

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Tuesday 17 November 2015 at 7.30 pm at The Old Pavilion, Cambridge Road, Waterbeach.

15/74 THOSE PRESENT / APOLOGIES FOR ABSENCE

PRESENT: Cllrs Bull (Chair), Gaunt, Gilzean, B Johnson, P Johnson, Smart, Williams, J Williamson, Wright

APOLOGIES: Cllrs K Grant, Rabbett, Shipp, M Williamson

NOT PRESENT: Cllrs A Grant and Howlett

15/75 OPEN FORUM

S/2588/15/RM – A member of the public had comments on the land north of Bannold Road development which would be incorporated into the Agenda item. Photos were also provided on the state of the road which would be included in the Councils response to SCDC.

15/76 MINUTES

The Minutes of the Planning Meeting held on 20 October 2015 were agreed and approved as a correct record.

Proposed: Cllr P Johnson Seconded: Cllr Gaunt

6 For – 3 Abstentions (not present at previous meeting)

15/77 MEMBERS' INTERESTS

Cllrs B & P Johnson – 15/78 (v) – Friends with applicant

Cllr Williams – 15/78 (v) Friends with applicant

15/78 PLANNING APPLICATIONS

The following planning applications were considered:

- i) [S/2588/15/RM](#) **Reserved Matters for Layout, Scale, Appearance and Landscaping for Erection of 57 Dwellings including Affordable Housing, Public Open Space, Roads and Associated Infrastructure including a Sustainable Drainage System**

Land north of Bannold Road, Waterbeach

Bovis Homes Ltd

The Council **REFUSED** this planning application based on the following comments:

- Drainage is shown to be evacuated on the North East corner and not the South East corner thus taking it away and bringing it back again.
- Plans are an urban design put into a rural setting and bears no reflection to the village or neighbouring area.
- Traffic issues
- Emergency exit not wide enough
- Design of front of properties are all open plan with no enclosed gardens.

Proposed: A Wright

Seconded: B Johnson

UNANIMOUS

- ii) [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 Council **REFUSED** this planning application based on the following comments:

- Point 2.8 of the Flood Risk Assessment states that “Bannold Road and Bannold Drove are now known to have generated flooding issues”. The Drainage Board disagrees with this statement which also contradicts local knowledge of flooding.
- Point 4.7 of the Traffic Assessment comments on the bus stops on Bannold Road and Cody Road, however, the village is not well served by public transport.
- Point 4.20 of the Traffic Assessment stating information from 2011 UK Census – this information is out of date as this data includes the former barracks which no longer employs personnel that could walk to work.
- There appear to be little or no provision of front gardens for the properties.
- The central green area would benefit from the inclusion of trees.

Proposed: A Wright

Seconded: B Bull

8 For – 1 Abstention

- iii) [S/2400/15/FL](#) **Change of land to residential garden and the erection of a fence**
15 Kirby Road, Waterbeach, CB25 9LX
Mr Grant Bishop

The Council **APPROVED** this planning application with the condition that this land remains as a garden and is not built on.

Proposed: B Bull

Seconded: M Gaunt

8 For – 1 Abstention

- iv) [S/2425/15/FL](#) **Single storey rear extension and first floor rear window**
69 Capper Street, Waterbeach, CB25 9LY
Ms Kathleen Knight

The Council **APPROVED** this planning application and requested that all building materials and vehicles are kept off road and normal working hours are adhered to.

Proposed: P Johnson

Seconded: M Gaunt

UNANIMOUS

- v) [S/2442/15/FL](#) **Single storey rear extension**
35 Denny End Road, Waterbeach, CB25 9PD
Mr and Mrs R Kemp

Cllrs B and P Johnson and B Williams left the room.

The Council **APPROVED** this planning application and requested that all building materials and vehicles are kept off road and normal working hours are adhered to.

Proposed: M Gaunt

Seconded: I Gilzean

5 For – 4 Abstentions (due to members interest)

- vi) [S/2415/15/FL](#) **Reposition of garage and tank**
Elmeney, Sand Drove, Waterbeach, CB25 9PW
Mr Rodney Cox

The Council **APPROVED** this planning application.

Proposed: B Bull

Seconded: M Gaunt

UNANIMOUS

- vii) [S/1791/15/FL](#) **Installation of an ATM to the shopfront**
9 Chapel Street, Waterbeach, CB25 9HR
Mrs Gillian Bentley, Bank of Ireland

The Council **REFUSED** this planning application based on the following comments:

- The position of the proposed ATM in the front window offers no protection due to the narrow pathway – a better position would be the side of the property.
- Due to the narrow frontage there is no opportunity to provide security bollards for protection.
- Disabled access is difficult due to the narrow path and the use of the ATM by anyone with pushchairs etc would cause the path to be blocked and pedestrians would be forced to step into the road to go round the users.
- This is not a safe position for the ATM to be sited.

Proposed: B Williams Seconded: P Johnson UNANIMOUS

- viii) Tree Works
24 High Street, Waterbeach, CB25 9JU
Remove two lateral branches and one secondary branch which overhang roof of no. 24 from no. 26.

The Council **APPROVED** these tree works.

15/79 **PLANNING DECISIONS AND INFORMATION NOTICES**

The following items were read to the meeting.

- i) [S/2319/15/FL](#) **Two storey rear extension**
4 High Street, Waterbeach, CB25 9HN
Mr J Hands
Permission Granted
- ii) [S/2251/15/FL](#) **Extension to residential home to form accommodation wing**
35 Burgess Road, Waterbeach, CB25 9ND
Graham Jones, Hatley Court Ltd
Permission Granted
- iii) [S/1207/15/RM](#) **Reserved Matters for Layout, Scale and Appearance of Residential Development**
Land at rear of 10A Rosemary Road, Waterbeach, Cambs, CB25 9NB
Mr P Brown
Permission Granted
- iv) [S/1744/15/FL](#) **Dwelling**
9 Burgess Road, Waterbeach
Mrs Sarah Wynn
Permission Granted

**Discharge of conditions 3 & 7 of permission S/1744/15/FL
For information**

- v) [S/2332/15/FL](#) **Change of use from undertakers shop and mortuary to general storage usage**

Unit 9B, Denny End Industrial Estate, Pembroke Avenue, Waterbeach, Cambs, Cb25 9QP
Ede & Ravenscroft Ltd

Permission Granted

15/80 PROPOSED CHANGES TO PLANNING SCHEME OF DELEGATION

The process has now been completed.

15/81 PLANNING ENFORCEMENT

Nothing to report

15/82 SOLAR FARMS

Letter to be sent on behalf of the Parish Council.

15/83 COMMUNITY INFRASTRUCTURE LEVY

Nothing to report

15/84 NEIGHBOURHOOD PLAN

Feedback was received on a recent meeting attended by members

Jo Mills to be sent a formal invitation to attend the next meeting on Tuesday 8 December.

15/85 LOCAL PLAN

Full Council will sit on 30 November and the Consultation period will run from 2 December 2015 to 25 January 2016. Comments can only be received against the points raised by the Inspectors.

15/86 BANNOLD ROAD DEVELOPMENTS

A letter from the Parish Council was sent to all relevant parties at SCDC. Cllrs Bull, M Williamson, P Johnson and Liz Jones (Clerk) had attended a meeting with James Fisher how s106 monies can be used. A list of possible capital projects include:

- Tarmac and white line car park
- Update sports pavilion
- Upgrade Tillage Hall car park
- Library access points

There being no other business the meeting closed at 9.20 pm

Chair:

Date: