

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday 19 September 2017 at 7.30 pm at the Old Pavilion, Waterbeach.

7.00 pm Presentation by the Co-Op and Phil Law Management Services on the Capper Road/Cody Road Development

17/53 THOSE PRESENT/APOLOGIES FOR ABSENCE

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

NOT PRESENT: Cllr Rabbett

IN ATTENDANCE: Carol Whitehouse (Assistant Clerk)

17/54 OPEN FORUM

No comments

17/55 MINUTES

The minutes from the meeting held on Tuesday 15 August 2017 were agreed and signed following the correction that Bannold Road should read Bannold Drove in item 17/60.

Proposed: Cllr Gaunt Seconded: Cllr Shipp 5 In Favour 9 Abstention

17/56 MEMBERS' INTEREST

Cllr Gaunt – 17/57 (ii)

Cllr Smart – 17/57 (iv)

Cllr Shipp - 17/57 (i) (iv) (vii)

Cllr Gilzean _ 17/57 (iv)

17/57 PLANNING APPLICATIONS

To comment on the following planning applications submitted:

- i) [S/3156/17/E1](#) **EIA Screening Opinion - Relocation of Waterbeach Railway Station**
Bannold Road, Waterbeach
Mr Robert Pile, LDA Design

Waterbeach Parish Council unanimously agree to the request that an Environmental Impact Assessment is carried out due to the major environmental impact the relocation of Waterbeach Railway Station will have on the proposed rural location.

Areas highlighted are as follows:

- Light pollution (impact of lighting a space which is currently dark) (owls currently feed on that site as it's dark)
- Air quality (emissions, impact of idling engines while vehicles wait for passengers)
- Traffic (could having a bigger station and carpark provide an incentive for more use by people who currently don't choose to use Waterbeach on top of the new residents?)
- Ecology and wildlife
- Loss of agricultural land
- Noise
- Visual impact (people parking in the vicinity too? Behaviour of current passenger indicates having a carpark isn't necessarily an incentive to not use free space on roads)

- Drainage and flood risk

The EIA should also consider the impact to the current location of the railway station in regards to the environment and traffic impact in conjunction with the proposed relocation.

Taking into account that the proposed relocation site for the railway station is a rural fen scape then the Council feels that any environmental impact should outweigh the benefits of the relocation.

Proposed: Cllr Bull Seconded: Cllr Gaunt 13 In favour 1 Abstention

- ii) **S/2791/17/FL Change of use of existing building and curtilage from Residential Annexe to use as a Separate, Self-Contained Dwelling**
Homeleigh, Chittering Drove, Waterbeach, CB25 9PW
Mr & Mrs Terry & Pauline Brown

Cllr Gaunt left the meeting.

The Council have NO OBJECTIONS to this planning application.

Proposed: Cllr Bull Seconded: Cllr J Williamson 12 In favour 1 Abstention

- iii) **S/2967/17/FL Single storey front utility room extension**
7 Clare Close, Waterbeach, CB25 9PS
David Pridgeon

The Council have NO OBJECTIONS to this planning application but request that all materials and contractor vehicle are kept off road and normal working hours adhered to.

Proposed: Cllr B Johnson Seconded: Cllr A Grant Unanimous

- iv) **S/2964/17/FL Erection of non-habitable garden fitness room and covered patio area**
11A Way Lane, Waterbeach, CB25 9NQ
David Shipp, Chimble Construction Ltd

The Council have NO OBJECTIONS to this planning application.

Proposed: Cllr J Williamson Seconded: Cllr Gaunt 11 In favour 3 Abstentions

- v) **S/2990/17/FL New two storey 2 bedroom detached dwelling on side garden of existing building. New dropped kerb and on-site parking spaces**
37 Capper Road, Waterbeach, CB25 9LY
Anish Mampetta

The Council recommends REFUSAL of this planning application on the following basis.

The Council would like to carry forward its comments from the previous application as follows:

1. Overdevelopment of the area
2. Change of street scene which would detract from the rural nature on the edge of the village

Although the re-submitted planning application has been scaled down the impact will still be an overdevelopment on a green open space and change of street scene on the rural nature of this part of the village. We have also taken into account the comments from other residents in the area.

Proposed: Cllr A Grant Seconded: Cllr Willams Unanimous

- vi) **[S/3397/16/VC](#) Variation of Conditions 13 (Traffic management) and 14 (Full Travel Plan) of planning permission S/0296/15/FL**
Land to the west of Cody Road, Waterbeach, CB25 9LS
Stephen Miller, Morris Homes Ltd

The Council could not comment on this application as they were unable to find the variation of condition.

- vii) **[S/3165/17/VC](#) Variation of Conditions 5 (Landscape implementation) and 13 (Scheme of ecological enhancement) of planning permission S?0551/14/FL**
Stirling House, Denny End Road, Waterbeach, CB25 9PB
Paragon Holdings

The Council could not comment as they had not seen the comparison between the original and new landscaping plans.

- viii) **[S/2866/17/FL](#) Proposed single storey rear extension**
37 Burgess Road, Waterbeach, CB25 9ND
Yogesh Patel, Haven Care Home Management

The Council have NO OBJECTIONS to this planning application but request that the conditions take into account the close location of the Waterbeach Play Group which is also based on site. The Council requests that no construction deliveries take place during the key dropping off times for the playgroup children.

Proposed: Cllr Wright Seconded: Cllr Bull 9 In favour 3 Abstentions 1 Objection

17/58 PLANNING DECISIONS AND INFORMATION NOTICES

The following were read to the meeting for information only.

- i) **[S/2360/17/LD](#) Lawful Development Certificate - Proposed conversion of garage to habitable accommodation**
39 Bannold Road, Waterbeach, CB25 9LQ
For information
- ii) **[S/0252/15/FL](#) Change of use to riding school and livery use including retention of ancillary buildings (retrospective), extension to existing menage, erection of floodlights (retrospective) and the erection of an agricultural workers dwelling to support the riding school and livery business**
Hall Farm Stables, Cambridge Road, Waterbeach, CB25 9NJ
Miss T Frost
Permission granted

Following a discussion on the ownership of the road to the stables it was decided to bring this item back to another meeting following investigation.

- iii) [S/1727/17/FL](#) Demolition of existing garage, replacement 4 bay garages with storage above and new conservatory to existing main dwelling
16 Cambridge Road, Waterbeach, CB25 9NJ
Mr Michael Attle
Permission granted

- iv) [S/2297/17/FL](#) Single storey side and rear extension
36 Winfold Road, Waterbeach, CB25 9PR
D Fordham
Permission granted

- v) [S/2021/17/FL](#) Change of use from childminding business to childrens nursery
3 St Andrews Hill, Waterbeach, CB25 9NA
Mrs Rosemary & Andrew Brown
Application withdrawn

17/59 URBAN AND CIVIC UPDATE

Cllr P Johnson reported that he had heard that U&C were intending to remove the hedge opposite the Brewery Tap pub and a suggestion had been made to introduce play equipment on the green open space at the front of the barracks. Clarification will be sought on both of the above items.

17/60 RLW UPDATE

Members of the RLW team will make a presentation to Council at the next Parish Meeting on 3 October.

17/60 PLANNING ENFORCEMENT

Nothing to report.

17/61 NEIGHBOURHOOD PLAN

No report.

17/62 BANNOLD ROAD DEVELOPMENTS/DENNY END DEVELOPMENTS

No report.

17/63 S 106 PROJECTS

A table had been circulated and agreed at previous Council meeting.

17/64 LOCAL PLAN

Unlikely to be published until 2018.

There being no other business the meeting closed at 9.00 pm.

Chair: **Date:**