

## WATERBEACH PARISH COUNCIL

Minutes of a meeting of the Planning Committee of Waterbeach Parish Council held on Tuesday 20 January 2015 at 7.30 pm at the Old Pavilion, Cambridge Road, Waterbeach.

### PRESENT

Cllrs Bull (Chair), Gaunt, Gilzean, A Grant, K Grant, Rabbett, Wright

### APOLOGIES

Cllrs B Johnson and P Johnson sent their apologies as they would be arriving slightly late.

### IN ATTENDANCE

C Whitehouse, Assistant Parish Clerk

The Chair informed the meeting that there was a slight change from the normal format as the Local Plan item had been replaced by a report on the Neighbourhood Plan by Cllr K Grant for this meeting only.

### OPEN FORUM

Two members of the public present at the meeting raised points concerning Applications S/0882/14/FL and S/2896/14/OL.

### 14/61 MINUTES

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

**Proposer: Cllr A Wright                      Seconder: Cllr M Gaunt**  
**7 FOR                      2 ABSTENTION (due to being absent at previous meeting)**

### 14/62 MEMBERS INTERESTS

Cllr Rabbett knew the people submitting application S/0049/15/FL.

### 14/63 PLANNING APPLICATIONS

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

**[S/2896/14/OL](#) Outline planning application with all matters reserved except for access for the development of land at Bannold Road for up to 57 dwellings, including affordable housing, public open space, new roads and associated infrastructure including a sustainable drainage system. Access to be secured from Bannold Road.**

Land at Bannold Road and Bannold Drive, Cambridge, CB25 9JT

**[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**

Additional information has been submitted in respect of the following: Foul drainage capacity and footway improvements options.

The Chair pointed out that although S/0558/14/OL also related to the same planning application as S/2896/14/OL, the latter would be up for discussion only, as S/0558/14/OL had been refused by SCDC.

The Planning Committee proposed to **REJECT** this application based on the comments below.

**Proposer: Cllr A Wright      Seconder: Cllr B Johnson      UNANIMOUS**

Waterbeach Parish Council considered this application on 15 April 2014 and again on 20 January 2015 and resolved to recommend that South Cambridgeshire District Council refuse permission for this development based on the following comments:

- 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 significant flood risk because of poor drainage at the site.
- Environment Agency maps indicate surface water is a problem in this location.
- The local sewerage works is already at capacity and needs to be upgraded. Until this work takes place then no further building works should be undertaken.
- There is not enough open space for the size of plot.
- Insufficient visitor parking is provided.
- There will be 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 there is odour, noise and large vehicles using the roads around the proposed development
- Removal of existing hedgerow along drive will make it an urban area and lose the green road.
- Given previous planning approvals on Bannold Road the level of traffic use will significantly increase.
- Currently there is no footpath on Bannold Road, so once off the development, there is no provision for pedestrians accessing school and village amenities

**[S/0882/14/FL](#) Erection of 30 affordable dwellings including associated vehicular access and external works. Revised plans.**

Land adjacent to 41 Denny End Road, Waterbeach, Cambridge, CB25 9PB

The meeting was closed to allow a member of the public to speak on this planning application. Once heard the meeting was re-opened.

The Planning Committee proposed to **REJECT** this application based on the comments below.

**Proposer: Cllr A Grant      Seconder: Cllr A Wright      UNANIMOUS**

Waterbeach Parish Council rejects this planning application based on new information which has come to light and comments from when this application was previously considered.

- 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 often smelly, and at times exceeds the allowable levels of radiation
- The visibility splays do not address the fact that Denny End is already gridlocked during peak times due to the industrial site and the A10. Any further increase in vehicle access on this road will be disastrous.
- Other village sites referred to in this application should be considered for development in preference to this application as they are not in the green belt and not adjacent to an industrial estate.
- Drainage is already an issue in this 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.
- Design and access statement incorrect, there is only a 2 m separation to the boundary not 5m as stated; distance is less than SCDC regulations.
- First floor windows are overlooking existing properties.
- Footpath shown on land not owned by the applicant
- A road to “no where” has been added which abuts the garden of 14a Winfold Road!
- The future Barracks development will fill any future needs for affordable housing
- A Noise Impact Assessment states that no one will be able to open their windows at night due to noise from the industrial estate. How can you request this of people and how are they expected to use their gardens?
- Due to the nature of the industrial estate businesses what is the impact and health issues that may arise from living on this development. The smell in the summer can be particularly bad.
- All the housing will be rented and we feel that there is a discrimination against any future tenants who will be renting these properties that they are expected to live in an environment whereby they cannot open their windows at night and enjoy their gardens due to the potential noise and health risks.
- Waterbeach Parish Council feel that they have a Duty of Care to the village residents and the industrial estate, which employs many local people, whose livelihoods may be jeopardised if high levels of noise are complained about and this impacts on the businesses of the industrial estate.

**S/0484/14/VC Variation of Condition 2 (Approved Plans) and Condition 9 (parking), 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, CB25 9ND

The Planning Committee proposed to **ACCEPT** this application.

**Proposer: Cllr B Bull                      Seconder: Cllr M Gaunt    8 FOR                      1 AGAINST (Cllr Gilzean objects to the apple trees)**

**S/2742/14/FL Erection of two storey extension to side of dwelling, single storey extension to rear and erection of garden office in rear garden.**

64 Way Lane, Waterbeach, Cambridge, CB25 9NQ

The Planning Committee proposed to **ACCEPT** this application subject to the comments below.

**Proposer: Cllr A Wright                      Seconder: Cllr M Gaunt                      UNANIMOUS**

The Planning Committee have no objection to this application but stress that the garden office is only used for its intended purpose and any comments from neighbours in relation to this work are carefully considered.

**S/0049/15/FL Erection of two storey extension, single storey rear extension and extended porch canopy to front.**

9 Pieces Terrace, Waterbeach, Cambridge, CB25 9NE

The Planning Committee proposed to **ACCEPT** this application.

**Proposer: Cllr I Gilzean      Seconder: Cllr B Bull      UNANIMOUS**

**S/2851/14/VC Removal of condition No 14 (affordable housing) of planning permission S/2064/12/FL**

Robson Court, Waterbeach, Cambridge, CB25 9LE

The Planning Committee proposed to **ACCEPT** this application.

**Proposer: Cllr J Rabbett      Seconder: Cllr I Gilzean      UNANIMOUS**

**S/2839/14/LB Remove existing conservatory, internal alterations to single storey kitchen and utility, conversion of loose boxes to bedroom including installation of roof lights and erection of extension to form garden room.**

2 Station Road, Waterbeach, Cambridge, CB25 9HT

The Planning Committee proposed to **ACCEPT** this application.

**Proposer: Cllr K Grant      Seconder: Cllr M Gaunt      UNANIMOUS**

**C/11/40/093 Application to undertake work on trees situation in a Conservation Area**

17 Green Side, Waterbeach, Cambridge, CB25 9HW

The Planning Committee had no comments on this application.

## **14/64 PLANNING DECISIONS AND INFORMATION NOTICES**

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

- i) **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, CB25 9QG

Permission granted

- ii) **S/02783/14/A Proposed flagpole**

Thermotechnix Systems Ltd, Denny End Industrial Estate, 2 Pembroke Avenue, Waterbeach, Cambridge, CB25 9QR

Delegation Report

#### **14/65 SOLAR FARMS**

Cllr Gaunt reported that she will ask the Parish Clerk to set up a meeting with Balfour Beatty to discuss the positioning of the street lighting.

Cllr P Johnson will speak to the Enforcement Officer at SCDC regarding the yellow signs directing traffic in Chittering for the solar farm.

#### **14/66 COMMUNITY INFRASTRUTURE LEVY**

Nothing to report.

#### **14/67 NEIGHBOURHOOD PLAN**

Cllr K Grant spoke to the meeting on the recent SCDC Planning Seminar she had attended regarding setting up a Neighbourhood Plan. Cllr K Grant had put together a report which had been circulated to the Planning Committee for discussion. Some of the key questions raised were:

- Do we as a Parish Council think we need to launch a plan to see if the people of Waterbeach are interested in a Neighbourhood Plan?
- Do we budget for a Neighbourhood Plan?
- What areas should be selected for the Neighbourhood Plan?
- Should the Planning Committee spearhead the Plan?
- Should issues raised be dealt with at the Planning Meetings?

The meeting was closed to allow comments to be taken from members of the public which included:

- a. What are the policies going forward?
- b. What is the starting point?
- c. Set up a meeting and focus on village issues
- d. Map out basic points of interest:
  - i) Local business
  - ii) Infrastructure
  - iii) Flooding
  - iv) Sewerage
- e. Evolve plan going forward

The meeting re-opened and the Committee agreed to take 5 priorities forward and set up a meeting to discuss the Neighbourhood Plan and include interested members of the public and Parish Councillors.

It was **AGREED** to request that £5k is put in the budget for the Neighbourhood Plan.

**Proposer: Cllr P Johnson**

**Secunder: Cllr I Gilzean**

**UNANIMOUS**

#### **14/68 BANNOLD ROAD DEVELOPMENT**

Nothing to report.

#### **14/51 PLANNING ENFORCEMENT**

Cllr P Johnson will take the following points forward:

- School Lane, Chittering – site spilling over onto the road.

- Bakers shop in village – new fluorescent light has been put up but has this been given planning permission.

There being no other business the meeting closed at 9.45 pm.

Chair: .....

Date: .....

Unapproved