

## WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Tuesday 19 April 2016 at 7 pm at The Old Pavilion, Cambridge Road, Waterbeach.

### PRESENTATION

Representatives of Urban and Civic provided an update to the Parish Council, covering the recent public workshops and how the consultation process will work going forward. (Notes circulated with these minutes.)

#### 15/138 THOSE PRESENT / APOLOGIES FOR ABSENCE

**PRESENT:** Cllrs Bull (Chair), Gaunt, Gilzean, K Grant, B Johnson, P Johnson, J Williamson, Wright

**APOLOGIES:** Cllrs A Grant, Howlett, Rabbett, Williams, M Williamson

**NOT PRESENT:** Cllr Smart

#### 15/139 OPEN FORUM

No members of the public wished to speak.

#### 15/140 MINUTES

The Minutes of the Planning Meeting held on 15 March 2016 were agreed and approved as a correct record.

**Proposed: Cllr Gilzean      Seconded: Cllr Wright**

**6 In Favour – 2 Abstentions (Not present at previous meeting)**

#### 15/141 MEMBERS' INTERESTS

Cllr P Johnson – SC District Councillor

Cllr Gilzean – Item 15/142 (v)

Cllr K Grant – Item 15/129 (vi)

#### 15/142 PLANNING APPLICATIONS

The following planning applications were considered:

i) [S/0791/16/FL](#) **Two storey extension**

42 Station Road, Waterbeach, CB25 9HT

Mr Deiron Patel

The Council has no objections to this application but requests that all building materials and vehicles are kept on site. It is very busy road with double yellow lines and very near the railway station – contractors vehicles should not park in the immediate vicinity

**Proposed: Cllr Bull      Seconded: Cllr J Williamson      7 In Favour      1 Abstention**

ii) [S/0704/16/FL](#) **Two storey rear extension**

8 Fletcher Avenue, Waterbeach, CB25 9LZ

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The Council has no objections to this application but requests that all building materials and vehicles are kept on site.

**Proposed: Cllr Gaunt      Seconded: Cllr B Johnson      Unanimous**

iii) [S/0788/16/FL](#) **New 3 bedroom dwelling and detached single garage and creation of a new driveway access and crossover**

47 Capper Road, Waterbeach, CB25 9LY

Mr & Mrs S Edesia

The Council objects to this application. Reasons: Change of street scene. Out of keeping with character of the area.

**Proposed: Cllr K Grant      Seconded: Cllr J Williamson      7 In Favour      1 Abstention**

- iv) [S/0656/16/FL](#) **Ground floor and 2 storey rear extensions**  
 22 Station Road, Waterbeach, CB25 9HT  
 Mr and Mrs Morley  
 The Council has no objections to this application but requests that all building materials and vehicles are kept on site – the site is on a dangerous corner on very busy road.  
**Proposed: Cllr J Williamson      Seconded: Cllr Gaunt      7 In Favour 1 Abstention**
- v) [S/0371/16/VC](#) **Application for variation of conditions 3(materials), 4 (boundary) and 5 (Landscape Scheme) of planning permission [S/0185/12/FL](#)**  
 64a Cambridge Road, Waterbeach CB25 9NJ  
 Mr & Mrs Paul Clark  
 The Council has no objections to this application.  
**Proposed: Cllr Bull      Seconded: Cllr J Williamson      5 In Favour 3 Abstention**
- vi) [S/0535/16/RM](#) **Reserved matters submission for layout, landscaping, scale & appearance of planning permission [S/1907/14/OL](#)**  
 Land at East of Cody Road & North of Bannold Road, Waterbeach, CB25 9LS  
 Matthew Homes Limited  
 The Council objects to this application. Waterbeach PC does not agree with the proposed layout, landscaping and appearance of the site. The houses facing Cody road are too close to the road in view of the juxtaposition of the properties recently built on the opposite side of Cody Road. This is quite a narrow road to have vehicles exiting driveways on both sides. The plans do not show this context. Waterbeach PC also asks for the retention of existing hedgerows on the north of the site and possibly elsewhere on the site. It is noted that there is no screening proposed on the east side of the open space and this would be an appropriate place for a new hedgerow. Waterbeach Parish Council recommends refusal  
**Proposed: Cllr Bull      Seconded: Cllr K Grant      Unanimous**
- vii) [S/0265/16/FL](#) **Two storey side extension, front and rear first floor extensions Amendment.**  
 16 Capper Road, Waterbeach, CB25 9LY  
 J Wyatt  
 The Council has no objections to this application but requests that all building materials and vehicles are kept on site  
**Proposed: Cllr Wright      Seconded: Cllr Gaunt      7 In Favour 1 Abstention**
- viii) [S/0825/16/FL](#) **Construction of a single storey rear extension following demolition of existing single storey extension**  
 29 High Street, Waterbeach, CB25 9JU  
 Mr B Mission.  
 The Council has no objections to this application but requests that all building materials and vehicles are kept on site.  
**Proposed: Cllr Bull      Seconded: Cllr J Williamson      Unanimous**

- ix) [S/2588/15/RM](#) **Reserved matters for layout, landscaping, scale, appearance and landscaping for the erection of 57 dwellings.**

Land north of Bannold Road, Waterbeach, CB25 9LS

Bovis Homes Limited

The Council objects to this application. WPC does not agree with the proposed layout, landscaping and appearance of the site. The design is very urban and does not blend in with the surrounding area which is on the edge of the village. The proposed properties are too crowded together. Nearby properties have large front gardens and immediately opposite the east of the site is Fen Edge Landscape and open farmland.

**Proposed: Cllr Bull    Seconded: Cllr J Williamson    Unanimous**

**15/143 LICENSING APPLICATION**

Application for STREET TRADING CONSENT

Layby on A10 Monday-Friday 06.30-14.30

Selling burgers, hot dogs

Mr Patrick Coughlan

The Council has no objections to this application.

**15/144 PLANNING DECISIONS AND INFORMATION NOTICES**

The following items were read to the meeting.

- i) [S/3113/15/FL](#) **Appeal under S78 against refusal of a householder application**

29 High Street, Waterbeach, CB25 9JU

B Mission

**Information only**

- ii) [S/2604/15/RM](#) **Reserved Matters for Plot W for 9 Units with B1(b), B1(c), B2 & B8 use classes with floor space totalling 6975sqm**

Cambridge Research Park

**Permission granted**

- iii) [/0013/15/CW](#) **Section 73 application to develop land without complying with conditions.**

Refers to planning permission reference S/10587/99/CW

Waterbeach Waste Management Park, Ely Road, Waterbeach, CB25 9PG

**Permission granted (Cambridgeshire County Council)**

**15/145 PLANNING ENFORCEMENT**

Travellers Rest Chittering

(i) SCDC have written to give them 28 days to submit a planning application or close the car sales business

(ii) The upper storey of the office unit is being used only for storage and not as a residence.

Planning enforcement officers will continue to monitor the property

Cody Road Morris Homes site

Planning officers are in ongoing negotiations over compliance with planning conditions.

**15/146 SOLAR FARMS**

Cllr Gaunt is awaiting information from County Highways regarding the cost of a layby, which cost it is hoped will be covered as a community benefit from the solar farm.

**15/147 COMMUNITY INFRASTRUCTURE LEVY**

No report.

**15/148 NEIGHBOURHOOD PLAN**

The working group is aware of a need for more public consultation to take place which mean a need to increase awareness amongst residents. It is planned to display information and speak about the Plan at the Annual Parish Meeting, giving people the opportunity to comment on a draft Vision and a couple of the aspects of the plan – probably transport and education.

It was **RESOLVED** to make recommendations to the main council meeting as follows :

(i) To purchase a large screen or TV through which plans could be viewed. This would not only be for the Neighbourhood Plan Working Party (NPWP) but also a general resource for the planning committee.

**Proposed: Cllr K Grant    Seconded: Cllr. Bull    Unanimous**

(ii) To purchase a laptop to be used as a resource and for central storage for the NPWP.

**Proposed: Cllr K Grant    Seconded: Cllr. P Johnson    Unanimous**

(iii) To prepare another leaflet about the Neighbourhood Plan to increase awareness of the project. Anticipated cost around £150

**Proposed: Cllr K Grant    Seconded: Cllr. Bull    Unanimous**

**15/149 BANNOLD ROAD DEVELOPMENTS**

This had been covered earlier in the meeting during discussion on planning applications.

**15/150 LOCAL PLAN**

An email had been received from SCDC about the next scheduled sessions. Dates are fixed until the end of September but no date or time has yet been allocated to any Waterbeach specific sessions.

**There being no other business the meeting closed at 9 pm**

**Chair: .....**

**Date: .....**