

WATERBEACH PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** of Waterbeach Parish Council held on Tuesday 15th April 2014 at 7.30 p.m. at the Old Pavilion, Cambridge Road, Waterbeach.

PRESENT

Councillor Cornwell in the Chair

Councillors Bullivant, P. Johnson, Kay, and Wright

IN ATTENDANCE

E Jones, Parish Clerk,

A resident, Mrs J Williams, asked to speak about planning application ref S/0571/14/FL

APOLOGIES

Cllrs Bull, B. Johnson, Rabbett, Smith

71/13 MINUTES

The Minutes of the meeting of the Committee held on 18 March 2014 were confirmed as correct.

Proposed: Cllr Kay; Seconded: Cllr Wright. In Favour 2 Abstentions: 3 (Not present at previous meeting) Cllrs Cornwell, Grant, P Johnson.

72/13 MEMBERS' INTERESTS

No councillors' interests were declared.

73/13 PLANNING APPLICATIONS

(a) Applications

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

RESOLVED

- i) [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, Cambs CB25 9JT

The Council objects to the above planning application for the following reasons:-

- The development is outside the village framework and the Parish Council resolved in 2012 to maintain a green buffer between existing housing and the former military housing
- The density of housing proposed is too great for the size of plot
- There is a significant flood risk because of poor drainage at the site
- Environment Agency maps indicate surface water is a problem in this location.
- The local sewage works is already at capacity
- There is not enough open space for the size of plot
- The proposed play areas appear to be located next to ponds, thus creating an inherent Health and Safety risk
- Insufficient visitor parking is provided
- There will be a significant impact on wildlife – the adjacent road is a green track leading to Bottisham Lock
- Existing businesses in the area are by their nature agricultural, meaning that there is odour and noise and large vehicles using the roads around the proposed development.
- Large agricultural vehicles, beet lorries and sewage tankers use the surrounding roads and the additional traffic could cause significant congestion, exacerbated by the nearby level crossing.
- The most southerly pond is located near a known point of weakness in the road where a culvert has previously collapsed.

Proposed: Cllr Kay, Seconded Cllr Wright. Unanimous.

It should also be noted that the application incorrectly refers to Bannold Drive, whereas the road in question is Bannold Drove

- ii) [S/0586/14/FL](#) Erection of a two storey extension to rear of dwelling.
30 Green Side Waterbeach, Cambridge, Cambridgeshire, CB25 9HP

The Council has no objection to the above application but recommends materials be kept onsite/off the road due to the proximity to the access to Wellington Close.

Proposed: Cllr Wright. Unanimous.

- iii) [S/0546/14/FL](#) Two storey side extension and rear single storey extension and new porch.
10 Pieces Terrace, Waterbeach, Cambridge, Cambridgeshire, CB25 9NE

The Council has no objection to the above application but recommends materials be kept onsite where possible and considerate parking by contractors' vehicles due to the road being a narrow residential street.

Proposed: Cllr P Johnson. Seconded Cllr Bullivant. Unanimous.

- iv) [S/0547/14/FL](#) Two storey extension to side of house, single storey rear extension to house and new porch to facade.
12 Pieces Terrace, Waterbeach, Cambridge, Cambridgeshire, CB25 9NE

The Council has no objection to the above application but recommends materials be kept onsite where possible and considerate parking by contractors' vehicles due to the road being a narrow residential street.

Proposed: Cllr Wright. Seconded Cllr Grant. Unanimous.

- v) [S/0484/14/VC](#) Variation of Condition 2 (Approved Plans) and 11 (Windows) and 12 (Windows) of Planning Consent [S/1513/12/F](#) for Extension to Existing Dwelling and Erection of New Dwelling.
10 Burgess Road, Waterbeach, Cambridge, Cambridgeshire, CB25 9ND

The Council has no objection to the above application.

Proposed: Cllr Kay. Seconded Cllr P Johnson. Unanimous.

- vi) [S/0571/14/FL](#) Provision of 139 Car Parking Spaces, means of access, landscape planting, other engineering operations, all ancillary to Units A and D, Units 51 and 51A Pembroke Avenue.
Ede and Ravenscroft, Denny End Industrial Estate, Pembroke Avenue,
Waterbeach, Cambridge, Cambridgeshire, CB25 9QD

During the discussion the meeting was closed from 8.05 to 8.15 pm to allow Mrs Williams to speak.

The Council objects to the above planning application for the following reasons:-

- The plans are not in accordance with the green belt policy statement
- There was not sufficient justification given for infringing the green belt.
- The committee wondered whether the applicants had adequately explored other options within the existing site.

Proposed: Cllr Grant. Seconded Cllr Bullivant. Unanimous.

74/13 PLANNING DECISIONS AND INFORMATION NOTICES

Cllr Cornwell read out the notifications received as follows: -

- i) [S/0349/14/FL](#) Permission granted for Alterations to convert four escape turrets into offices and erect external spiral staircases to each turret.
Stirling House, Denny End Road Waterbeach, Cambridge, Cambridgeshire, CB25 9PB

- ii) [S/0131/14/FL](#) Permission refused for Dropped kerb for off road parking to existing dwelling
64 Cambridge Road, Waterbeach CB25 9NJ
At councillors' request, the Clerk read out the detailed reasons for refusal. These can be found on the decision notice on the SCDC website.
- iii) [S/0250/14/FL](#) Permission granted for Two Storey Rear Extension
37 Providence Way, Waterbeach, Cambridge, Cambridgeshire, CB25 9QH
- iv) [S/0206/14/FL](#) Permission granted for Single Storey Front and Side Extension with Pitched Roof
46 Denny End Road, Waterbeach, Cambridge, Cambridgeshire, CB25 9PB
- v) [S/2672/13/FL](#) Permission granted for a Single Storey Rear and Side Extension
11 Clare Close, Waterbeach, Cambridge, Cambridgeshire, CB25 9PS
- vi) [S/1690/13/FL](#) Permission refused for Erection of 2 Replacement Warehouse Buildings (Class B8 Use)
The Acacias, Ely Road, Chittering, Waterbeach, Cambridge, Cambridgeshire, CB25 9PH
At councillors' request, the Clerk read out the detailed reasons for refusal. These can be found on the decision notice on the SCDC website.

75/13 LOCAL PLAN

Nothing to report

76/13 CAMLOCKS

Following a meeting with Camlocks residents, the Clerk had agreed to contact Anglian Water to request more information about the functioning of the balancing pond on the site. A further meeting would take place in due course.

77/13 PLANNING ENFORCEMENT

An enforcement notice had been raised regarding a mobile home being illegally sited but this had been investigated and no infringement was found.

There had been a blockage in Burgess Road even after notices had been issued.

There being no further business, the meeting was declared closed at 8.21p.m.

Chairman