUM**

No comments from those members of the public present.

Tim Slater was introduced to the meeting and outlined his role on behalf of the Parish Council.

### 17/19 **MEMBERS' INTERESTS**

None recorded.

### 17/20 **WAY LANE SAFETY**

To agree a proposal from the County Council Highways team to improve traffic safety.

Following reports of near misses in the area of Way Lane, and its location to the school, a visit to the village was made by County Council Highways and recommendations put forward on traffic improvements to the area.

The meeting discussed the recommendations but felt that implementing changes in the area of Way Lane would have the potential to push the traffic problems further out to the adjoining roads.

It was **AGREED** to refer this item to the Highways Committee with a view to bringing in an independent traffic consultant with a brief to look at the whole picture of the village and the traffic issues.

Other villages to be contacted who had already gone through this process and Tim Slater would assist with input into the brief.

### 17/21 **PLANNING APPLICATION**

**This agenda item was Chaired by Cllr B Bull**

To discuss and comment to SCDC on the following planning application:

**S/0559/17/OL**

**Outline planning application for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses; a hotel; new primary and secondary schools; green open spaces including parks, ecological areas and woodlands; principal new accesses from the A10 and other points of access; associated infrastructure, groundworks and demolition; with all matters reserved except for the first primary junction from the A10. Secretary of State for Defence and Urban & Civic plc.**

The Council recommended **REFUSAL** of the above planning application due to insufficient information to justify the proposal put before the Council.

**Proposal: Cllr K Grant      Seconded: Cllr Williams      UNANIMOUS**

The above planning application was discussed in length and the concerns of the Council were recorded and submitted to Tim Slater (Planning Consultant) to put into a formal document for submission to SCDC.

The recorded comments of the Council and the [submission to SCDC](#) are attached to the Minutes.

Chair: .....      Date: .....

## **WATERBEACH PARISH COUNCIL**

A meeting of the Parish Council was held on 4 May 2017 to discuss and comment on the following planning application:

**S/0559/17/OL**

**Outline planning application for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses; a hotel; new primary and secondary schools; green open spaces including parks, ecological areas and woodlands; principal new accesses from the A10 and other points of access; associated infrastructure, groundworks and demolition; with all matters reserved except for the first primary junction from the A10.**

**Secretary of State for Defence and Urban & Civic plc.**

The keys areas of discussion were:

### **Principle of Application**

The Parish Council are not happy with the proposed application in effect to the existing village. Is this a sensible location to put 6500 houses? Other areas in the county have better links to the city.

Points of concern:

- Height of parts of the development include 8 storey buildings which will have a visual impact on the fenland landscape and the surrounding area of the local landscape.
- Quantum too high.
- Do not want to see a reduction in green open space and would like to see additional green space for residents wellbeing.
- Reduction in housing on the interface with the existing village
- Large green buffer on the south boundary to form separation space between the existing village and the new development to reflect the existing village.
- Phase 1 to start at the nearest location to the existing village to form the link to existing residents early in the development.
- WPC recommends that U&C reconsider the proposed development to the existing village to incorporate increased green space.
- WPC insists on 40% of all houses on a phase by phase basis throughout the development are affordable housing.
- WPC would like to see housing whereby priority is given to people with a local connection to allow people to live and work locally.
- Impact on the environment from light pollution, taller buildings and additional roundabout junction.

### **Transport**

A10

Cycling

Public transport – Bus/Train

Bridleways

- In the absence of the A10 transport study the proposed strategy does not work. The traffic section is based part on assumptions, due to incomplete information being available.
- The A10 improvements need to be in place before the development starts.
- There is already significant development in East Cambs which will also be using the A10.
- Concerns that the A10 study will set out to the Highways Agency what should happen, however, does this mean that it will happen!
- Strategic A10 works should be phased in with the development.
- No development works should take place within the Barracks site until completion of the phased and funded works on the A10.
- A10 to have no pelican crossings but bridges for pedestrians/cyclists should be incorporated into the plans for improvement.
- The development should be cycle friendly and not car friendly.
- Design for cycle/pedestrians is put into the plans as an early stage.

- Green track to be incorporated into the development for bridleway.
- Dedicated access to the train station for village residents, preferably cycling or walking, and car parking for disabled users. All other access to go round via the A10.

Will U&C rework the Transport section once the A10 study is available and been reviewed?

It was reported at the meeting that Network Rail have no plans to move Waterbeach station until 2043. There is inadequate information to judge if the station is to move and the Council awaits detailed plans.

#### **Link to Adjourning Developer (RLW)**

WPC asks that that allocation of two developers, U&C and RLW, go forward in a consistent controlled manner that links well to the surrounding areas to achieve a development that reflects village character as opposed to an urban development.

#### **Links to Area**

WPC expressed concerns between the location of the waste plant and the proposed development, as they seem to be incompatible.

#### **S106**

WPC would like to be involved in discussions in terms of content, and triggers, along the process for the allocation of S106 monies with a view to using funds on local impact and projects.

#### **Conclusion**

**Waterbeach Parish Council UNANIMOUSLY proposed REFUSAL of this planning application due to insufficient information to justify the proposed development for the barracks site put before them.**

