

WATERBEACH PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on Tuesday 20 September 2016 at 7.30 pm at The Old Pavilion, Cambridge Road, Waterbeach.

7.00 pm – Tim Slater gave a presentation to the meeting on how he would be able to support the Council on the proposed planning development on the barracks site.

16/51 THOSE PRESENT / APOLOGIES FOR ABSENCE

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

APOLOGIES: Cllrs Howlett, Rabbett, Smart, Wright

NOT PRESENT: Cllr. Shipp

16/52 OPEN FORUM

Residents spoke about their concerns regarding planning application S/2177/16/FL land off Gibson Close.

16/53 MINUTES

The Minutes of the Planning Meeting held on 16 August 2016 were agreed and approved as a correct record.

Proposed: Cllr Gaunt Seconded: Cllr Bull

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

16/54 MEMBERS' INTERESTS

Cllr P Johnson – SC District Councillor

Cllr K Grant – owns property in Greenside

Cllr A Grant – relation to property owner in Greenside

16/55 PLANNING APPLICATIONS

The following planning applications were considered :

- i) [S/2177/16/FL](#) **Erection of 18 dwellings including affordable dwellings, a local play area, internal road, associated alterations to highway and pedestrian access, and modifications to junction arrangements**

Land off Gibson Close, Gibson Close, Waterbeach, CB 25 9HY

Enterprise Property Group Ltd

The Council **OBJECTS** to this planning application on the following grounds:

1. The Council concurs with the comments of the Planning Consultation Response from South and City Highways.
2. Concerns were raised on traffic issues with the relocation of the village pharmacy close to the junction of Gibson Close which will bring an increase in vehicles and people trying to park, and use the pharmacy in an already heavily congested area. There is also the problem with deliveries for the pharmacy which has very limited parking. These issues have already impacted heavily on the Disabled Access for the pharmacy.
3. The Bus Stop opposite Gibson Close also adds traffic congestion when buses are parked to pick and drop off passengers.
4. Drainage in the area off Gibson Close is already a problem due to high water levels and the proposed plans to raise the ground level by 1 meter will have serious impact on the neighbouring properties, and the surrounding land. The Consultant's report stated that soak- away's were not a viable strategy so by raising the ground level you will still be faced with the same issues of where the water can go.
5. A protected tree on the plans appears to show that its root system will be concreted over.

6. 1 Greenside already experiences flooding in its cellar and the road regularly floods outside it on the junction of Chapel Street, Greenside and Gibson Close. The nearby property of Muff's Cottage sits 2 feet below ground level, with the addition of further run-off rain water with nowhere to go this will only increase an already problem area.

Proposed: Cllr Bull Seconded: Cllr B Johnson Unanimous

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

51 Capper Road, Waterbeach, CB25 9LY

Mr Hossam Zidan

The Council has **NO OBJECTIONS** to this planning application but request that the usual conditions are applied.

Proposed: Cllr Gaunt Seconded: Cllr A Grant 9 In favour – 1 Abstention

iii) **S/2077/16/FL Garage**

45 Winfold Road, Waterbeach, CB25 9PR

Mr P Shields

The Council has **NO OBJECTIONS** to this planning application but request that all building materials are kept clear of other garages so as not to cause an issue for other users.

Proposed: Cllr P Johnson Seconded: Cllr Gilzean 8 In favour – 1 Abstention

iv) **Tree Works**

Removal of Eucalyptus tree which due to considerable growth is overhanging neighbouring property

Mr Jones, 18 High Street, Waterbeach, CB25 9JU

The Council has **NO OBJECTIONS** to this application.

16/56 PLANNING DECISIONS AND INFORMATION NOTICES

The following items were read to the meeting.

i) **S/1010/16/FL Erection of detached, single storey gym/garden room**

16 High Street, Waterbeach, CB25 9JU

Ms Juliet Allen

Approved

16/57 PLANNING ENFORCEMENT

A request was made that Planning Enforcement should be put onto the Parish Council meeting agenda and SCDC Enforcement Officers invited to speak to the Council.

16/58 SOLAR FARMS

Awaiting a visit from a member of the SC Highways team.

16/59 NEIGHBOURHOOD PLAN

Report to be given at Parish Council meeting.

16/60 BANNOLD ROAD DEVELOPMENTS

A discussion took place on the use of the s106 money from the Bovis and Persimmon developments. It was agreed that Cllr Bull would respond on behalf of the Council.

16/61 LOCAL PLAN

No report

There being no other business the meeting closed at 8.30 pm.

Chair:

Date:

UNAPPROVED