

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Tuesday 16 February 2016 at 7.30 pm at The Old Pavilion, Cambridge Road, Waterbeach.

15/110 THOSE PRESENT / APOLOGIES FOR ABSENCE

PRESENT: Cllrs Bull (Chair), Gaunt, Gilzean, A Grant, K Grant, D Smart, J Williamson, M Williamson, Wright

APOLOGIES: Cllrs B Johnson, P Johnson, Rabbett, Williams

NOT PRESENT: Cllrs Howlett and Shipp.

15/111 OPEN FORUM

Members of the public commented on the following agenda item:
S/3144/15/FL – objection to planning application

15/112 MINUTES

The Minutes of the Planning Meeting held on 19 January 2016 were agreed and approved as a correct record.

Proposed: Cllr Wright Seconded: Cllr Gilzean

5 In Favour – 4 Abstentions (Not present at previous meeting)

15/113 MEMBERS' INTERESTS

Cllr Bull – Agenda item 15/115 Item 4 – Family interest

15/114 STUKELEY PARISH COUNCIL VISIT

The meeting welcomed Michael Monk (Chair of Planning) and Sue Parkin (Chair of Council) from the Stukeley's Parish Council who had come along to talk about their experience of being involved in a large scale development with Urban & Civic (U&C) on the Alconbury site. Key points they highlighted were:

- Maintaining a good relationship between the development and existing village
- Keeping the identity of the existing village
- Employing an independent Planning Consultant of your choice
- Ensuring Planning Consultant has good working relationship with U&C and is part of the planning collaborative
- Overall their working relationship with U&C was very good

As a result of the talk it was decided to arrange a meeting with Rebecca Britton from U&C to discuss the way forward for Waterbeach based on the experiences of the Stukeley's.

15/115 PLANNING APPLICATIONS

The following planning applications were considered:

- i) [S/3144/15/FL](#) **Extension and conversion of an existing garage to provide a single bay garage and one bedroom apartment**
5 Green Side, Waterbeach, CB25 9HW
Medicines 4 U Ltd

The Council objected to this planning application based on the following points:

1. Serious parking issues due to the lack of sufficient parking spaces for staff and customers which will result in on-road parking and as a consequence could result in an adverse impact upon the highway safety contrary to Policy DP/3 of the SCDC Control Policies DPD, 2007.
2. The new proposal will overlook the property of No 7 Green Side.
3. The plan does not meet the requirement for adequate bin storage (screened off area).

The Council would like to request the following in relation to this application:

1. The erection of a proper boundary fence to the maximum height allowed to provide privacy for neighbouring properties.
2. The overlooking window is fitted with obscure glass.

Proposed: Cllr A Grant Seconded: Cllr Gaunt UNANIMOUS

- ii) **S/0244/16/FL Two storey extension to rear of existing domestic dwelling**
Heron Farm, Long Drove, Waterbeach, CB25 9LR
Mrs Christine Tilley

The Council had no objections to this application but requested that all contractor vehicles and building materials are kept off road and normal working hours adhered to.

Proposed: Cllr Wright Seconded: Cllr J Williamson UNANIMOUS

- iii) **S/0180/16/FL Two storey, front and single storey rear and front extensions**
42 Bannold Road, Waterbeach, CB25 9LQ
Miss N Ostler

The Council had no objections to this application but requested that all contractor vehicles and building materials are kept off road and normal working hours adhered to.

Proposed: Cllr K Grant Seconded: Cllr Gaunt UNANIMOUS

- iv) **S/3272/15/FL Reinstatement of Vehicular & Pedestrian Access from Way Lane and Closure of Vehicular Access from High Street**
Whittons Farm Caravan Park, Way Lane, Waterbeach, CB25 9JY
Mr Phillip Bull & Mrs Christine Smith

Cllr Bull left the meeting and the agenda item was Chaired by Cllr M Williamson.

The Council objected to this planning application on the following points:

1. This is not an access reinstatement based on previous knowledge of the site.
2. There is no traffic impact assessment included especially in light of a nearby school in Way Lane and the impact to residents.
3. There is no inclusion of a pedestrian/cycle access to be maintained to the High Street.

Proposed: Cllr A Grant Seconded: Cllr Gilzean 6 In Favour 2 Abstentions

- v) **S/0014/15/CW Section 73 planning application to develop land without complying with conditions 2, 9 and 12 of planning permission ref. S/00462/13/CW for the external storage of recyclable materials in the Materials Recycling Facility (MRF) rear yard and the retention of a litter fence (retrospective) on the western and northern boundaries to secure the external yard area from any wind-blown litter; with the continued use of the MRF as set out in planning permission reference S/01777/10/CW**
Waterbeach Waste Management Park, Ely Road, Waterbeach, CB25 9PG

The Council had no objections to this planning application.

Proposed: Cllr Smart

Seconded: Cllr Wright

UNANIMOUS

vi) C/11/40/093 Tree Works

Mrs Butt, 4 St Andrew's Hill, Waterbeach, CB25 9NA

Reduce Lime tree by 30% to leave a smaller balanced crown

The Council had no objection to this application.

15/116 PLANNING DECISIONS AND INFORMATION NOTICES

The following items were read to the meeting.

i) S/1431/15/OL Residential Development and Associated Works including Access

Land North of Bannold Road, Waterbeach

Miss Hannah Albans, Persimmon Homes East Midlands

Permission refused

ii) S/1791/15/FL Installation of an ATM to the shopfront

9 Chapel Street, Waterbeach, CB25 9HR

Mrs Gillian Bentley, Bank of Ireland

Permission refused

iii) S/2800/14/FL Erection of three dwellings following demolition of existing agricultural buildings

Land adjacent to 95 Bannold Road, Waterbeach, CB25 9LQ

Mr Brian Saunders, H Saunders & Son

Permission granted

15/117 PLANNING ENFORCEMENT

No report from Cllr P Johnson

Cllr Gaunt reported that a window had been inserted in the brick building on the Chittering Caravan Park and the car park at the Chittering pub is being used to sell second hand cars.

Action: Cllr Gaunt to follow up with SCDC

15/118 CODY ROAD OPEN SPACE

The Council have now received a letter from James Fisher (Section 106 Officer, SCDC) relating to the public open spaces on the development of land West of Cody Road. The letter requests that Waterbeach Parish Council consider three options and respond within 28 days of the date of the letter (11 February 2016).

The Planning Committee considered the three options in turn and gave their recommendations to go forward to the main Council at its meeting on Tuesday 1 March 2016.

Option A: Recommend that the Council do not adopt

Proposed: Cllr K Grant Seconded: Cllr Gilzean 7 In Favour 2 Against

Option B: Landscaping – the Council are happy with landscaping plan. A suggestion was made that it might be preferable to have a dedicated woodland area rather than tree planting around the houses as in years to come there could be problems with tree roots.

Option C: The Council recommends that the open space contribution is paid direct to the Parish Council and decisions and purchase of play equipment is subsequently taken by the Council.

Proposed: Cllr A Grant

Seconded: Cllr M Gaunt

UNANIMOUS

15/119 SOLAR FARMS

Cllr Gaunt reported that no response to the letter sent by Cllr Johnson had been received.

15/120 COMMUNITY INFRASTRUCTURE LEVY

Nothing to report

15/121 NEIGHBOURHOOD PLAN

Cllr K Grant reported that the last NDP had been productive and progress made.

15/122 BANNOLD ROAD DEVELOPMENTS

Nothing to report

15/123 LOCAL PLAN

East Cambs have published a Preliminary Draft Local Plan for public consultation.

15/124 PETITION FOR RIGHT TO APPEAL AGAINST PLANNING DECISIONS

Individual councillors were encouraged to sign the online petition if they felt Councils should have the right to appeal against planning decisions.

There being no other business the meeting closed at 9.24 pm

Chair:

Date: