

LANDBEACH PARISH COUNCIL

MINUTES OF THE ANNUAL PARISH MEETING

held on Wednesday 3 May 2017 at 7.30 p.m.
in Landbeach Village Hall

Present: Mrs Melanie Hale (Chairman), Dr Ray Gambell, Mr Dave Grant, Mr John Halfpenny, Mr Gerald Hinkins, Mr Peter Hatley, Mr David Metcalfe and Mr Andrew Stevens (Parish Councillors), Mrs Maria Sylvester (Clerk), 50 members of the public, and a representative from Cambridge Evening News.

- 1 Apologies for absence** – were received from Ms Nicola Boak, Mr Peter Johnson (District Councillor) and Mr Maurice Leeke (County Councillor), Ms Ingrid Tregoing (District Councillor), Mrs Deborah Watts, Mr Terry Pauley and Mrs Diver.
- 2 Minutes** – of the APM held on 26 May 2016 were approved and signed as a correct record.
- 3 Matters arising** – there were no matters arising.
- 4 Guest Speakers**
Urban and Civic, Ms Rebecca Britton.
SCDC, Andrew Winter, Senior Planning Officer, on the proposed outline planning application for the redevelopment of Waterbeach Barracks.

Ms Britton said that the Parish Council had seen the application before it was submitted to SCDC. It is an outline application submitted by the Secretary of State for Defence who own the site and want permission from SCDC to build a new town of 6,500 dwellings to the north of Waterbeach.

The development would include three primary schools, a secondary school, 16,500 square metres of retail space and 9,000 square metres of community facilities, such as a Health Centre, Nurseries, Faith spaces and a Library. They would be walkable and linked with cycle routes. There would be a good range of services and facilities.

Ms Britton explained that much of the site's future development will be determined by the A10 Corridor transport study by Cambridgeshire County Council in July 2017. They are anticipating that there are a number of houses that can be delivered with interventions before the A10 solutions come on stream. They are anticipating that a large amount of their S106 money will support what is set out in the A10 Corridor Study.

They are trying to be on the front foot and have considered current gaps in the infrastructure while the A10 study and implementation of that happens.

Urban and Civic's responsibility is to drive the infrastructure for bus and cycle connection and the A10 Corridor Study is a critical part for the next year.

They are giving reverence to Denny Abbey and respect for surrounding villages. In the long term, it is hoped to have a museum and garden.

One resident raised a question in relation to Energy Centres. Ms Britton said that they need to support the existing local growth and the new site. The height has to be high because of the large flue. They are looking at green options for the site. Options have been put in to ensure that there is flexibility to have the right energy to make it as low carbon as possible. There is a very strong sustainable ethic.

Technology has developed. Concrete blocks to ensure the heat envelope is improved. BRE have commissioned work on other developments.

Residents wanted details on the bus proposals and were concerned how the inclusion of a traffic control point would affect car usage and integrate with the Landbeach layout.

Ms Britton said that they would be committed to providing traffic calming and environmental enhancements. A large amount of S106 money will come out of the Transport A10 Corridor Study which will go to infrastructure and transport needs.

One resident asked if they would be in a position to enhance the road through Landbeach. It is narrow road through listed buildings. There are a couple of hazardous bends.

Ms Britton said that one of the things that they are committed to is traffic calming and environmental enhancement. It will be up to the community to work with them to find options to make it less attractive for people to rat run through Landbeach.

Another resident expressed concern that Cambridgeshire villages had not been consulted as part of the A10 Transport Corridor Study. So far local communities have not had any opportunity to comment on it. We don't want a post-event consultation.

Residents were concerned on how they would be able to access the proposed facilities, particularly as many are elderly and do not use cars.

Mr Winter said that the County Council are a crucial consultee on that aspect and are currently cycling all around these routes to see how feasible they are. It is important to consider all modes of transport for all ages and abilities.

A resident expressed his concern in relation to the visual impact of the potential new homes at Waterbeach Barracks. About 50% of the developable land will be up to six and eight stories high. Eight stories is as high as the highest buildings in Cambridge. For a rural area this is quite significant.

In reply Ms Britton said that the outline application took a 'worst case scenario' approach to allow flexibility in the eventual look of the new homes. They will provide lots of green space in the development. That does require a densification of housing. In that density you can get low carbon solutions and a more dynamic sense of town centre.

SCDC have asked them to look into the height and possibly bring it down. They want to provide lots of green space. Density is not about having as many buildings on the site. The average of the site is at the average density. They are trying to create a sense of busyness in the centre. They think they have the right balance.

Ms Brittan said that since October 2015 there has been consultation and discussion that have pulled together the spirit and vision of the application. The formal decision comes from SCDC. After consent they have to identify a precise Phase 1 mitigation.

Mr Winter said that you have to look at the application submitted in particular the impact. What would it look like from different angles. There is a need for the Council and Urban and Civic to get a document out to look at. What particular viewpoints are important. They could arrange a site walkover and then go back to the parameter plan and adjust it.

A resident asked Ms Britton to quantify percentage of site owned by Urban and Civic and RLW. She said RLW own the strategic site, so it is 50% each.

Resident asked why Urban and Civic are putting their application in before RLW?

Ms Britton said that there are two elements:

The Ministry of Defence moved the Army off the site in 2013. Money to be released will come back to the treasury to support the development. The other element is we are moving through the biggest housing crisis since the 1920s. This public sector land should be used to develop public sector access. These should be prime sites that should be delivered.

The Chairman asked if Central Government had plans to ensure that houses will go to local people and not London people or foreign investors?

Ms Britton said that they would not consider marketing this site to foreign investors. They are having talks with SCDC and others who are at the front end with issues to recruiting people.

Ms Britton said that they regard themselves as taking a garden community that they would want to put in place the quality of materials being used. This site is about having elements of conversion but simply to support the houses within that Garden City philosophy.

Mr Winter said that in terms where they are now, the consultation is in. They are waiting for the A10 Corridor Study. A Supplementary Planning Document (SPD) is being produced by SCDC. They will look at the strategic site as a whole and coordinate both sites. Towards the end of the year the work should advance significantly. Whatever infrastructure is needed to develop the whole site will be addressed from the Supplementary Planning Document.

Mr Halfpenny said that in relation to the A10 Study, local communities have not contributed to it as stakeholders. This should happen before it is public. Mr Winter agreed to feed this back to SCDC.

Ms Britton said that they are taking advice from Stagecoach and the County Council are getting feedback from the consultation.

Before the A10 Study there might be some bus service. They are looking at solutions for prioritised bus services and link up with villages who do not get enough buses. They are also looking at cycle connections and prioritised cycle options.

Dr Gambell said that heavy traffic, like buses, would affect listed buildings. How would you have money available to carry out the work as a temporary purpose.

Ms Britton said that at Alconbury they put S106 money into traffic calming which people were happy with.

The following questions were asked:

Key Phase 1, is it around the lake. That is approximately 1,000 houses. What is the overall timescale for determination of the application?.

Mr Winter said it would be towards the end of this year (for Outline planning consent). RLW's application would be coming in the Autumn.

Mr Halfpenny asked if assurance could be given to the Parish Council and residents that none of these applications will be determined until they are all in. Reassurance that the whole development will be looked at when the A10 Study has been delivered and community consultation and RLW applications are in. Everything needs to be determined as one.

Mr Winter said that they are acting on the basis of what is in the Local Plan. They have to work on that basis for now and hope to take it back to the team.

5 Chairman's Report

Mrs Melanie Hale read out her annual report (a copy of which is on the website www.landbeach.org.uk, a printed copy is attached to the official minutes).

6 Accounts – Draft Accounts for year ending 31 March 2017

The Clerk presented the draft accounts for the year ending 31 March 2017 (copies of which were circulated). There were no comments in relation to the accounts.

7 Village Reports

Reports were given by the following organisations (copies are attached to the official minutes and can be viewed by Parishioners on request)

- Village Hall – Anne Bullman
- Landbeach Women’s Institute – Jane Ward
- Landbeach Society – Ray Gambell
- Landbeach Carpet Bowls Club – Written report
- Landbeach Luncheon Club – Written report
- Village Coffees – Margaret Steane
- Landbeach Sports and Social Club – Michael Eyres
- Landbeach Mums, Baby and Toddler Coffee Group – Gemma O’Shea
- Widows Trust – Ray Gambell
- Events Committee – Written report
- FOWM (Friends of Worts Meadow) – Francis Dipper
- Neighbourhood Watch – Written report
- Tithe Barn – Gemma O’Shea

8 Report from District Councillors

As Councillor Johnson and Ms Tregoing (District Councillors) were not at the meeting, a written report was read out.

9 Report from County Councillor

As Councillor Leeke was not at the meeting a written report was read out.

(Copies of these reports are held by Clerk).

10 Election of Pinder – Mrs Hale proposed Mr Metcalfe, this was seconded by Mr Hinkins.

11 Election of Town Crier – Mr Metcalfe proposed Mr Hatley, this was seconded by Mr Grant.

12 Election of Flag Officer – Mrs Hale proposed Dr Gambell and this was seconded by Mr Stevens.

13 Any Other Business

Mr Stripe reported that he had had a meeting with Network Rail. Urban and Civic have no intention of putting in a new station. There will be a shuttle bus to the station. RLW who would be building to the north of the airfield, they would be prepared to jointly install a station.

Cambridge County Council and the District Council have been to meeting at Cambridge and it has been confirmed that not all trains will stop at Waterbeach until there is an 8 car platform. A station at Cambridge South is also needed.

Former Friends of the Museum have been given life membership for the time they gave, £30,000.

Jane Ward asked about the possibility to have more Police in the village. Mr Stevens said that he had asked the Police for more coverage.

Mr White reported that there had been four break ins in outbuildings in the High Street on Tuesday night. Three of these people had dogs. A circular saw had been stolen and they had dislocated the search light.

Anna Bradnam reported that at the last Milton meeting concern had been raised about break ins. She said people should be vigilant, lock doors and windows, have security lights and CCTV, burglar alarms.

The meeting closed at 9.50 p.m.

Signed:

Date: