

WATERBEACH PARISH COUNCIL

Minutes of a meeting of the **Planning Committee** of Waterbeach Parish Council held on Tuesday 20th May 2014 at 7.30 p.m. at the Old Pavilion, Cambridge Road, Waterbeach.

PRESENT

Councillor Bull, Chairman
Councillors Cornwell, Grant, B. Johnson, P. Johnson, Kay, Rabbett, Smith and Wright

IN ATTENDANCE

E Jones, Parish Clerk,

APOLOGIES

Cllr Bullivant

78/13 MINUTES

Corrections were made to the minutes of 15 April as follows:

73/13(a)(i) the resolution to maintain a green buffer was part of the Council's formal response to South Cambridgeshire Issues and Options Report in respect of the Local Plan (WPC Meeting 14 August 2012)

and

The adjacent road becomes a green track leading to Long Drove (it is Bannold Road which leads to Bottisham Lock).

Subject to these corrections, the Minutes of the meeting of the Committee held on 15 April 2014 were confirmed as correct.

Proposed: Cllr Kay; Seconded: Cllr Wright. In Favour 5. Abstentions: 4 Cllrs Bull, B Johnson, Rabbett and Smith (all not present at previous meeting)

79/13 MEMBERS' INTERESTS

Cllr P. Johnson as District Councillor for South Cambridgeshire District Council (SCDC).

Cllr Wright knows the applicants in item 73/13 (a)(ii) [S/0865/14/FL](#)

80/13 PLANNING APPLICATIONS

(a) 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/0860/14/FL](#) Change of use of annexe to a one-bedroom single-storey dwelling. 38 High Street, Waterbeach, Cambridge, CB25 9JU.
This matter was considered with reference to the refusal at item 81/13 (vii) below. It was not possible for SCDC to grant permission as a variation of the original permission, so the applicant had been advised to submit this new application.

The Council has no objection to the above application.

Proposed: Cllr Smith, Seconded Cllr Wright. In favour 7. Against 1 (Cllr Grant) Abstention 1 (Cllr Cornwell)

- ii) [S/0865/14/FL](#) Conversion of Existing Garage into Annex with Front Porch Extension to Main House. 40, Cambridge Road, Waterbeach, Cambridge, Cambridgeshire, CB25 9NJ

The Council has no objection to the above application but recommends materials be kept onsite/off the road as this is a very busy road.

Proposed: Cllr Smith, Seconded Cllr Cornwell. In favour 8. Abstention 1 (Cllr Wright – interest declared)

- iii) [S/0886/14/FL](#) Temporary to semi-permanent building to be used as additional warehousing space. The Source, Convent Drive, Waterbeach, Cambridge, Cambridgeshire, CB25 9QT

The Council objects to the above planning application.

Concerns were expressed about the loss of car parking space when the business is growing. Cllrs also wondered how long permission for the temporary building had been in place / was granted for. What might be the impact for the future of reducing car parking and how much of it is currently used?

Proposed: Cllr Smith, Seconded Cllr Cornwell. In favour 8. Against 1 (Cllr Kay).

- iv) [S/0814/14/DC](#) Discharge of Conditions. The erection of B1(a) offices and/or B1(b) research & development (not to exceed 31,839m² GEA); B1(c) light industrial, B2 general industrial, B8 storage & distribution & C1 hotel with the cumulative floor space of all uses not to exceed 47,000 m² across the application site, together with means of access and associated infrastructure. Plot W1, Cambridge Research Park, Beach Drive, Landbeach, Cambridgeshire

The Council has no objection to the above application.

Proposed: Cllr Wright, Seconded Cllr P Johnson. Unanimous

- v) [S/0818/14/RM](#) Reserved Matters (of S/0678/12/OL) - Details of layout, appearance, landscaping, scale and access to and from Beach Drive in relation to the erection of B1(a) office building. Plot W1, Beach Drive, Waterbeach, Cambridgeshire, CB25 9TL

The Council has no objection to the above application.

Proposed: Cllr Wright, Seconded Cllr P Johnson. Unanimous

(b) Members considered the following application for planning permission submitted to Cambridgeshire County Council.

- i) [S/0463/14/CW](#). Variation of conditions to allow night time operations. AmeyCespa (East) Ltd, Ely Road, Waterbeach, Cambridgeshire, CB25 9PG

Councillors felt that more information was needed regarding what kind of operations were proposed to be carried out at night. Would there be deliveries, the large recycling machine working, and movement on the landfill? The noise of reversing vehicles would not be acceptable if audible at properties nearby.

81/13 PLANNING DECISIONS AND INFORMATION NOTICES

Cllr Bull read out the notifications received as follows: -

- i) [S/0556/14/NM](#) Non material amendment to planning permission S/1357/12/FL (Erection of two storey extension, single storey side extension and front porch). 16 Station Road, Waterbeach, Cambridge, Cambridgeshire, CB5 9HT. This concerned changes to windows and materials used.
- ii) [S/0389/14/NM](#) Non Material Amendment for Planning Permission S/1548/13/FL. Poplar House, 1 Rosemary Road, Waterbeach, Cambridge, Cambridgeshire, CB25 9NB. This concerned changes to windows.
- iii) [S/0586/14/FL](#) Permission granted for erection of two storey extension to rear of dwelling. 30, Green Side, Waterbeach, Cambridge, Cambridgeshire, CB25 9HP. Councillors were concerned that conditions recommended by the Parish Council did not appear to have been included in the permission
- iv) [10/13/C](#). Formal notice of Tree Preservation Order. Two sycamore trees at 16 Cambridge Road Waterbeach.
- v) [S/0478/14/FL](#) Permission granted for erection of Single Storey Extension to Rear of Dwelling. 16, Chapel Street, Waterbeach, Cambridge, Cambridgeshire, CB25 9HR

Councillors were concerned that conditions recommended by the Parish Council did not appear to have been included in the permission

- vi) [S/2420/13/VC](#) Permission granted for variation of condition 2 of application S/0461/12/VC (Second application). The Travellers Rest, Ely Road, Chittering, Waterbeach, Cambridge, Cambridgeshire, CB25 9PH
- vii) [S/0271/14/VC](#) Permission refused for variation of condition 6 of planning permission S/0351/09/F to allow annexe to be rented out to non-family members. 38, High Street, Waterbeach, Cambridge, Cambridgeshire, CB25 9JU
This was discussed under item 80/13(a)(i) above.
- viii) [S/0565/14/NM](#) Non Material Amendment for Application S/0546/13/F to retain existing flat roof porch and garage roof. Midload Farm, Bannold Road, Waterbeach, Cambs, CB25 9LQ
- ix) [S/0546/14/FL](#) Permission granted for a two storey side extension and rear single storey extension and new porch. 10, Pieces Terrace, Waterbeach, Cambridge, Cambridgeshire, CB25 9NE
Councillors noted that conditions recommended by the Parish Council had been included in the permission.
- x) [S/0547/14/FL](#) Permission granted for a two storey extension to side of house, single storey rear extension to house and new porch to façade. 12, Pieces Terrace, Waterbeach, Cambridge, Cambridgeshire, CB25 9NE
Councillors noted that conditions recommended by the Parish Council had been included in the permission.
- xi) [S/0571/14/FL](#) Permission refused for 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. 7, Cambridge, Cambridgeshire, CB25 9QD
The Clerk was asked to minute the reason given which is as follows:
The proposed car parking area would represent inappropriate development that is, by definition, harmful to the Green Belt in principle. In addition to the harm caused by inappropriateness, the proposal would result in a large expanse of hard surfacing, vehicles and hard landscaping. This would result in encroachment into the open agricultural field, which would result in harm to the openness and rural character of the Green Belt.
No very special circumstances have been put forward and demonstrated that would justify the development of this particular site and outweigh the harm to the Green Belt through inappropriateness and the further harm to the openness and rural character of the Green Belt. Consequently the proposal would be contrary to Policy GB/1 of the South Cambridgeshire District Council Local development Framework 2012 which seeks to resist inappropriate development in the Green Belt.

82/13 COMMUNITY INFRASTRUCTURE LEVY

An email had been circulated to all committee members concerning this replacement for s106 agreements.

It was noted that if the Parish Council were to develop Neighbourhood Plan an additional 5% of the levy could be available to the Parish Council. It is possible to get grants to help with developing a Neighbourhood Plan. Comments can be made online until 7 July. It was agreed to add this matter to the Parish Council agenda in June in order to set up a working party which could put together a response.

83/13 LOCAL PLAN

Nothing to report

84/13 CAMLOCKS

Nothing to report but the residents are awaiting further feedback from the Parish Council

85/13 PLANNING ENFORCEMENT

It was noted that a new large hole had appeared at Enterprise Nurseries on the A10 – which it was assumed was for another lake.

There being no further business, the meeting was declared closed at 8.40 p.m.

Chairman