

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday 25 April 2017 at the Old Pavilion, Waterbeach.

16/133 THOSE PRESENT/APOLOGIES FOR ABSENCE

PRESENT: Cllrs Bull, K Grant, A Grant, Gilzean, B Johnson, P Johnson, Shipp, Smart, M Williamson, J Williamson

APOLOGIES: Cllrs Gaunt, Howett, Williams, Wright

NOT PRESENT: Cllr Rabbett

IN ATTENDANCE: Shelley Mason (Clerk)

16/133 OPEN FORUM

No reports.

16/135 MINUTES

The minutes from the meeting held on Tuesday 21 March 2017 were agreed and signed following the correction of a date.

Proposed: Cllr Gilzean Secended: Cllr A Grant 5 In Favour 5 Abstention

16/136 MEMBERS' INTEREST

Cllr P Johnson – 16/137ii

Cllr J Williamson – 16/137ii

16/137 PLANNING APPLICATIONS

To comment on the following planning applications submitted:

i) [S/2177/16/FL](#) - **Erection of 20 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, Waterbeach CB25 9HY

N/A, Enterprise Property Group Ltd

The Council strongly reiterates the **OBJECTIONS** it has forwarded previously and the reasons for them. In addition, the Council objects to the view expressed by County Highways that the proposed modifications to the highway are an improvement. They involve an additional maintenance obligation in a conservation area ie cutting the grass and do not resolve the safety risks to pedestrians (both on footway and roadway), nor the very tight access onto Greenside. The Council suggests that alternative access into proposed site through the opposite end (Poors Road) is explored. The Council was made aware of recent County Highways comments through a resident and would request it is consulted should they comment further. Finally, and in view of the above, the Council requests this application is taken before the Planning Committee.

Proposed: Cllr A Grant Secended: Cllr B Johnson Unanimous

ii) [S/1086/17/FL](#) **Demolition of existing dwelling and the erection of 2 No. detached dwellings with associated amenity space, parking and garages. Vehicular access from Way Lane and Camps Close.**

37 Way Lane, Waterbeach, Cambridge, CB25 9NQ

YK Developments

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

Loss of light/overshadowing of neighbouring properties. It suggests that a modified layout with the new constructions placed further back from the road would alleviate this problem.

Traffic management – visibility along Camps Close is limited for cars backing out of the proposed spaces. In addition, the single space in the NE corner accesses onto a busy road.

Proposed: Cllr J Williamson Seconded: Cllr Bull In favour 9. Abstentions: 1

S/0903/17/FL Proposed 2 storey rear extension

6 Fletcher Avenue, Waterbeach, Cambridge, Cambridgeshire, CB25 9LZ

Mr Clemens Fischer

Council recommends for approval. A condition should be attached that all materials and vehicles be kept on site.

Proposed Cllr Bull Seconded Cllr Johnson Unanimous

iv) S/1301/17/FL Construction of 2No. 4-Bed detached two storey dwellings following the demolition of a 2-Bed bungalow and garage

Margowen, High Street, Waterbeach, Cambridge, Cambridgeshire, CB25 9JU

Mr S Hartley, Trumpington Properties Ltd

The Council recommends for approval but has some concerns about parking and construction traffic during construction. It recommends placing a condition that deliveries are not made between 8.15 – 9.15 and 3 – 4pm on Monday-Fridays during school term time. It recommends a condition that contractor vans should park away from the site owing to its sensitive location..

Proposed: Cllr B Johnson: Cllr Shipp In favour: 8 Abstentions: 2

v) S/0558/14/OL - Variation of conditions 5 (Traffic Management plan), 15 (Contaminated land) and 16 (Programme of archaeological work) of planning permission

Land north of Bannold Road, Waterbeach

John Dale, Bovis Homes Ltd

The Council has not received appropriate documentation and has been unable to access the website. An extension until 17 May is therefore requested.

vi) S/1288/17/TP – Proposal to top and fell tree

21 Lode Avenue, Waterbeach CH25 9PX

TPO Number – 6/77/SC - C/11/17/093/03 Top and Fell Ash tree in the rear garden.

Mrs Heliwell

The Council suggests that if the felling proceeds, a replacement tree should be planted in suitable position to be agreed with the South Cambridgeshire District Council Tree Officer

16/138 PLANNING DECISIONS AND INFORMATION NOTICES

The following were read to the meeting for information only.

i) S/0384/17/FL New 3 bedroom dwelling including a room in the roof on side garden of existing dwelling

Notification that application to be considered under delegated powers

Application Address: 47 Capper Road, Waterbeach, CB25 9LY

For Information

ii) S/0396/17/FL Planning permission subject to conditions: Replacement detached garage and single storey rear extension

38 High Street, Waterbeach, Cambridge, Cambridgeshire, CB25 9JU

Mr Sam Edwards

For Information

- iii) **S/3055/16/FL Appeal against refusal of a householder application**
28 Winfold Road, Waterbeach, Cambridge, CB25 9PR Two Storey Side Extension
and Single Storey Rear Extension
Application reference: S/3055/16/FL
Mr & Mrs D. McMurray
APP/W0530/D/17/3168804
For Information

- iv) **S/1204/17/PA Prior approval for a single storey rear extension with lean-to and roof windows**
46 Kirby Road, Waterbeach CB25 9LX
Dejan, Bilyana Filiposki and Filiposka
For Information

- v) **S/1907/14/OL Discharge of conditions 9,13,18&19 of Application ref S/0712/17/DC**
Land adjacent to East of Cody Road and North of Bannold Road, Waterbeach CB25 9LS
Matthew Homes
For Information

- vi) **S/0882/14/FL Discharge of conditions 9,12-15 of Application ref S/0712/17/DC**
Land adjacent to 41 Denny End Road, Waterbeach CB25 9PB
Adrian Bishop, Cocksedge Building Contractors Ltd
For Information

- vii) **S2064/12/FL Permission for removal of condition No 14 (affordable housing) of planning permission S/2064/12/FL**
Robson Court, Waterbeach CB25 9LE
Miss Sarah Brind, Sanctuary Housing
For Information

16/139 PLANNING ENFORCEMENT
Enforcement meetings with SCDC were now being held fortnightly owing to recent incidents involving a number of sites in the village.

16/140 NEIGHBOURHOOD PLAN
No report

16/141 BANNOLD ROAD DEVELOPMENTS/DENNY END DEVELOPMENTS
Discussed under 16/139 above

16/142 S 106 PROJECTS
Proposals around a new bowls pavilion and a revamp of the old skatepark were being explored.

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

Chair: **Date:**