

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Tuesday 16 June 2015 at 7.30 pm at The Old Pavilion, Cambridge Road, Waterbeach.

OPEN FORUM

Members of the public commented on the following planning applications:

- Land at the rear of 10A Rosemary Road
- Hall Farm Stables, Cambridge Road
- Preservation of woodland area
- Parking in Pieces Lane
- Thanks for keeping the Post Office open in the village

15/14 THOSE PRESENT / APOLOGIES FOR ABSENCE

PRESENT: Cllrs: M Williamson (Chairman), B Bull, M Gaunt, I Gilzean, A Grant, B Johnson, P Johnson, B Williams, J Williamson, A Wright.

APPOLOGIES: Cllr M Howlett

NOT PRESENT: Cllr Rabbett, Cllr Ship and Cllr Smart

IN ATTENDANCE: C Whitehouse – Assistant Clerk

15/15 MINUTES

The following points were raised regarding the minutes from the meeting held on 19 May 2015.

- Cllr A Grant left the room during the discussion on the Church Notice Board
- Cllr Gaunt noted that the letter to the Solar Farm was irrelevant now that the land has been put up for sale

Proposer: Cllr Gaunt Second: Cllr Wright 9 In favour – 2 Abstentions

15/16 MEMBERS' INTERESTS

Cllr K Grant – S/1207/15/RM (their land sits adjacent to the application site)

Cllr A Grant – S/1207/15/RM (their land sits adjacent to the application site)

Cllr Gilzean – S/0252/15/FL + S/1253/15/FL (knows applicants)

Cllr B Johnson – S0252/15/FL (knows applicant)

Cllr P Johnson – District Councillor

Cllr Wright – S/1274/15/FL (links to Military Museum)

It was raised that the planning application for the change of use to riding stables in Cambridge Road must be considered by the full Council as they have an interest as the land backs on to Council land.

A proposal was put to the meeting that any comments on planning application S/0252/15/FL should be ratified at a full Council meeting.

Proposer: Cllr Wright Second: Cllr Gaunt Unanimous

15/17 PLANNING APPLICATIONS

The following planning applications were discussed:

Planning application 15/17 (vii) was heard first to accommodate members of public representing this application.

S/0252/15/FL Change of Use to riding school and livery use including retention of ancillary buildings (retrospective), extension to existing menage, erection of floodlights (retrospective) and the erection of an agricultural workers dwelling to support the riding school and livery business

Hall Farm Stables, Cambridge Road, Waterbeach, Cambridge CB25 9NJ

Miss T Frost

Cllrs B Johnson, P Johnson and I Gilzean left the meeting for this agenda item.

Standing Orders were suspended to allow the Committee to ask questions of the representatives for this application. Following this discussion Standing Orders were reinstated.

The Committee **REFUSED** this application based on the following comments.

Proposer: Cllr A Grant Seconder: Cllr Gaunt Unanimous

- 1) The application is outside the development framework for the village
- 2) The application is within the green belt area
- 3) The size of the house is very large for agricultural workers (4 bedrooms) and the location of this planning application is a field
- 4) No drainage report for the proposed property
- 5) The proposed property stands between 2 ancient monuments – the Abbey ruins and Car Dyke – and no archaeology report has been submitted with the application
- 6) Issues with light pollution
- 7) The Parish Council own the tarmac roadway which would create access issues

S/1207/15/RM Reserved Matters for Layout, Scale and Appearance of Residential Development

Land at rear of 10A Rosemary Road, Waterbeach, Cambridge, CB25 9ND

Mr P Brown

Cllrs A & K Grant left the meeting for this agenda item.

A letter was read to the meeting from a parishioner outlining their concerns relating to the change to the original layout from 8 to 10 houses and its location in relation to the Grade 2 listed wall and coach house on her property.

The Committee **APPROVED** this application subject to the following comments.

Proposer: Cllr B Johnson Seconder: Cllr Williams 8 In Favour – 1 Abstention

1. Closeness of Plot 5 to listed wall and coach house – could the plot be smaller
2. No information on drainage
3. More affordable houses
4. No archaeology report

[S/1167/15/FL](#) Front Porch
1 Saberton Close, Waterbeach, Cambridge, CB25 9QW
Mrs Katie Tween

The Committee **APPROVED** this application but requested that all building materials are kept on site, all contractor parking is off road and normal work hours apply.

Proposer: Cllr Williams Seconder: Cllr P Johnson Unanimous

[S/1253/15/FL](#) Dwelling
9 Burgess Road, Waterbeach, Cambridge, CB25 9ND
Ms Rebecca Hapuarachchi

The Committee **REFUSED** this application to increase the size of the house from 3 bedrooms to 5 bedrooms as they felt it was over development for the setting of the house. Parking is already an issue in this location, which is a narrow land and visitors parking would be an issue.

Proposer: Cllr Willams Seconder: Cllr B Johnson Unanimous

[S/1256/15/FL](#) Dwelling
9 Burgess Road, Waterbeach, Cambridge, CB25 9ND
Ms Sarah Wynn

The Committee **REFUSED** this application to increase the size of the house from 3 bedrooms to 5 bedrooms as they felt it was over development for the setting of the house. Parking is already an issue in this location, which is a narrow land and visitors parking would be an issue

Proposer: Cllr Willams Seconder: Cllr B Johnson Unanimous

[S/1216/15/FL](#) **Proposed opening in side elevation & install new roller shutter door**
Unit 3, Pembroke Avenue, Denny End Industrial Estate, Waterbeach, Cambridge,
CB25 9QP
Mr Simon Clifford, Blayson Olefines Ltd

The Committee **APPROVED** this application.

Proposer: Cllr Wright Seconder: Cllr Gaunt 9 In Favour – 2 Abstentions

[S/1274/15/FL](#) **Temporary change of Use from Sui Generis to D2 (Assembly and Leisure Use) Squash Courts, Sports Hall and Tennis Courts and Sui Generis to D1 (Non-Residential institutions) Museum**
Waterbeach Barracks, Denny End Road, Waterbeach, Cambridge CB25 9PA
Mr Tim Leathes, Urban & Civic

The Committee **APPROVED** this application.

Proposer: Cllr Bull Seconder: Cllr P Johnson Unanimous

[S/1305/15/FL](#) **Temporary change of Use of Existing Watch Tower building from Sui Generis to B1 Business Use**
Watch Tower, Waterbeach Barracks, Denny End Road, Waterbeach

Mr Tim Leathes, Urban & Civic

The Committee **APPROVED** this application.

Proposer: Cllr Williams **Seconder:** Cllr Bull **Unanimous**

S/0927/15/FL Extension to front of detached house to form porch and kitchen extension

48 Rosemary Road, Waterbeach, Cambridge, CB25 9ND

Mr and Mrs Kate and Richard Hardy

The Committee **APPROVED** this application.

Proposer: Cllr K Grant **Seconder:** Cllr Bull **Unanimous**

15/18 PLANNING DECISIONS AND INFORMATION NOTICES

The following items are for information only: -

- i. **S/0982/15/FL Replacement of 4 dwellings on 2 separate plots**
Former 2&4 Fletcher Avenue and 55&57 Kirby Road, Waterbeach, CB25 9LX
Permission Refused
- ii. **S/0086/14/FL Two storey side extension following demolition of existing converted garage**
Lowlands Farm, Long Drove, Waterbeach, Cambridge, CB25 9LR
Permission Refused
- iii. **S/02879/14FL Concrete Construction Skate Park**
Recreation Ground, Cambridge Road, Waterbeach, Cambridge, CB25 9NJ
Permission Granted
- iv. **S/1222/15/PH Single storey rear extension**
7 Pieces Terrace, Waterbeach, Cambridge, CB25 9NE
For information only

15/19 SOLAR FARMS

It was reported that the landowner has put up For Sale the 2 solar farms and the land for the third.

15/20 COMMUNITY INFRASTRUCTURE LEVY

Nothing to report.

15/21 NEIGHBOURHOOD PLAN

A report was given on the meeting that took place with representatives from SCDC regarding the boundary issues.

A discussion took place on the Additional Statement which had been written for the NDP and the following two amendments were agreed and the following *Statement* adopted.

Paragraph 2 – First Line: The word “former” to be inserted so that it now reads “The former Barracks”

Paragraph 2 – Last Line: The words “at Waterbeach” to be changed to “contained in the proposed plan”

NEIGHBOURHOOD PLAN APPLICATION ADDITIONAL STATEMENT.

The central swathe of the parish Area is formed by farmland and a Former Barracks area (SS5), part of which is brownfield and part agricultural which is still farmed to this day. There is also an extensive landscape of woodland, grassland and ponds/lakes which are rich in wildlife and Flora & fauna.

This Former Barracks area and additional farmland (SS5) is included in the proposed local plan as a strategic site. The proposed local plan has currently been referred back to SCDC for review as the Inspector has serious misgivings in relation to the sustainability of a new settlements contained in the proposed plan.

It is therefore essential that this SS5 area be included in the Waterbeach Neighbourhood Plan Area because:

- *It reflects the current boundary of the Parish Council.*
- *To exclude it would create an unacceptable geographic barrier between Waterbeach and Chittering.*
- *The Parish Council is taking a proactive approach in order to determine the development and use of land, as outlined at <https://www.scambs.gov.uk/neighbourhood-planning>. This is particularly pressing in regard to speculative planning applications, which have already seen the village lose the buffer zone between it and the proposed New Town. We expect further speculative applications in the absence of a Local Plan.*
- *In the longer term, the Neighbourhood Plan will support our community in maintaining its identity and the quality of life that is enjoyed here.*
- *In reality there is currently no local plan and therefore the Barracks (SS5) should not be considered as a strategic site for the purpose of designating the Waterbeach Neighbourhood Plan Area.*

Proposer: Cllr Williams Seconder: Cllr Bull Unanimous

15/22 LOCAL PLAN

On hold unto SCDC release their new strategy at a meeting to be held on 9 July 2015.

15/23 BANNOLD ROAD DEVELOPMENTS

A general discussion took place on the play area.

15/24 PLANNING ENFORCEMENT

None to report

The area reported outside the chemist had now been cleared up.

There being no other business the meeting closed at 9.20 pm.

Chair:

Date:

Unapproved