

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday 20 June 2017 at 7.30 pm at the Old Pavilion, Waterbeach.

17/15 THOSE PRESENT/APOLOGIES FOR ABSENCE

PRESENT: Cllrs Bull, Gaunt, Gilzean, A Grant, J Williamson, Wright

APOLOGIES: Cllrs K Grant, B Johnson, P Johnson, Williams

NOT PRESENT: Cllrs Howlett, Rabbett, Shipp, Smart, M Williamson

IN ATTENDANCE: Shelley Mason (Clerk)

17/16 OPEN FORUM

No members of the public present.

17/17 MINUTES

The minutes from the meeting held on Tuesday 16 May 2017 were agreed and signed.

Proposed: Cllr Bull Seconded: Cllr Wright 4 In Favour 1 Abstention

17/18 MEMBERS' INTEREST

None recorded.

17/19 PLANNING APPLICATIONS

To comment on the following planning applications submitted:

S/1727/17/FL Demolition of existing garage, replacement 5 bay garage with storage above and new conservatory to existing main dwelling

16 Cambridge Road, Waterbeach, CB25 9NJ

Mr Michael Attle

The Council **recommends REFUSAL** of the application on the grounds

- its location and juxtaposition to houses in Harding Way and the detrimental effect it will have on neighbours including loss of light and privacy (DP3).
- It is out of character with the building and the surrounding area.

The Council also supports the report from the Tree Officer.

Proposed: Cllr Wright Seconded: Cllr A Grant. In favour 5. Against 0. Abstention 1

S/1981/17/FL Conversion of existing triple garage to a 1 bedroom bungalow

64 Cambridge Road, Waterbeach, CB25 9NJ

Mr Paul Clark

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

- Poor Access
- Close to a major junction with speeding and visibility problems
- Traffic generation
- Highways safety

Overdevelopment and the loss of a car parking space

Proposed: Cllr Bull Seconded Cllr J Williamson In favour 5. Against 0 Abstention 1

S/1736/17/FL Proposed garage conversion and single storey extension

42 Way Lane, Waterbeach, CB25 9NQ

Mr Daniel Betts

The Council has NO OBJECTIONS to this proposal

Proposed: Cllr Bull Seconded Cllr J Williamson In favour 5. Against 1, Abstentions 0

S/1669/17/FL Wider dormer window on the front face of the proposed extension

10 Way Lane, Waterbeach, CB25 9NQ

Mr S Mirza

The Council has NO OBJECTIONS to this proposal

Proposed: Cllr Bull Seconded Cllr A Grant Unanimous

S/1737/17/FL Garage conversion and internal alterations

15A Chapel Street, Waterbeach, CB25 9HR

Mr James Davies

The Council has NO OBJECTIONS to this proposal

Proposed: Cllr A Grant Seconded Cllr Gaunt Unanimous

S/1719/17/FL Two storey extension to side of dwelling

26 Payton Way, Waterbeach, CB25 9NS

Mr Martin Winter

The Council has NO OBJECTIONS to this proposal

Proposed: Cllr J Williamson Seconded Cllr Gilzean Unanimous

S/1807/17/VC Application for variation of Condition 1 (affordable housing tenure mix) of S/2588/17/VC

Land north of Bannold Road, Waterbeach

Mr John Dale, Bovis Homes Ltd

The Parish Council recommends **REFUSAL**. The Council is extremely concerned to see that the proposal reduces the proportion of affordable rented housing and does not feel the explanation provides sufficient justification given the desperate shortage of affordable rented housing in the area.

Proposed: Cllr Gaunt Seconded Cllr J Williamson Unanimous

S/1814/17/VC Variation of Conditions 12 (ecology) and 19 (renewable energy) of S/0558/14/OL

Land north of Bannold Road, Waterbeach

Mr John Dale, Bovis Homes Ltd

The Council has NO COMMENT to make.

Cllr A Grant left the room prior to to the discussion on the following application

S/1780/17/FL Demolition of 2 storey, single storey and conservatory structures at rear of property. Proposed combined single storey (flat roof) and 2 storey (with pitched roof) rear extension. Conversion of loft space and addition of roof dormer at rear. New porch to front.

16 Station Road, Waterbeach, CB25 9HT

Miss P Edge

The Council **recommends REFUSAL** of the application at the present time due to its proximity to a narrow but major thoroughfare with a high volume of traffic. It recommends that a clear traffic management plan covering the removal, delivery and storage of materials must be submitted to SCDC and shared with the Parish Council before the application can be approved.

Proposed: Cllr Bull, Seconded Cllr Gaunt. In favour 5.

Cllr A Grant returned to the room

S/1706/17/FL Proposed ground floor extension from house to link the garage, plus conversion of half of the garage to residential

4 Cheason Walk, Waterbeach, CB25 9FJ

Mr Howes

The Council has NO OBJECTION to the proposal

Proposed: Cllr M Gaunt Seconded Cllr J Williamson. Unanimous

S/1741/17/TC – Reduce Cherry tree in front garden by approximately 2.0 m/2.5 m all round leaving a smaller but evenly balanced crown

4 St Andrews Hill, Waterbeach, CB25 9NA

Mr Butt

The Council has **NO COMMENT** to make on this application.

S/1991/17/FL Extension to the front of dwelling to create bigger kitchen and hallway

19 Winfold Road, Waterbeach, Cambridge, Cambridgeshire, CB25 9PR

Adamczyk

The Council has NO OBJECTION to the proposal

Proposed: Cllr Bull Seconded Cllr Gaunt. Unanimous

S/1360/17/FL Conversion & Change of use of Storage building to residential amenity annexe

Joist Farmhouse, Joist Farm, Long Drove, Waterbeach, Cambridge, Cambridgeshire, CB25 9LR

Mr Andrew Hawkes

The Council has NO OBJECTION to make to the proposal.

Proposed: Cllr Wright Seconded: Cllr Gilzean. IN favour 5. Against 0. Abstentions 1

17/20 PLANNING DECISIONS AND INFORMATION NOTICES

The following were read to the meeting for information only.

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

47 Capper Road, Waterbeach, CB25 9LY

S Edeisa

Permission granted

S/2935/17/VC Variation of condition 18 (external lighting), 20 (water conservation strategy) and 21 (provision and location of fire hydrants) of planning permission

S/0558/14/OL

Land north of Bannold Road, Waterbeach

John Dale, Bovis Homes Ltd

Information only – Omission of renewable energy details

S/0999/17/NM Non-material amendments to S/2458/16/RM in respect of plots 34 and 35 changing from house type 81 (3-bed) to house type 71 (2-bed)

Land to the north of Bannold Road, Waterbeach

Miss Hannah Albans, Persimmon Homes East Midlands

Information only

S/1353/17/FL First storey side extension

44 Station Road, Waterbeach, CB25 9HT

Leigh Brown

Permission granted

S/2934/16/VC Variation of conditions 8 (boundary treatment), 13 (Scheme of Provision and Implementation of Surface Water Drainage) and 14 (Scheme for the Provision and Implementation of Pollution Control or the Water Environment) of Planning Permission S/0558/14/OL

Land north of Bannold Road

John Dale, Bovis Homes Ltd

Permission granted

S/2933/16/VC Variation of condition 5 (Traffic Management Plan), 15 (Continuation Land) and 16 (Programme of Archaeological Work) of Planning Permission S/0558/14/OL

Land north of Bannold Road

John Dale, Bovis Homes Ltd

Permission granted

S/1086/17/FL Demolition of existing dwellings and the erection of 2 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

Permission granted with conditions

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

Margowen, High Street, Waterbeach CB25 9JU

Trumpington Properties Ltd

Permission granted with conditions

17/21 URBAN AND CIVIC PLANNING APPLICATION

Not discussed

17/22 PLANNING ENFORCEMENT

None recorded.

17/23 NEIGHBOURHOOD PLAN

Cambridgeshire ACRE were supporting the Council in developing a bid for further funding for continuing the development of the Plan.

17/24 BANNOLD ROAD DEVELOPMENTS/DENNY END DEVELOPMENTS

To agree an approach to the SCDC Director of Planning in the light of repeated incidents of non-compliance.

Following recent complaints to the SCDC enforcement team, there had been no further problems the last week so a further approach was not deemed necessary at the present time. Councillors would continue to monitor situation.

17/25 S 106 PROJECTS

Clarification would be sought from SCDC on whether S106 funding could be put towards a pedestrian crossing - although no decision had been taken on whether or not this should be pursued.

17/26 LOCAL PLAN

Nothing to report.

17/27 ENGAGEMENT WITH SCDC PLANNING TEAM

After discussion it was agreed that a meeting with SCDC Planning officers should be held on the 1st Thursday of alternate months with a 6pm start time. This took account of recent personnel changes at the District Council and consequent new pressures on them, while continuing to observe the key principles of the working relationship both Councils had established. The following points were also made:

- Separate arrangements would continue to apply to Neighbourhood Planning
- the Parish Council would expect to have the facility for organising an ad-hoc meeting with SCDC in between times should a particular issue require urgent discussion outside of the schedule of regular meetings.

The Clerk would report back to SCDC and seek their formal agreement to hold the next meeting on Thursday 6 July at 6pm

There being no other business the meeting closed at 9.30pm.

Chair: **Date:**

Unapproved