

## WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee Meeting held on Tuesday 21 June 2016 at 7.00 pm at The Old Pavilion, Cambridge Road, Waterbeach.

### 7.00 pm PRESENTATION

Representatives from Carter Jonas and the Enterprise Group gave a presentation to the meeting on the proposed development on land off Gibson Close, Waterbeach.

A planning application is scheduled to be submitted in July for 18 dwellings with 7 affordable homes (40%). Of the 18 dwellings 11 will be 2 bedrooms, 3 – 3 bedrooms, 1 – 4 bedrooms, and 3 – 5 bedrooms.

Concerns were raised regarding access, surface water drainage, drainage strategy and sewage capacity.

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

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

**APOLOGIES:** Cllrs Gaunt, Williams, J Williamson, M Williamson

**NOT PRESENT:** Cllrs Howlett, Rabbett, Smart, Shipp

### 16/17 OPEN FORUM

Residents spoke on planning application S/0996/16/VC and S/1237/16/FL

### 16/18 MINUTES

The Minutes of the Planning Meeting held on 17 May 2016 were agreed and approved as a correct record.

**Proposed: Cllr Wright**

**Seconded: Cllr P Johnson**

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

The Minutes of the Planning Meeting held on 14 June 2016 were agreed and approved as a correct record.

**Proposed: Cllr Gilzean**

**Seconded: Cllr Wright**

**Unanimous**

It was agreed that a letter be sent to SCDC (and copied in to senior personnel) stating our concerns that large scale developments have been arriving with a 14 day consultation period which does not give the Council sufficient time to respond.

### 16/19 MEMBERS' INTERESTS

Cllr P Johnson – SC District Councillor

Cllr K Grant – S/1284/16/FL – neighbour

Cllr A Grant – S/1284/16/FL – neighbour

Cllr Bull – S/1010/16/FL - neighbour

### 16/20 PLANNING APPLICATIONS

The following planning application was considered:

- i) [S/0996/16/VC](#) **Variation of Condition 2 (approved plans) of planning application S/1440/15/LB and Condition 2 (approved plans) of planning application S/0996/16/VC**  
5 Green Side, Waterbeach, CB25 9HW  
Mr Sharma, Medicines 4 U Ltd

The Council **objects** to this planning application base on the following points:

1. The parking statement states that the 3 parking spaces are now allocated to the 3 apartments so there is no allocation of parking for pharmacy users.
2. The plans state that the cycle storage is for apartment users and not pharmacy customers.
3. The parking statement states that there is adequate parking around the green – this is not the case as this area of the village is heavily used and cars are often left all day if owners

are commuting into Cambridge on the train thus limiting available spaces throughout the day.

4. The parking statement is flawed as it states that there is available parking opposite the new pharmacy when in fact this is a bus stop and it is vital that the bus is able to pull in to allow the bus to drop to kerb level for wheelchairs and disabled users.
5. The old pharmacy had yellow lines which allowed for deliveries and disabled use – the new pharmacy does not have this facility and with the location in a heavily congested area this could cause problems.

**Proposed: Cllr A Grant      Secoded: Cllr K Grant      Unanimous**

- ii) [S/1284/16/FL](#) **Ground floor and 2 storey rear extension – resubmission of S/0656/16**  
22 Station Road, Waterbeach, CB25 9HT  
Mr & Mrs Morley

Cllrs A Grant and K Grant left the meeting for this item.

The Council have **no objections** to this planning application but request that all building materials and contractor vehicles are kept off road due to the dangerous corner that this property is sited on.

**Proposed: Cllr P Johnson      Secoded: Cllr B Johnson      Unanimous**

- iii) [S/1010/16/FL](#) **Erection of detached, single storey gym/garden room**  
16 High Street, Waterbeach, CB25 9JU  
Ms Juliet Allan

Cllr Bull left the meeting and handed over the Chair to Cllr Wright for this item.

The Council have **no objections** to this planning application but requests that the following concerns are taken into account.

1. That the tree (T1) in the neighbour's garden is protected to secure its survival.
2. Windows on the north elevation overlook the neighbouring property.
3. That the new build remains as its original purpose and does not later become a separate dwelling.

The Council requests that all building materials and contractor vehicles are kept off site especially due to the location of the site near to the village school. No deliveries during school hours and normal working hours adhered to.

**Proposed: Cllr A Grant      Secoded: Cllr B Johnson      Unanimous**

- iv) [S/1396/16/FL](#) **Ground floor rear extension, conversion of part of existing garage into study and extending front hall into existing covered porch**  
29 Vicarage Close, Waterbeach, CB25 9QG  
Mr & Mrs T & C Southgate

The Council have **no objections** to this planning application but request that adequate drainage for the provision of storm water from the roof is made due to the differences in ground height of Stables Yard and Vicarage Close.

The Council requests that all building materials and contractor vehicles are kept off road and normal working hours adhered to.

**Proposed: Cllr Wright      Secoded: Cllr Bull      Unanimous**

- v) **S/1237/16/FL Replacement of existing detached garage, re-siting and the addition of office above**

61 Rosemary Road, Waterbeach, CB 25 9NB  
Mr Mike Campbell

The Council has **no objections** to this planning application but requests that care is taken as an Edwardian storm drain runs along the road edge very close to the site boundary where the build is taking place.

The Council requests that all building materials and contractor vehicles are kept off road and normal working hours adhered to.

Proposed: Cllr P Johnson    Seconded: Cllr K Grant    Unanimous

- vi) **S/1268/16/PN Installation of a 15m high monopole with 6 antennas and 2 dishes, together with 3 equipment and 1 meter cabinet at ground level with a 1.8m high chain link fence**

11 Denny End Industrial Estate, Pembroke Avenue, Waterbeach, CB25 9QP  
CTIL & Telefonica UK Ltd

The Council has **no objections** to this planning application but would like confirmation that there is no additional risk attached to having what will be 3 masts in close proximity and whether there is also the potential for operating interference between the operating masts.

Proposed: Cllr Wright    Seconded: Cllr Bull    Unanimous

- vii) **16/00660/ESF – Proposed development of four glasshouses up to 15MW combined heat and plant, two heat storage tanks, two water storage tanks, a packing and dish unit, cold store, irrigation room and control centre, offices, parking, surface attenuation lagoons, upgraded access track and other ancillary development**

Land off Ely Road, Chittering

The Council have reviewed the above planning application and have raised concerns relating to additional traffic this site will generate on an already heavily congested A10. The plans state that there are parking spaces for 50 cars plus an additional 12 spaces for offices along with possible heavy duty contractor vehicles all trying to access and egress a 60 mph road which already has severe traffic issues. The Council feels that the only safe option for joining the A10 would be the installation of a roundabout.

The Council also raised concerns on light pollution from what appear to be 4 extremely large glass houses.

It was agreed to write to ECDC to request that all planning applications sent to WPC are supported with a full set of plans and that the decisions notices for the applications are also sent to the Council. Concerns would also be raised regarding School Lane, Chittering.

## **16/21 PLANNING DECISIONS AND INFORMATION NOTICES**

The following items were read to the meeting.

- i) **S/0791/16/FL Two storey extension**  
42 Station Road, Waterbeach, CB25 9HT  
Mr Deiron Patel  
**Permission granted**

- ii) [S/0788/16/FL](#) **New 3 bedroom dwelling and detached single garage and creation of a new driveway and access and crossover**  
47 Capper Road, Waterbeach, CB25 9LY  
Mr & Mrs S Edeisa  
**Permission refused**
- iii) [S/0825/16/FL](#) **Single storey rear extension following demolition of existing single storey extension**  
29 High Street, Waterbeach, CB25 9JU  
Mr B Misson  
**Permission granted**
- iv) [S/0535/16/RM](#) **Land east of Cody Road and north of Bannold Road, Waterbeach, CB25 9LS**  
Matthew Homes Ltd  
**Permission refused**
- v) [S/3113/15/FL](#) **Proposed construction of a two storey rear extension following demolition of existing single storey extension**  
29 High Street, Waterbeach, CB25 9JU  
Mr B Misson  
**Appeal decision - dismissed**
- vi) [S/2400/15/FL](#) **Development proposed for change of use of land to residential garden and the erection of a fence**  
15 Kirby Road, Waterbeach, CB25 9LX  
Mr G Bishop  
**Appeal decision - dismissed**
- vii) [S/1238/16/LD](#) **Certificate of lawful development for the rear dormer and velux windows to front**  
22 Winfold Road, Waterbeach, CB25 9PR  
Mr & Mrs D Searle  
**For information**

## **16/22 PLANNING ENFORCEMENT**

Cllr P Johnson reported the following:

- 9 Chapel Street – the Enforcement Officer had visited site due to blockage of pavement, debris on road and lack of PPE.

## **16/23 SOLAR FARMS**

Costs are being sought for a lay by on School Lane.

## **16/24 NEIGHBOURHOOD PLAN**

No report.

**16/25 BANNOLD ROAD DEVELOPMENTS**

Matthews Homes application had been refused and Persimmon are carrying out an archaeological survey.

**16/26 LOCAL PLAN**

No report.

There being no other business the meeting closed at 9.10 pm.

**Chair:** .....

**Date:** .....

Unapproved