

WATERBEACH PARISH COUNCIL

Minutes of a meeting of the Planning Committee of Waterbeach Parish Council held on Tuesday 16 September 2014 at 7.30 pm at the Old Pavilion, Cambridge Road, Waterbeach.

PRESENT

Cllrs Bull (Chair), Gaunt, Gilzean, A Grant, B Johnson, P Johnson

APOLOGIES

Cllrs K Grant, Rabbett, M Williamson, Wright

IN ATTENDANCE

E Jones, Parish Clerk

14/27 MINUTES

The minutes of the previous meeting were agreed as a true record.

Proposer: M Gaunt Second: I Gilzean
2 in favour– 4 Abstentions (not present at previous meeting)

14/28 MEMBERS INTERESTS

None declared.

14/29 PLANNING APPLICATIONS

Members considered the following applications for planning permission submitted to South Cambridgeshire District Council as a result of which it was **RESOLVED**.

- i) [S/1907/14/OL](#) Residential Development of up to 36 dwellings (Class C3), including affordable housing, access, car parking, open space, landscaping.
Land east of Cody Road and North of Bannold Road, Waterbeach, Cambridge, CB25 9LS

The Council **OBJECTED** to this application for the following reasons

(i) Highways

Cody Road is a narrow road already carrying extra traffic with the recent re-letting and selling of the properties that were formerly married quarters for the barracks site.

There is now only one exit from this road whereas historically there was more than one exit when these properties were occupied by the military. Traffic from all the proposed new housing would be funnelled along Cody Road and out to Bannold Road.

The junction of Cody Road and Bannold Road is already a dangerous junction as it is adjacent to the doctors' surgery and many vehicles stop to enter the surgery car park, access to which is near the corner on Cody Road. In addition there are frequently many

vehicles parked near this corner. All of this already makes access difficult to the doctors' surgery, which could only get a lot worse with additional traffic.

(ii) **Drainage – both surface and sewerage**

We believe that drainage issues have not been properly addressed and would wish to see confirmed that the IDB is in agreement with the proposed drainage system. It appears that the point at which the proposed new sewer would join the existing system is in exactly the area where there are current flooding problems. Whilst the area has evidently been classified as Flood Risk Level 1 suggesting flooding would occur only once in a hundred years, this is clearly not the case as there has been severe flooding at least twice and possibly more often since February this year. Non-return valves having been installed in more than one property along Bannold Drove, the sewage overflow problem is simply moved further along the system. Flooding in this area is not a new problem. It is on the Fen edge and farmers historically get successful crops only 3 years out of 5.

Proposed: Cllr B Johnson

Seconded: Cllr I Gilzean

Unanimous

- ii) [S/1876/14/FL](#) Erection of two storey side extension to existing dwelling and change of use of amenity land to private garden following demolition of existing garage block.
5 Wiles Close, Waterbeach, Cambridge, CB25 9LD

The Council has no objection to this application but recommends that all building material be kept onsite and that the working hours be limited to 8am-6pm Mon-Fri, 8am-1pm Saturday and no work on Sundays due to the site being in a residential area and close to sheltered housing.

Proposed: Cllr B Johnson

Seconded: Cllr M Gaunt

Unanimous

- iii) [S/1015/14/FL](#) Amendment: Flat roof design to single storey and increase depth by 1 metre
9 Burgess Road. Waterbeach, Cambridge, CB25 9ND

The Council has no objection to this application

Proposed: Cllr P Johnson

Seconded: Cllr I Gilzean

Unanimous

- iv) [S/1884/14/FL](#) Erection of Wooden Building for use as office for Care Home.
Boxtree Cottage, Way Lane, Waterbeach, Cambridge, CB5 9NQ

The Council has no objection to this application but recommends that all building material be kept onsite and that delivery of materials take into account the busy road which is a route to the school and in frequent use by disabled people.

Proposed: Cllr B Johnson

Seconded: Cllr M Gaunt

Unanimous

14/30 PLANNING DECISIONS AND INFORMATION NOTICES

The following items were read to the meeting are for information only:

- i) **Waterbeach Higher Level Stewardship Scheme**
Details read out and map viewed regarding work shortly to be carried out on County Farms land south of Clayhithe Road between the railway line and the River Cam.
 - ii) [S/1300/14/FL](#) Erection of two storey extension in place of the existing single storey rear element of the building to create a new two bedroom dwelling.
6 Chapel Street, Waterbeach, Cambridge, CB25 9HR
Considered at SCDC Planning Committee on 3 September 2014.
 - iii) [S/0558/14/OL](#) Outline Planning Permission for Erection of up to 57 dwellings including Affordable Housing, Public Open Space, New Roads and Associated Infrastructure including a Sustainable Drainage System with Main Access off Bannold Road.
Land at Bannold Road and Bannold Drive, Waterbeach, Cambridge, CB25 9JT
Considered at SCDC Planning Committee on 3 September 2014.
- Cllr P Johnson had been present at the meeting at SCDC and reported that the committee had recommended the application be refused.
- iv) [S/1062/14/FL](#) Installation of Cable Routing Trench and Switch House
Land between Stowbridge Farm, Green End, Stretham and Land adjacent to Cambridge Research Park, Beach Drive, Landbeach, Cambridge, CB25 9TF
Planning permission granted.
 - v) [S/1870/14/LD](#) **Lawful Development Certificate** for proposed single storey rear extension
10 Heron Walk, Waterbeach, Cambridge, CB25 9BZ
 - vi) [S/1377/14/AD](#) Display of Two Flagpoles and Flags
11 Dowding Avenue, Waterbeach, Cambridge, CB25 9LJ
Consent granted
 - vii) [S/0979/14/FL](#) Demolition of existing dwelling and outbuildings and the erection of replacement dwelling with attached double garage.
School Farm, Ely Road, Chittering, Waterbeach, Cambridge, CB25 9PH
Additional information: Bat and barn owl report supplied
 - viii) [S/0551/14/FL](#) Proposed offices, café/sandwich bar & gymnasium.
R E & F Parisi Trading as Paragon Holdings, Stirling House, Waterbeach, Cambridge, CB25 9PB
Amendments: Building 4 metres from eastern boundary
Rear elevation design
Reduction in cream panels and replacement with graphite colour panels
 - ix) [S/0814/14/DC](#) Discharge of Conditions – Erection of Offices
Plot W1, Cambridge Research Park, Beach Drive, Landbeach, Cambridge
Additional Information: External lighting
 - x) [S/1575/14/PT](#) Replacement of existing pole, antennas and cabinets – grass verge,
Ely Road, Waterbeach, Cambridge, CB25 9FX
Local Planning Authority is not required

14/31 COMMUNITY INFRASTRUCTURE LEVY

Nothing to report

14/32 LOCAL PLAN

Cllr Bull reported that, along with a number of others, she had attended the meeting at the Guildhall the previous Thursday. The inspector had indicated that there would be a hearing devoted purely to the Waterbeach site. She had also indicated that all speakers would be treated equally, whether solicitors, barristers or residents.

At the local public meeting to be held on Thursday 18th September, Jo Mills from SCDC will speak about the effect of the recent planning appeals. Urban and Civic will speak about their plans for the site. Parish Councillors will speak about the Neighbourhood Plan.

14/33 CAM LOCKS

The Clerk advised that she and the Chair of the council would be meeting with representatives of the Camlocks residents shortly and would bring any requests or information back to the Council.

Cllr P Johnson reported that the question of the effectiveness of the balancing pond would be raised as part of the planned multi-agency consultation on local flooding issues. It is hoped that this will take place in the week beginning 20 October.

14/34 PLANNING ENFORCEMENT

Cllr P Johnson reported on two issues being investigated by the Planning Enforcement officer at SCDC:

- (i) A property built on land adjacent to 12 Burgess Road appears to not be in accordance with the approved drawings.
- (ii) 11 High Street conversion to flats and installation of external fire escape does not have planning permission. The owner has 28 days in which to raise a planning application for the external fire escape.

There being no other business the meeting closed at 8.45 pm.

Chair:

Date: