

WATERBEACH PARISH COUNCIL

Minutes of a meeting of the Planning Committee of Waterbeach Parish Council held on Tuesday 18 November 2014 at 7.30 pm at the Old Pavilion, Cambridge Road, Waterbeach.

PRESENT

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

APOLOGIES

Cllrs K Grant, M Williamson

IN ATTENDANCE

C Whitehouse, Assistant Parish Clerk

14/43 MINUTES

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

Proposer: Cllr A Wright Seconder: Cllr M Gaunt
7 FOR 1 ABSTENTION (due to being absent at previous meeting)

14/44 MEMBERS INTERESTS

Cllr P Johnson – SCDC Councillor

14/45 PLANNING APPLICATIONS

Members considered the following applications for planning permission submitted to South Cambridgeshire District Council (SCDC):

- 1) [S/0882/14/ FL](#) **Erection of 30 affordable dwellings including associated vehicular access and external works**
Land Adj to 41, Denny End Road, Waterbeach, Cambridge, Cambridgeshire, CB25 9PB.

There were a number of members of the public at the meeting who had concerns regarding this application, and whose comments were taken into consideration by the Committee members when considering their decision.

The Planning Committee strongly **OBJECTED** to this planning application.

Proposed: Cllr A Grant Seconded: Cllr A Wright Carried Unanimously

The Committee recorded the following points in their objection to SCDC.

- a) The number of planning applications recently approved along Cody Road and Bannold Road mean that the demand for affordable housing will be met without this extra development, only 74 are now on the list for affordable housing.
- b) This is a designated green belt area and acts as a buffer between the industrial site and the village. The industrial site is very noisy at night and is smelly and at times exceeds the allowable levels of radiation.

- c) Denny End is already gridlocked during peak times due to the Industrial Site and the A10 and further access on to this road will be disastrous.
- d) Drainage is already an issue in the part of Waterbeach and lying water is frequently seen on this field; tarmac and building on large areas will only add to this problem, plus loss of wildlife: deer, birds, bats etc.
- e) Design and access statement incorrect, there is only a 2m separation to the boundary not 5m as stated; distance is less than SCDC regulations.
- f) First floor windows are overlooking existing properties.
- g) Footpath shown on land not owned by the applicant.
- h) A road to nowhere has been added which abuts the garden of 14 Winfold Road.
- i) Previous plans withdrawn and market sale properties removed plus number changed.
- j) Barracks development will fill any future need for affordable housing.

2) [S/2400/14/ FL](#) Erection of single storey extension to rear and extension of porch under existing canopy at front.

63, Vicarage Close, Waterbeach, Cambridge, Cambridgeshire, CB25 9QG

The Committee **AGREED** to this planning application and asked that consideration is given to ensure all materials are kept on site, no Sunday working/Saturday 8 – 1 pm and any comments from neighbours are listened to.

Proposed: Cllr A Wright

Seconded: Cllr Wright

Carried Unanimously

3) [C/11/40/093](#) Application to carry out tree works within a Conservation Area

To remove a pine tree with an extensive cavity at 34 Bannold Road Waterbeach

The Committee **AGREED** to these tree works.

Proposed: Cllr Bull

Seconded: Cllr J Rabbett

Carried Unanimously

4) [S/0571/14/ FL](#) Provision of 130 Car Parking Spaces ancillary to units 51 and 51A Pembroke Avenue. CB25 9QD.

The Committee reconsidered this application and stand by their original decision to OBJECT to this planning application.

Proposed: Cllr A Grant

Seconded: Cllr M Gaunt

Carried Unanimously

In addition to the original comments made by Waterbeach Parish Council regarding the encroachment into green belt, the Committee added the following comments:

- The addition of a large expanse of hard surface could lead to possible surface drainage issues which are a common problem in this general area.
- No transport strategy has been provided.
- It is believed this would be an additional encroachment to the ancient monument Car Dyke (Roman Canal).

14/46 PLANNING DECISIONS AND INFORMATION NOTICES

The Chair read out the following items for information only: -

- i) [S/2372/14/PH](#) **Conservatory**
24, Kirby Road, Waterbeach, Cambridge, Cambridgeshire, CB25 9LX
Prior Approval Householder
- ii) [S/1616/14/FL](#) **Erection of a Replacement Office/Reception and Staff/Utility Facilities and Storage Building**
Chittering Park, School Lane, Chittering, Waterbeach, Cambridge, Cambridgeshire, CB25 9PW
Permission Granted
- iii) [S/1015/14/FL](#) **Proposed dwelling**
9, Burgess Road, Waterbeach, Cambridge, Cambridgeshire, CB25 9ND
Permission Granted
- iv) [S/0223/14/FL](#) **Replacement of 4 dwellings on 2 separate plots**
Former 55 & 57 Kirby Road & 2 & 4 Fletcher Avenue, Waterbeach, Cambridge, Cambridgeshire, CB25 9LX & CB25 9LZ
Permission Granted
- v) [S/2177/14/FL](#) **Extensions, Alterations and Conversion of Barn into Two Dwellings, Replacement of Barn with Four Dwellings and Erection of Cartlodge/Bin Store and Associated Works**
95, Bannold Road, Waterbeach, Cambridge, Cambridgeshire, CB25 9LQ
Application Withdrawn
- vi) [S/1341/14/FL](#) **Single Storey Front Extension.**
Appeal Ref: APP/W0530/D/14/2225
45 Way Lane, Waterbeach, Cambridge CB25 9NQ
Appeal dismissed

14/47 SOLAR FARMS

A report was presented to the meeting by Cllrs M Gaunt and P Johnson on the issues relating to the installation of the solar farm at Chittering. Due to heavy vehicle use on unsuitable roads considerable damage has been done, and there is a move to compensate Chittering residents.

The issue was also raised on whether S106 monies could be provided via such installations as solar farms. Further investigation on whether this is possible and how to make a relevant claim. Cllr P Johnson is contacting James Fisher from SCDC for advice along with CAPALC to see if they could offer any further assistance.

14/48 COMMUNITY INFRASTRUCTURE LEVY

Nothing to report.

14/49 LOCAL PLAN

Nothing to report.

14/50 CAM LOCKS

Nothing to report.

14/51 PLANNING ENFORCEMENT

Issues have been raised with the build at Maple Court. The buildings are higher than planned and there are more windows on the build than shown on the plans.

A meeting is taking place on 19 November 2014.

There being no other business the meeting closed at 8.55 pm.

Chair:

Date: