

WATERBEACH PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on Tuesday 16 August 2016 at 7.30 pm at The Old Pavilion, Cambridge Road, Waterbeach.

16/39 THOSE PRESENT / APOLOGIES FOR ABSENCE

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

APOLOGIES: Cllrs Howlett, Smart

NOT PRESENT: Cllr. Rabbett

16/40 OPEN FORUM

Residents spoke about their concerns regarding planning applications **S/1695/16/FL – Capper Road** and **S/1693/16/FL – 45 Way Lane**

Cllr J Williamson arrived at 7.35pm

16/41 MINUTES

The Minutes of the Planning Meeting held on 19 July 2016 were agreed and approved as a correct record.

Proposed: Cllr Gaunt Seconded: Cllr Bull

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

16/42 MEMBERS' INTERESTS

S/1695/16/FL Cllr Bull - family business in the village.

S/1695/16/FL Cllr P Johnson - has been consulted by the applicant in his role as District Councillor

16/43 PLANNING APPLICATIONS

The following planning applications were considered :

Cllrs Bull and P Johnson left the room and Cllr M Williamson took the Chair

i) **S/1695/16/FL**

Demolition of existing buildings. Provision of 20 apartments and food store.

Welfare Office and Community Building, Capper Road, Waterbeach, CB25 9LY

The Parish Council RESOLVED to recommend Refusal.

If allowed the PC feels that conditions should be imposed for the period of construction – particularly due to the proximity of the day nursery. Usual conditions for all vehicles and materials to be kept onsite during construction and limits on hours of working.

Comments: The Design and Access statement refers to good bus services in the village which is not the case. The PC feels that the shop is a good idea but has significant concerns about the flats, in terms of the height of the building, the relatively small number of parking spaces planned (18 spaces in total for 20 flats and the shop) and no mention of any affordable housing. If such a development is to be allowed, there should be some benefit to local young people. There should be at least 40 parking spaces for 20 flats and parking spaces should not be shared between the shop and residents. Also the fact that the development will be very close to and overlooking the adjacent children's nursery is a serious concern.

Proposed: Cllr Gilzean Seconded: Cllr Wright In Favour: 7 Abstentions: 2

Cllrs Bull and P Johnson returned to the room at 8.05 pm and Cllr Bull resumed the Chair.

ii) **S/1789/16/FL Proposed single storey rear and two storey side extension**

51 Capper Road, Waterbeach, CB25 9LY

Mr Hossam Zidan

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

Proposed: Cllr Wright Seconded: Cllr J Williamson In favour: 10 Abstentions: : 1

- iii) **S/1693/16/FL Two storey extension and porch**
45 Way Lane, Waterbeach, CB25 9NQ
Mr Grigoriev

It was PROPOSED that the council should OBJECT to this application.

Proposed: Cllr Gaunt Seconded: Cllr Gilzean In Favour: 4 Against : 6 Abstentions: 1
Motion **NOT** passed

It was **RESOLVED** that the Parish Council has **no objection** to this planning application provided that adequate safeguards are put in place in the planning conditions to protect the neighbour whose party wall will be affected. There is particular concern over underpinning work which may affect foundations, the potential overflow of rainwater from the gutters on the new extension onto the adjoining property and access to the outside wall of the neighbouring property for maintenance. Usual conditions of off road vehicle and materials to be requested.

Proposed: Cllr K Grant Seconded: Cllr M Williamson In Favour: 8 Against : 2
Abstentions: 1

- iv) **S/1612/16/LD Lawful development certificate for a single storey rear extension**
12 Capper Road, Waterbeach, CB25 9LY
Mr and Mrs Cathcart

The Council noted this and had no comments.

- v) **S/1528/16/LB Remedial and replacement works to existing windows**
Wiles Cottage, 20 High Street, Waterbeach, CB25 9JU
Mr Jamie Buchanan

The Council **RESOLVED** that it has no objection to this planning application.

Proposed: Cllr K Grant Seconded: Cllr Bull Unanimous

- vi) **Tree Works in Conservation Area**
Reduce overall height of Yew by 35% to leave a smaller, compact and balanced crown.
Ms K Thompson, 15 High Street, Waterbeach

The Council **RESOLVED** that it has no objection to this application.

Proposed: Cllr B Johnson Seconded: Cllr K Grant Unanimous

16/44 PLANNING DECISIONS AND INFORMATION NOTICES

It was noted that we now only receive a front cover letter regarding decision notices so if councillors would like to view the information relating to the decision they are now directed to view it online at www.scams.gov.uk/services/planning-applications.

It was requested that a copy of each decision be printed off from the website to be available for future planning committee meetings.

The following items were read to the meeting.

- i) **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 and Mrs T & C Southgate
Approved

- ii) **S/0990/16/FL Two storey side extension** Lowlands Farm, Long Drove, Waterbeach, CB25 9LR
Mr Keith Grantham
Approved
- 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
Approved
- iv) **S/0996/16/VC Variation of Condition 2 (approved plans) of Planning Consent S/1439/15/FL for extension, external applications and conversions of dwelling to form ground floor pharmacy and two first floor flats together with provision of parking spaces, cycle and bin storage**
5 Greenside, Waterbeach, CB25 9HW
Mr A Sharma, Medicines 4 U Ltd
Approved
- v) **S/1300/16/FL Demolition of existing house and construction of replacement dwelling**
Pleasant View, Ely Road, Landbeach, CB25 9NW
Mr John Barham
Refused
- vi) **S/1559/16/VC Removal/Variation of Condition 3 of planning application S/1416/10**
Homeleigh, School Lane, Chittering, CB25 9PW
Mr and Mrs Brown
Refused
- vii) **S/0656/16/FL Ground floor and two storey rear extension** 22 Station Road, Waterbeach, CB25 9HT
Mr & Mrs Morley
Papers were not available at the meeting (it should be noted that this was in fact a refusal)
- viii) **Ref: 16/00660/ESF – Proposed development of four glasshouses, up to 15MW combined heat and power (SHP) plant, two hear storage tanks, two water storage tanks, a packing and distribution unit, cold store, irrigation room and control centre, offices, parking, surface water attenuation lagoons, upgraded access track and other ancillary development**
Land off Ely Road, Chittering
Revised plan showing reduced level of car parking – For information only

16/45 URBAN & CIVIC SCOPING REPORT

Councillors were asked to email the Clerk with any comments they wished to have included in a Parish Council response to Urban & Civic. It was agreed that any response made to this by the Parish Council should be copied to SCDC.

16/46 PLANNING ENFORCEMENT

Morris Homes – a house had been built back to front – change agreed by SCDC.
Whittons Farm – The signs installed on the new Way Lane entrance were too large
Maple Court – A lamppost had been removed during the rebuilding
Grange Farm - A mobile home had been installed on Long Drove without permission.
Bovis Homes – there had been complaints of deliveries to the site between 7 & 7.30 am
Skip on Green – there was a complaint that the skip near the north end of the Village green was in a dangerous position. It was suggested this be reported to County Highways as well as SCDC planning enforcement.

16/47 SOLAR FARMS

Nothing to report

16/48 NEIGHBOURHOOD PLAN

A meeting was due to take place on Wednesday 17 August 2016.

16/49 BANNOLD ROAD DEVELOPMENTS

Nothing to report.

16/50 LOCAL PLAN

The Clerk had written to the Programme Officer in respect of Waterbeach Parish Council being permitted to speak at the hearings. She was asked to chase for a response before the next planning meeting.

There being no other business the meeting closed at 8.44 pm.

Chair:

Date:

Unapproved