

## WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Tuesday 14 June 2016 at 7.00 pm at The Old Pavilion, Cambridge Road, Waterbeach.

### 16/12 THOSE PRESENT / APOLOGIES FOR ABSENCE

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

**APOLOGIES:** Cllr Howlett

**NOT PRESENT:** Cllrs Rabbett, Smart, Shipp and M Williamson

### 16/13 OPEN FORUM

Agenda Item 16/15 (i) David Mead and Tessa Frost

### 16/14 MEMBERS' INTERESTS

Cllr P Johnson – Agenda Item 16/15 (i)

Cllr B Johnson - Agenda Item 16/15 (i)

Cllr I Gilzean - Agenda Item 16/15 (i)

A member of the Council raised that the Planning meeting to be held contravened Standing Orders and should be adjourned as all discussions relating to land adjacent to Parish land should be heard before the full council. As the full council are all members of the Planning Committee, and the decision to hold the meeting on 14 June 2016 had been taken at the Parish Council meeting held on 7 June 2016. The Chair's decision was to go ahead with the meeting.

### 16/15 PLANNING APPLICATIONS

The following planning application was considered:

- i) [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, CB25 9NJ

Miss T Frost

Cllrs Gilzean, B Johnson and P Johnson left the meeting.

Waterbeach Parish Council **OBJECTS** to the application based on the following comments:

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

The above comments still stand on the original plans which were submitted. Following the application of the amended plans the following points were raised.

- Concerns were raised on a weight limit for the road and parking issues. The Council does not want cars left in the car park at the recreation ground.
- Access – the Council would have liked to see a robust plan with full access rights on the diagram

- The house is still bigger than the current requirements of the business and concerns were raised that it could become a family home
- Flood light – the area is within the green belt and the Council recently did not select this area of the recreation ground for the new skate park they built due to the flood lighting which would be installed.
- SCDC did not inform Waterbeach Parish Council that the application would include retrospective applications on the existing buildings and flood lighting

**Proposed: Cllr Williams      Seconded: Cllr Gaunt    5 For 1 Against 1 Abstention**

Cllrs Gilzean, B Johnson and P Johnson returned to the meeting.

- ii) [S/2588/15/RM](#) **Reserved matters for layout, scale, appearance and landscaping for the 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

Waterbeach Parish Council **OBJECTS** to the Reserved Matters for this application based on the following points:

- Bannold Drove is a single track road and should not be used for contractor vehicle use at any time as there is a danger that this road could become unserviceable for regular users
- The public open spaces are very small and badly sited for what appears to be an urban development sited in a rural area bordering open landscape
- Style of houses not in keeping with the area
- Although regularly stated that there is a regular bus service to Ely this in fact is not the case
- The balancing pond should not be included in the percentage of open space for the development

The Council would like their previous comments on this application also taken forward:

- The drainage for the site 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 rural setting and bears no reflection to the village or neighbouring area
- Traffic issues
- Emergency exit not wide enough
- Design of front of properties is open plan and enclosed gardens

Waterbeach Parish Council have requested that should these Reserved Matters go ahead then the following conditions be put in place. All contractor vehicles are kept on site and not parked in Bannold Road and that Bannold Drove is not used for any contractor vehicle usage.

**Proposed: Cllr A Grant      Seconded: Cllr B Williams      Unanimous**