

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Tuesday 18 August 2015 at 8.00 pm at The Old Pavilion, Cambridge Road, Waterbeach.

15 / 37 THOSE PRESENT / APOLOGIES FOR ABSENCE

Present: Cllrs Bull, Gaunt, Gilzean, A Grant, K Grant, B Johnson, P Johnson, Williams, J Williamson and Wright

Apologies: Cllrs Howlett, Rabbett, M Williamson

Not Present: Cllrs Shipp, Smart,

15 / 38 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:

- 9 Vicarage Close – objections to planning application
- 1 Fletcher Avenue – in support of planning application
- Barracks Site – information will be brought to next PC meeting
- Camlocks/Cody Road/Bannold Rd - drainage issues. Cllr P Johnson advised that there is an on-site multi-agency meeting due to take place on Wednesday 26th August

15 / 39 MINUTES

The Minutes of the Planning Meeting held on 18 July 2015 were agreed approved.

Proposed: Cllr Gaunt Seconded: Cllr Williams. In favour 8. Abstentions: 2 (Cllrs B Johnson & J Williamson not present)

15 / 40 MEMBERS' INTERESTS

Cllr B Johnson – item (vi) knows neighbouring family

Cllr Wright – items (vi) knows neighbouring family and item (vii) on PCC

Cllr P Johnson – SC District Councillor

Cllrs K Grant, A Grant, J Williamson– item (vii) member of the church

15 / 41 PLANNING APPLICATIONS

- i) [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, Cambs, CB25 9HW

Medicines 4 U Ltd

Revised Parking Layout

The Council **APPROVED** the improved parking layout but as this does not address any of the issues raised in its previously lodged objection, Waterbeach Parish Council still opposes the application as a whole.

Proposed: Cllrs Williams Seconder: Cllr P Johnson UNANIMOUS

- ii) [S/1744/15/FL](#) **Dwelling**

Development land at 9 Burgess Road, Waterbeach, Cambs

Mrs Sarah Wynn

Cllr Gilzean declared an interest as he knows the applicants.

The Council **OBJECTED** to this application as it considers that the situation in Burgess Road has changed significantly in recent times and therefore now considers that this application constitutes overdevelopment due to ongoing problems of increased road traffic generation and highways safety.

Proposed: Cllr Williams Seconder: Cllr Bull

6 In Favour 1 Against 3 Abstentions

- iii) [S/1682/15/FL](#) **Two storey side extension, single storey rear extension and front porch**
65 Kirby Road, Waterbeach, Cambs, CB25 9LX
Mr M Morel

The Council **APPROVED** this application in principle but has concerns over the potential encroachment of the roofline or guttering over the adjoining footpath/pavement.

Proposed: Cllr Wright Seconder: Cllr P Johnson

8 in Favour 2 Abstentions

The property is on the same development as item (viii) and the Clerk agreed to find out whether the pavements and footpaths in this development had been adopted.

- iv) [S/1782/15/FL](#) **Change of Use from Dwelling to 5 Bedroom Residential Care Home**
1A Burgess Road, Waterbeach, Cambs, CB25 9ND
Mr J Lloyd

[S/1782/15/FL](#) **Change of Use from Dwelling to 5 Bedroom Residential Care Home – Revised Site Plan**

1A Burgess Road, Waterbeach, Cambs, CB25 9ND

Mr J Lloyd

The Council **APPROVED** this application.

Proposed: Cllr Bull Seconded: Cllr P Johnson

9 in Favour 1 Abstention

- v) [S/1356/15/OL](#) **Outline planning permission for detached house will all matters reserved**
7 Burgess Road, Waterbeach, Cambs, CB25 9ND
Lucy Gordon

The Council **OBJECTED** as it considered this an inappropriate application and constitutes overdevelopment due to ongoing problems of increased road traffic generation and highways safety in Burgess Road including unsafe parking. The Parish Council cannot see how it is possible to deliver the two parking places mentioned in this application in view of the very small size of the plot (5 x 22 metres).

Proposed: Cllr Bull Seconded: Cllr B Johnson UNANIMOUS

- vi) **S/1665/15/FL** **Single storey side extension and two storey rear extension to provide utility room, kitchen, dining room and additional bedrooms**
7 Vicarage Close, Waterbeach, Cambs, CB25 9QG
Mr S Purr

The Council **OBJECTED** to this application as it considers it to be overdevelopment and the plans do not adequately address the impact on the neighbouring property. The positioning of the extension may cause loss of light and the proposed new utility room/cloakroom is in close proximity to the living room of the adjacent property. The Council also recommends that in the event that the application is passed, a party-wall agreement should be in place before any development is permitted to start and that strict working hour's restrictions be imposed.

Proposed: Cllr Bull Seconded: Cllr Gaunt
8 in Favour 2 Abstentions (Cllrs Williams and Wright declared an interest)

- vii) **S/0995/15/AD** **Free standing aluminium noticeboard (Retrospective)**
St Johns Church, Station Road, Waterbeach, Cambs
Waterbeach Parochial Church Council

The Council **APPROVED** this application.

Proposed: Cllr Bull Seconded: Cllr B Johnson
6 in Favour 4 Abstentions

- viii) **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
For re-consideration following further information from SCDC

The Council agreed to withdraw its previous objection to the application.

Proposed: Cllr Wright Seconded: Cllr J Williamson
6 In Favour 2 Against 2 Abstentions

- ix) **14/01007/ESF – Erection of 2 wind turbines, hub height of 75 meters with height blade tip of 102 meters, concrete pads for crane use and small sub station**
Red Hill Farm, Cambridge Road, Stretham, Ely CB6 3LR
Revised Environmental Statement and updated information

For information only.

- x) **Tree Works**
Ash with Inonotus and large cavity – Top and fell to ground level
50 Bannold Road, Waterbeach, Cambs, CB25 9LQ
Mr Johnson

No objections.

The following items were read to the meeting.

- i) [S/1438/15/FL](#) **Enclosure of existing carport and installation of two rear roof lights**
5 Winfold Road, Waterbeach, Cambs, CB25 9PR
Mrs Sarah Hodder
Amended information
- ii) [S/1884/15/DC](#) **Discharge of Condition 5 for materials and sections associated with Application S/1680/10**
11 Station Road, Waterbeach, Cambs, CB25 9HT
For information
- iii) [S/0697/15/FL](#) **Alterations and Conversion of Garage to Annex**
Jasmine House, Ely Road, Waterbeach, Cambs, CB25 9NW
Permission granted
- iv) [S/1355/15/FL](#) **Erection of Porch**
48A Denny End Road, Waterbeach, Cambs, CB25 9PB
Permission granted
- v) [S/1216/15/FL](#) **Proposed opening in side elevation & install new roller shutter door**
Unit 3, Pembroke Avenue, Denny End Industrial Estate, Waterbeach, CB25 9QP
Permission granted
- vi) [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
Permission granted
- vii) [S/02879/15/FL](#) **Skate Park**
Waterbeach Parish Council, Waterbeach Recreation Ground
Discharge of Conditions

15 / 43 SOLAR FARMS

The Clerk has now been supplied with the information needed to enable her to write to the owners of the local properties housing solar farms regarding possible contributions to the Parish Council funds.

15 / 44 COMMUNITY INFRASTRUCTURE LEVY

Nothing to report

15 / 45 NEIGHBOURHOOD PLAN

The Neighbourhood Plan Development Areas has been approved subject to signature of a working agreement with SCDC the wording of which had been agreed at the Parish Council meeting earlier in the evening.. It is now important to for the working party to get together to plan the next steps, create focus groups and schedule the monthly meetings with SCDC. Working party members were asked to email the Clerk with their preferred day/s of the week for a regular meeting so that a monthly pattern can be set. The question of inviting potential consultant/s to a meeting at early stage was discussed.

15 / 46 LOCAL PLAN

Nothing to report.

15 / 47 BANNOLD ROAD DEVELOPMENTS

The question of the s106 agreement for the more recent applications was raised. It was felt that a contribution should be sought toward the cost of street lighting in the village which could be allocated to the Parish Council specifically for this purpose. This could, for example, be used to pay for night lighting in the village.

15 / 48 PLANNING ENFORCEMENT

There had been an enforcement notice served in connection with the solar farm construction in respect of the failure to provide a layby in School Lane Chittering.

Councillors were reminded that any infringements of planning conditions needed to be reported to the enforcement officer at SCDC. The District Council have no resources to actively inspect sites and can therefore only carry out enforcement action when they have been advised of a breach.

The matter was raised as to whether permission had been sought for amenity land to be enclosed at various properties on the same estate referred to above. The Clerk will write to SCDC about this.

There being no other business the meeting closed at 9.32 pm.

Chair: **Date:**

