

## WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Tuesday 21 July 2015 at 7.30 pm at The Old Pavilion, Cambridge Road, Waterbeach.

### 15/25 THOSE PRESENT / APOLOGIES FOR ABSENCE

**Present:** Cllrs Bull, Gaunt, Gilzean, A Grant, K Grant, P Johnson, Wright and Williams

**Apologies:** Cllr B Johnson

**Not Present:** Cllrs Howlett, Rabbett, Shipp, Smart, J Williamson, M Williamson

### 15/26 OPEN FORUM

The Chair informed those members of the public present that only items on the Agenda could be discussed.

The following items were represented by members of the public:

- NDP – Flooding in Bannold Road
- NDP – Friday 31 July 2015 final day for comments to be submitted
- Pieces Lane – No application received but members requested the area falls within NDP with a view to being developed into a community orchard.
- 5 Greenside – objections to planning application
- 8 Pieces Court – objections to planning application

### 15/27 MINUTES

The Minutes of the Planning Meeting held on 16 June 2015 were agreed with the following two amendments:

- Add Cllr K Grant to attendees
- Burgess Road – narrow ‘lane’ not ‘land’

**Proposer: Cllr Wright    Proposer: Cllr Gaunt    7 for – 1 abstention**

### 15/28 MEMBERS' INTERESTS

Cllr Williams – lives in Bannold Road

Cllr P Johnson – SC District Councillor

### 15/29 PLANNING APPLICATIONS

- i) [S/1431/15/OL](#) **Residential Development and Associated Works including Access**  
Land North of Bannold Road, Waterbeach  
Miss Hannah Albans, Persimmon Homes East Midlands

The Committee **OBJECTED** to this application based on the following comments.

- This is Green field land and outside the village envelope in order to protect the rural character of the village from this type of development. This ought not to be changed without consultation with the people of Waterbeach. There are also doubts about whether the way the site meets policies DP/1, DP/2, and DP/4.
- The site is susceptible to flooding and building on it will endanger nearby properties. We note that the Flood Risk Assessment (2.10) states “**logically however any frontage units should have floor levels set slightly higher above the channel of the existing road to ensure that water conveyed in this way does not pose any risk of inundation**”; unfortunately for the existing residents in this area their floor areas cannot be raised!! In the last 2 years Bannold Road has been severely flooded with

both rain water and sewerage at least 6 times which has infiltrated residents properties. Anglian Water cannot cope with the current levels of surface water and sewerage in bad weather conditions.

- 144 dwellings is over development of the site. Whilst the existing street scene in the locality of Bannold Road comprises of large front gardens leading to detached housing and the ex-army quarters to the north enjoy spacious public areas. The Inspector's agreement to 90 houses was much more in keeping with the area. The conditions he proposed in his judgement should also be applied with rigour including a footpath from the site to the Doctor's surgery which does not appear on the plans. 144 dwellings may increase the number of vehicles by 300. This will further reduce road safety in the already congested streets of Waterbeach in particular around the area since the sale and occupation of the ex MOD homes to the north of the site. This is in addition to the ever increasing level of HGV and large farm vehicles using Bannold Road.
- There are 2 existing junctions directly opposite the proposed access to the site creating road safety issues for motorists and pedestrians. The main access could be positioned at the proposed emergency access which appears surplus to requirements.
- The sensible conditions included by the Inspector who approved 90 houses for this site should be applied. In particular 40% affordable housing should be included in any proposal.
- Loss of green highway used by wildlife including foxes, hedgehogs, deer, owl and bats.
- Inadequate bus service.
- The road infrastructure around Waterbeach is at breaking point and needs improvement in capacity and traffic calming before any more building is allowed if our village is to be sustainable.
- Primary School also creaking at the seams needs expansion to cope with the population increase which will result from this unplanned development.

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

It was noted that should this application go to Full Planning then the Parish Council need to be consulted regarding s106 monies.

ii) [S/1439/15/FL](#) **Extension, External Alternations and Conversion of Dwelling to Form Ground Floor Pharmacy and Two First Floor Flats together with Provision of Parking Spaces, Cycle and Bin Storage**

5 Greenside, Waterbeach, CB25 9HW

Medicines 4 U Ltd

iii) [S/1440/15/LB](#) **Extension, External Alternations and Conversion of Dwelling to Form Ground Floor Pharmacy and Two First Floor Flats together with Provision of Parking Spaces, Cycle and Bin Storage**

5 Greenside, Waterbeach, CB25 9HW

Medicines 4 U Ltd

Both the above planning applications for 5 Greenside were discussed together.

The Committee **OBJECTED** to this application due to concerns regarding traffic issues and request that a Transport Impact Assessment is carried out prior to a decision being taken. Particular concern was raised regarding an unmarked bus stop outside the site which would have trouble dropping off people if parking is not controlled.

How will the site fit into the conservation area with the suggested frontage changes?

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

- iv) [S/1438/15/FL](#) **Enclosure of existing carport and installation of two rear roof lights**  
5 Winfold Road, Waterbeach, CB25 9PR  
Mrs Sarah Hodder

Cllr Gilzean informed the meeting that as his brother lives next door to this application he would be present as a non-participator for this agenda item.

The Committee **APPROVED** this application and requested that all building materials are kept on site, contractors parking is kept off road and normal working hours apply to this project.

It was suggested that a Party Wall Agreement is in place prior to work starting.

**Proposer: Cllr Bull                      Seconder: Cllr Gaunt                      7 for – 1 abstention**

- v) [S/1603/15/FL](#) **Dwelling**  
8 Pieces Court, Waterbeach, CB25 9QL  
Mr Tom Higgins

The Committee **OBJECTED** to this application as the Design & Access Statement is not factually correct. Parking provision at Pieces Court is individually owned by the residents and their deeds state they have 2 parking spaces per property. This therefore restricts the parking spaces for the proposed property. It was also recommended that obscure glass is used in the overlooking windows.

**Proposer: Cllr Wright                      Seconder: Cllr Gaunt                      7 for – 1 abstention (Cllr Gilzean)**

- vi) [S/1492/15/FL](#) **Change of use of land from public amenity to garden and erection of a 1.8 metre high featheredge fence**  
1 Fletcher Avenue, Waterbeach, CB25 9LZ  
Mr James Knightbridge

The Committee **OBJECTED** to this application as this land applies to amenity land which should be retained within the village. An existing footpath currently crosses this open space and this should be retained for access.

The rural aspect of the area should be retained and not built on in the future.

**Proposer; Cllr Wright                      Seconder: Cllr Williams                      Unanimous**

- vii) [S/1355/15/FL](#) **Erection of Porch**  
48A Denny End Road, Waterbeach, CB25 9PB  
Mr Anthony Lloyd

The Committee **APPROVED** this application and requested that all building materials are kept on site, contractors parking is kept off road and normal working hours apply to this project.

**Proposer: Cllr Williams                      Seconder: Cllr Wright                      Unanimous**

## **15/30 PLANNING DECISIONS AND INFORMATION NOTICES**

The following items were read to the meeting.

- 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, CB25 9LS  
Ms Catherine Hanly, Morris Homes (Midlands) Ltd  
**Additional information submitted**  
Concerns were raised regarding the drainage problems for this application. It was also decided that a letter be sent to SC Planning Department stating concerns on the lack of consistency in the conservation area.
- ii) **S/1013/15/FL Extension to Local Authority Depot to provide Additional Secure Vehicle Parking Area and Open Storage and Extension to Existing Office/Welfare Building**  
Cambridge Waste Management Park, Ely Road, Waterbeach, CB25 9PG  
Alboro Development Ltd  
**Additional information – Contamination Assessment Report**
- iii) **14/00728/ESF Installation of three wind turbines with a maximum height to blade tip from existing ground level of 125 m**  
Berry Fen Dam Bank Drove, Haddenham, Cambs  
**Application withdrawn**
- iv) **S/1222/15/PH Single storey rear extension**  
7 Pieces Terrace, Waterbeach, CBG25 9NE  
**Local Planning Authority is NOT required**
- v) **S/1100/14/AD Display of Illuminated Fascia Sign, 2 Vinyl Window Graphics and 2 Poster Frames on the front elevation of the building**  
Dillons Newsagent's Ltd, 14 Green Side, Waterbeach, CB25 9HP  
One Stop Convenience Stores  
**Permission Granted**
- vi) **S/0927/15/FL Extension to front door of detached house to form porch and kitchen extension**  
48 Rosemary Road, Waterbeach, CB25 9NB  
**Permission Granted**
- vii) **S/1167/15/FL Front Porch**  
1 Saberton Close, Waterbeach. CB25 9QW  
**Permission Granted**
- viii) **S/1331/14/FL Solar Farm and Associated Development**  
Land east and south of Radical Farm, Chittering Drove, Chittering, CB25 9PH  
Mr Andy Brand, North Fen Solar Energy Ltd  
**Permission Granted**

**15/31 SOLAR FARMS**

The meeting heard that other solar farms had paid out £1k per megawatt to local councils. Cllr Gaunt will provide information to the Clerk for a letter to be sent to the relevant parties.

**15/32 COMMUNITY INFRASTRUCTURE LEVY**

Nothing to report.

**15/33 NEIGHBOURHOOD PLAN**

A meeting has been arranged for Wednesday 29 July when various members of SCDC will attend to discuss the Waterbeach NDP application. The meeting were reminded that the deadline for comments is Friday 31 July at 5 pm. Multiple support can be registered by members of the public.

**15/34 LOCAL PLAN**

Nothing to report.

**15/35 BANNOLD ROAD DEVELOPMENTS**

Nothing to report.

**15/36 PLANNING ENFORCEMENT**

Cllrs A Grant, K Grant and P Johnson left the meeting.

Following a discussion on the work currently being undertaken on the wall at 11 Station Road and the issues surrounding the work, it was decided to check the original plans for the decisions and conditions and circulate to the Planning Committee.

Cllr Gilzean left the meeting.

There being no other business the meeting closed at 9.25 pm.

**Chair:** ..... **Date:** .....