

## WATERBEACH PARISH COUNCIL

Minutes of a meeting of the Planning Committee of Waterbeach Parish Council held on Tuesday 17 March 2015 at 7.30 pm at the Old Pavilion, Cambridge Road, Waterbeach.

### PRESENT

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

### APOLOGIES

Cllrs K Grant and Rabbett

### IN ATTENDANCE

C Whitehouse – Assistant Parish Clerk

### OPEN FORUM

Two members of the public spoke on Planning Application S/0296/15/FL and their comments would be taken into consideration by the Council when submitted on this application.

### 14/80 MINUTES

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

**Proposer: Cllr A Wright**

**Seconder: Cllr I Gilzean**

**6 For – 1 Abstention**

### 14/81 MEMBERS INTERESTS

Cllr P Johnson – SC District Council

### 14/82 PLANNING APPLICATIONS

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

- i. [S/0296/15/FL](#) **Erection of 60 Dwellings with Associated Infrastructure, Landscaping and Public Open Space**

Land to the West of Cody Road, Waterbeach, Cambs, CB25 9LS

It was **RESOLVED** that the Parish Council **OBJECTED** to this application based on the comments below.

**Proposed: Cllr Wright**

**Seconded: Cllr B Bull**

**Unanimous**

Waterbeach Parish Council **OBJECT** to the above planning application based on the following comments.

The Council objects on the following points but would like to request that these points are taken forward as Planning Conditions should the application gain approval.

- No more than a maximum width of 2.5 m of hedging to be removed providing one access through to the Cam Locks development to preserve hedging.
- To retain all hedgerows as they are over 30 years old and come under the Hedgerows Regulations Act 1997 to protect hedgerows in the countryside.
- All trees are retained on site with no removal as stated.

Other comments for objection:

- Overdevelopment of the site
- It is in the green belt under the new local plan
- Parking and access for service vehicles (fire, ambulance, refuse) would be problematic along Cody Road which is not a wide road.
- It is not in accordance with the proposed SCDC development plan
- It impacts the green field buffer zone between the village and the former military housing
- Not needed as there are potentially up to 900 houses on the barracks site
- Overloading of the IDB drainage system which will cause backups elsewhere.
- It will change the rural nature of this part of the village, currently used by many residents for walking.
- Noise and disturbance to wildlife
- The archaeology is unknown as no sample pits have been dug in the immediate area
- There is a change from the original plan from 3 x 2 semi-detached houses (6 homes) to 2 x terrace of 3 houses (6 homes) and 1 x terrace of 2 houses (2 homes) – increase from 6 to 8 homes. Due to the change of design this has now created alleyways to the access the rear of the terrace properties and this is a security risk.
- Flooding issues – this area is still prone to flooding.
- As this is a flood prone area what consideration has been given to the road surfaces to allow water run-off.
- Transport infrastructure – A10 is already heavily congested particularly at peak times, there is no Sunday bus service and trains services are already extremely crowded during peak times.

#### 14/83 PLANNING DECISIONS AND INFORMATION NOTICES

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

- (1) [S/0558/14/OL](#) **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 Drove, Waterbeach, Cambridge  
Appeal allowed with permission for up to 57 dwellings
- ii) [S/2850/14/LB](#) **Internal modifications including removal of staircase and new decorative vinyl to rear doors**  
12 Green Side, Waterbeach, Cambs, CB25 9HP  
Application withdrawn
- iii) [S/0049/15/FL](#) **Erection of two storey extension, single storey rear extension and extended porch canopy to front**  
9 Pieces Terrace, Waterbeach, Cambs, CB25 9NE  
Application withdrawn

- iv) [S/0484/14/VC](#) **Variation of Conditions**  
10 Burgess Road, Waterbeach, Cambs, CB25 9ND  
Permission granted
- v) [S/2003/14/FL](#) **Proposed dwelling**  
9 Burgess Road, Waterbeach, Cambs, CB25 9ND  
Permission granted
- vi) [S/2839/14/LB](#) **Remove existing conservatory, internal alterations to single storey kitchen and utility, conversion of loose boxes to bedroom including installation of rooflights and erection of extension to form garden room**  
2 Station Road, Waterbeach, Cambs, CB25 9HT  
Permission granted
- vii) [S/2838/14/FL](#) **As above**  
2 Station Road, Waterbeach, Cambs, CB25 9HT  
Permission granted

**14/84 SOLAR FARMS**

Cllr Gaunt to work with the Clerk to put together a letter to Solar Park in regard to claiming funds based on a percentage of the electricity generated.

**14/85 COMMUNITY INFRASTRUCTURE LEVY**

Nothing to report.

**14/86 NEIGHBOURHOOD PLAN**

A meeting took place prior to the Planning Meeting on Wednesday 17 March where the Working Party agreed the whole area and statement for the Neighbourhood Plan to go forward for application, along with the form and map.

**14/87 LOCAL PLAN**

Nothing to report

**14/88 BANNOLD ROAD DEVELOPMENT**

Discussed under planning applications above.

**14/89 PLANNING ENFORCEMENT**

- Maryland's on the A10 had been warned about using the site for vehicle storage and sales and has subsequently been closed down from operating.
- 4 Primrose Lane – building works started with no planning permission.

The following comments are for information:

- Flashing sign in village shop has been removed.
- St John's church new sign and received complaint that it is too big.
- Cllr Gaunt informed the meeting that Enforcement Officer had visited the caravan site in Chittering.

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

Chair: .....

Date: .....

Unapproved