

## WATERBEACH PARISH COUNCIL

### PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on Tuesday 19 July 2016 at 7.30 pm at The Old Pavilion, Cambridge Road, Waterbeach.

#### 16/27 THOSE PRESENT / APOLOGIES FOR ABSENCE

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

**APOLOGIES:** Cllrs Rabbett, Smart, Williams, M Williamson

**NOT PRESENT:** Cllr Howlett,

#### 16/28 OPEN FORUM

Residents spoke on planning application **S/1469/16/FL**.

#### 16/29 MINUTES

The Minutes of the Planning Meeting held on 21 June 2016 were agreed and approved as a correct record.

**Proposed: Cllr Wright                      Seconded: Cllr Bull**

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

#### 16/30 MEMBERS' INTERESTS

Cllr P Johnson – SC District Councillor

#### 16/31 PLANNING APPLICATIONS

The following planning applications were considered (note in a different order from the agenda for the benefit of members of the public present) :

iii) **S/1469/16/FL Extension and conversion of an existing garage to provide a single bay garage and one bedroom apartment.**

5 Greenside, Waterbeach, CB25 9HW

Mr A Sharma, Medicines 4 U Ltd

The Council **objects** to this planning application for the following reasons:

1. Highway safety – the front of the property is next to a bus stop and the proposal would result in additional vehicles accessing the site.
2. Loss of privacy – the adjoining property Muffs Cottage would be overlooked.
3. Parking – there is not sufficient space for vehicles to be parked onsite in the way shown on the plans so this would result in further on street parking.
4. Also it is not clear from the information provided whether the property still has Grade II listed status.

**Proposed: Cllr K Grant                      Seconded: Cllr Gilzean                      Unanimous**

i) **S/0990/16/FL Two storey side extension**

Lowlands Farm, Long Drove, Waterbeach, CB25 9LR

Mr Keith Grantham

The Council has **no objection** to this planning application but request that all building materials and contractor vehicles are kept off road.

**Proposed: Cllr Bull                      Seconded: Cllr P Johnson                      In favour: 8                      Against: 1**

ii) **S/1559/16/VC Removal / variation of planning condition 3 of planning application S/1416/10**

Homeleigh, School Lane, Chittering, CB25 9PW

Mr & Mrs Terence & Pauline Brown

The Council has **no objection** to this planning application .

**Proposed: Cllr P Johnson                      Seconded: Cllr Bull                      In Favour: 7                      Abstentions: 2**

**16/32 PLANNING DECISIONS AND INFORMATION NOTICES:-**

The following items were read to the meeting:-  
The proximity to the entrance/exit of the doctor's surgery and the fact that the road is becoming very busy.

- There was concern over whether the pavement is wide enough to accommodate a bus shelter.
- Other possibilities for possible more suitable locations should be investigated.
- The officer dealing with the matter at the County Council should be contacted as should County Cllr Leeke
- In due course the matter should be brought back to the full parish council

**16/33 PLANNING DECISIONS AND INFORMATION NOTICES**

The following items were read to the meeting.

- S/1284/16/FL Ground floor and 2 storey rear extensions**  
22 Station Road, Waterbeach, CB25 9HT  
Mr & Mrs Morley  
**Permission refused**
- S/1238/16/LD for the rear dormer and velux window to front**  
22 Winfold Road, Waterbeach, CB25 9LPR  
**Certificate of lawful development approved**
- S/1268/16/PN Installation of antennas and dishes**  
11 Denny End Industrial Estate, Waterbeach, CB25 9QP  
CTIL and Telefonica Limited  
**Determination that prior approval is required**
- S/1237/16/FL Replacement of existing detached garage, re-siting and addition of offices above.**  
61 Rosemary Road, Waterbeach, CB25 9NB  
Mr Mike Campbell  
**Permission granted**
- S/0882/14/FL Information regarding Appeal Hearing**  
Land adj to 41 Denny End Road, Waterbeach, CB25 9PB  
Steve Nugent, Cockersegde Building Contractors Ltd  
**Appeal hearing to take place on 19 July at the Community Room, Waterbeach Barracks**

Many councillors and residents had attended this hearing and the inspector had permitted everyone to speak. A decision is expected in 4 to 6 weeks' time.

Parish Councillors expressed strong disappointment at the quality of representation from the District Council at the hearing. Cllr Bull agreed to draft a detailed letter to the District Council and circulate it to the committee before sending, citing the following points: -

1. There was no planning officer present.
2. The representative was poorly prepared. She did not have copies of documents with her and was unable to access them remotely due to a poor internet connection (to be expected in a rural location).
3. Important documents had not been made available to the public or the Parish Council. This included a new set of plans.
4. The plans used to show the proximity of the proposed new properties to those in Clare Close were out of date and did not show the many extensions in existence on the properties in Clare Close (some of which have been there for many years).

5. The proposed s106 agreement for £26k for offsite sports had not been seen by the Parish Council
6. Not all relevant documents are available on the District Council's planning portal.

The District Council should be reminded of the special agreement between the District Council and Waterbeach Parish council for full and open cooperation on planning matters. This agreement has clearly not been respected on this occasion.

vi) **S/0467/16/DC Discharge of various conditions**

Stirling House, Denny End Road, Waterbeach, CB25 9PB  
Paragon Land & Estates Ltd

**Refused**

vii) **S/0892/15/LD Erection of a single dwelling house**

Manager's Accommodation, Enterprise Nurseries, Ely Road, Landbeach, CB25 9NN  
Mr Mark Dwyer

**For Information - appeal hearing took place on 5 July 2016**

viii) **S/2588/15/RM Reserved Matters for Layout, Scale, Appearance and Landscaping for 57 Dwellings**

Land north of Bannold Road Waterbeach  
Bovis Homes Limited

**For Information – application heard by committee at SCDC 6 July 2016.**

**This had been passed.**

ix) **S/1476/16/E2 Request for a Scoping Opinion – Environmental Impact Assessment**

Waterbeach Barracks & Airfield, Denny End Road, Waterbeach, CB25 9PA  
Julia Foster, David Lock Associates

**For Information**

**This had been reported on at the main council meeting on 5 July.**

x) **Letter of response from East Cambs District Council**

Cllr Bull read out the letter (the contents of which were disappointing) and it was noted that in future it would be necessary to request copies of plans for any applications coming through from East Cambridgeshire District Council.

**16/34 PLANNING ENFORCEMENT**

- Cllr P Johnson reported that there had been another breach of conditions by Morris Homes. The traffic lights in use by them had no contact information on them.
- Councillors reported that the skip in use at the north end of the green was in a dangerous location. Also it had been requested that all materials be kept on site so this would be a breach of conditions.

**16/35 SOLAR FARMS**

Cllr Gaunt now had information about the potential costs of a layby so she and Cllr P Johnson would be pursuing this further.

**16/36 NEIGHBOURHOOD PLAN**

An Expression of Interest had been completed for a grant application.

A new Admin assistant had been recruited with special responsibility for supporting the Neighbourhood Plan so it was hoped the entire project can now move forward more quickly.

**16/37 BANNOLD ROAD DEVELOPMENTS**

Nothing to report.

**16/38 LOCAL PLAN**

There has been a recent update circulated indicating that those listed to speak should advise their availability to the inspector's office.

It was agreed to write again to request Waterbeach Parish Council be included in the list of those allowed to speak.

There being no other business the meeting closed at 8.58 pm.

**Chair:** .....

**Date:** .....

Unapproved