

WATERBEACH PARISH COUNCIL

PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on Tuesday 18 October 2016 at 7.30 pm at The Old Pavilion, Cambridge Road, Waterbeach.

16/62 THOSE PRESENT / APOLOGIES FOR ABSENCE

PRESENT: Cllrs Bull (Chair), Gaunt, A Grant, Gilzean, B Johnson, P Johnson, Williams, Wright

APOLOGIES: Cllrs K Grant, J Williamson, M Williamson

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

16/63 OPEN FORUM

Mrs J William spoke on the Bannold Road developments

16/64 MINUTES

The Minutes of the Planning Meeting held on 20 September 2016 were agreed and approved as a correct record.

Proposed: Cllr B Johnson Seconded: Cllr Gaunt

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

16/65 MEMBERS' INTERESTS

Cllr P Johnson – SC District Councillor

Cllr Bull – S/2099/16/FL

Cllr Williams – lives opposite Bannold Road

16/66 PLANNING APPLICATIONS

The following planning applications were considered :

i) [S/2461/16/FL](#) **Residential development for the erection of 45 dwellings and associated works**

Land north of Bannold Road, Waterbeach

Persimmon Homes

Waterbeach PC **OBJECT** to this planning application and would like to state that they do not appreciate the devious way that these planning applications are being submitted in tranches to increase the volume of housing which has already been objected to.

1. This is Green field land and outside the village envelope in order to protect the rural character of the village from this type of development. This ought not to be changed without consultation with the people of Waterbeach. There are also doubts about whether the way the site meets policies DP/1, DP/2, and DP/4.
2. The site is susceptible to flooding and building on it will endanger nearby properties. We note that the Flood Risk Assessment (2.10) states “**logically however any frontage units should have floor levels set slightly higher above the channel of the existing road to ensure that water conveyed in this way does not pose any risk of inundation**”; unfortunately for the existing residents in this area their floor areas cannot be raised!! In the last 2 years Bannold Road has been severely flooded with both rain water and sewerage at least 6 times which has infiltrated residents properties. Anglian Water cannot cope with the current levels of surface water and sewerage in bad weather conditions.
3. 45 additional dwellings is over development of the site. Whilst the existing street scene in the locality of Bannold Road comprises of large front gardens leading to detached housing and the ex-army quarters to the north enjoy spacious public areas. The conditions the Inspectorate proposed in his judgement should also be applied with rigour including a footpath from the site to the Doctor’s surgery which does not appear on the

plans. 45 dwellings will increase the number of vehicles. This will further reduce road safety in the already congested streets of Waterbeach in particular around the area since the sale and occupation of the ex MOD homes to the north of the site. This is in addition to the ever increasing level of HGV and large farm vehicles using Bannold Road.

4. There are 2 existing junctions directly opposite the proposed access to the site creating road safety issues for motorists and pedestrians. The main access could be positioned at the proposed emergency access which appears surplus to requirements.
5. The sensible conditions included by the Inspector who approved 90 houses for this site should be applied. In particular 40% affordable housing should be included in any proposal.
6. Loss of green highway used by wildlife including foxes, hedgehogs, deer, owl and bats.
7. Inadequate bus service.
8. The road infrastructure around Waterbeach is at breaking point and needs improvement in capacity and traffic calming before any more building is allowed if our village is to be sustainable.
9. Primary School also creaking at the seams needs expansion to cope with the population increase which will result from this unplanned development.
10. The doctor's surgery (Rosalind Franklin House) is already at full capacity.
11. The density of the housing is not in keeping with the rural area.
12. The access road needs positioning so that car headlights do not shine directly into existing homes.
13. No recreational area north of the village for use by residents within this housing development.

Proposed: Cllr Bull Seconded: Cllr Gaunt Unanimous

- ii) [S/2458/16/RM](#) **Application for Reserved Matters in respect of appearance, landscaping, layout and scale for the residential development of 90 dwellings following outline planning permission S/1359/13/OL**

Land north of Bannold Road, Waterbeach
Persimmon Homes

Waterbeach Parish Council **OBJECT** to this application for reserved matters based on the following comments;

1. The original application for this site was for 144 houses for the whole site but now has been split into two applications for 90 and 45 houses. The plans relating to these reserved matters do not represent the original application.
2. The layout of the site is unacceptable with a higher density of houses.

Proposed: Cllr Bull Seconded: Cllr B Johnson Unanimous

- iii) [S/2491/16/RM](#) **Reserved Matters submission for layout, landscaping, scale and appearance of planning permission S/1907/14/OL**

Land to the east of Cody Road and north of Bannold Road, Waterbeach
Matthew Homes Ltd

Waterbeach Parish Council **OBJECT** to this application for reserved matters based on the following:

1. The previous comments from the Council were not taken into consideration.
2. Increase in road use – traffic surveys do not reflect the current situation.
3. Open space has been moved to the west side of the site.
4. Direct access from Cody Road needs to be changed.
5. All previous comments to stand for this application.

Proposed: Cllr A Grant Seconded: Cllr B Johnson Unanimous

- iv) [S/2527/16/FL](#) **Single storey side and rear extension and front porch**
2 Saberton Close, Waterbeach, CB25 9QW
Mr George Sprague

Waterbeach Parish Council have **NO OBJECTIONS** to this planning application but request that all building materials and contractor vehicles are kept on site and normal working hours adhered to.

Proposed: Cllr P Johnson Seconded: Cllr Gaunt Unanimous

- v) [S/2099/16/FL](#) **Change of use from Post Office (use Class A1) to dwelling house (use Class C3)**
11 High Street, Waterbeach, CB25 9HN
Mrs Christine Smith

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

Waterbeach Parish Council **OBJECT** to this planning application as they would like to see the premises retained as a shop. The building is also in a conservation area.

Proposed: Cllr Williams Seconded: Cllr A Grant 5 In Favour – 2 Abstentions

- vi) [S/2168/16/FL](#) **Two and single storey rear extension**
8 Coronation Close, Waterbeach, CB25 9NP
Matt and Kate Sullivan

Waterbeach Parish Council have **NO OBJECTIONS** to the planning application but request that all building materials and contractor vehicles are kept on site and normal working hours adhered to.

Proposed: Cllr B Johnson Seconded: Cllr Gilzean Unanimous

- vii) [S/0477/16/FL](#) **First floor extension by raising roof of house**
6A Green Side, Waterbeach, CB25 9HP
Mr and Mrs Hong

Waterbeach Parish Council have **NO OBJECTIONS** to the planning application but request that all building materials and contractor vehicles are kept on site and normal working hours adhered to.

Proposed: Cllr Bull Seconded: Cllr Gaunt Unanimous

- viii) [S/2135/16/FL](#) **Siting of a mobile home**
Grange Farm, Long Drove, Waterbeach, CB25 9LR
Mr John Reynolds (T W Reynolds & Sons)

Waterbeach Parish Council have **NO OBJECTIONS** to the planning application but request that all building materials and contractor vehicles are kept on site and normal working hours adhered to.

Proposed: Cllr Bull

Seconded: Cllr Gaunt

Unanimous

ix) **Tree Works – APP CA 583**

Fell 2 bay trees and 1 yew tree, reduce laurel in corner by 50%
Mr Withers, 16 Chapel Street, Waterbeach

Waterbeach Parish Council have **NO OBJECTIONS** to these tree works.

x) **Tree Works – APP CA 583**

Prune back mixed hedge to drastically reduce overhang. This is beyond the rear boundary of 16 Chapel Street and may be on Parish Council land.
Mr Withers, 16 Chapel Street, Waterbeach

To be discussed at Parish Council Meeting on Tuesday 1 November 2016.

16/67 PLANNING DECISIONS AND INFORMATION NOTICES

The following items were read to the meeting.

i) **S/1528/16/LB Remedial and replacement works to existing windows**

Wiles Cottage, 20 High Street, Waterbeach, CB25 9JU
Mr Jamie Buchanan
Approved

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

51 Capper Road, Waterbeach, CB25 9LY
Mr Hossam Zidan
Approved

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

45 Winfold Road, Waterbeach, CB25 9PR
Mr P Shiels
Approved

iv) **S/2179/16/DC Discharge of conditions 14 (Foul Drainage) and 19 (Renewable Energy) of Planning Consent S/0558/14/OL for Outline Planning Permission for Erection of up to 57 dwellings including affordable housing, public open space, new roads and associated infrastructure including a sustainable drainage system with main access off Bannold Road**

Land north of Bannold Road, Waterbeach
Mr John Dale, Bovis Homes Ltd
For Information

16/68 PLANNING ENFORCEMENT

The meeting heard that a member of the public had been assaulted for taking photos of the lorries blocking Bannold Road. Lorries have continuously parked on the road causing traffic issues for local residents. The working time directive has also not been adhered to.

16/69 SOLAR FARMS

Awaiting a visit from a member of the SC Highways team. Cllr P Johnson will follow up with County Councillor Leeke.

16/70 NEIGHBOURHOOD PLAN

The next meeting has been scheduled for Wednesday 2 November 2016.

16/71 BANNOLD ROAD DEVELOPMENTS

The Parish Council will write a strongly worded letter to SCDC stating their disappointment in how the sites have been managed. Conditions appear not to have been met and the Council requests written confirmation as to what SCDC intends to do if this is the case.

A meeting will take place with Waterbeach Parish Council representatives and members of the SCDC Planning team on 20 November 2016 on site in Bannold Road.

16/72 LOCAL PLAN

No report

There being no other business the meeting closed at 8.50 pm.

Chair: **Date:**

Unapproved