

## WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday 17 October 2017 at 7.30 pm at the Old Pavilion, Waterbeach.

### 17/66 THOSE PRESENT/APOLOGIES FOR ABSENCE

**PRESENT:** Cllrs Bull, Gaunt, A Grant, K Grant, Gilzean, Shipp, Smart, J Williamson, M Williamson, Wright

**NOT PRESENT:** Cllr Howlett, B Johnson, P Johnson, Rabbett, Williams

**IN ATTENDANCE:** Shelley Mason (Clerk)

### 17/674 OPEN FORUM

A number of residents raised concerns about application **S/3352/17/FL** Land to rear of 31 & 33 Road, Burgess Road, Waterbeach

Two residents spoke in support of **S/0246/17/CC** Change of use of former MOD Defence rifle range building to an early years playgroup space

### 17/68 MINUTES

The minutes from the meeting held on Tuesday 19 September 2017 were agreed and signed

**Proposed: Cllr Bull    Seconded: Cllr Gaunt    Unanimous**

### 17/69 MEMBERS' INTEREST

Cllr Smart – 17/70 vii) pecuniary interest

Cllr Shipp - 17/70 vii) personal interest in 17/70 xi; pecuniary interest in 17/73

Cllr K Grant \_ 17/70 vii)

Cllr A Grant – 17/70 vii)

Cllr Gilzean – 17/70 vii)

### 17/70 i) **S/3352/17/FL** Erection of 2 dwellings following demolition of existing barn

Land to rear of 31 & 33 Road, Burgess Road, Waterbeach

**Mr Garner**

It was agreed to recommend **REFUSAL** on the following grounds:

- Layout and density - overdevelopment of the site and the road in general which is already narrow with no footpaths
- It is out of character with the rural nature of the location and is not in keeping with the thatched cottage that is a listed building
- Access concerns in this narrow road
- Infringement/very close proximity to the green belt, and close proximity to existing properties on Burgess Rd.

Proposed: Cllr Bull    Seconded: Cllr Gaunt. Unanimous

### ii) **S/3399/17/FL** Demolition of existing storage buildings and erection of 6 dwellings, including creation of access from Bannold Road, associated garages, hardstanding and landscaping

Land to the East of 95 Bannold Road, Waterbeach

**Mr Neil Shepherd, Fairfield Homes Ltd**

The Council has **NO OBJECTION** to the application.

**Proposed: Cllr J Williamson. Seconded: Cllr Bull. In favour: 6. Abstentions: 4**

iii) [S/3451/17/FL](#) **Proposed 2 bed dwelling**

63 Vicarage Close, Waterbeach

**Mr & Mrs Jon Langton**

It was agreed to **recommend REFUSAL** on the following grounds:

- Overdevelopment of the space
- Not in keeping with the character of the surrounding properties
- No direct vehicular access from Vicarage Road

**Proposed: Cllr A Grant Seconded: Cllr K Grant In favour 7. Abstentions: 3**

iv) [S/3157/17/FL](#) **Single storey rear extension**

Dog & Duck Farm, Long Drove, Waterbeach

**Mr & Mrs Askham**

The Council has **NO OBJECTION** to the application.

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

v) [S/3173/17/FL](#) **Two storey extension to the rear of the property. Single storey extension to form new utility room.**

13 Denny End Road, Waterbeach

**Tim Kitchener**

The Council has no objections to the application but asks conditions are placed regarding the keeping of materials and vehicles off- road and adherence to normal working hours.

**Proposed: Cllr J Bull Seconded: Cllr Gaunt. Unanimous**

vi) [S/3281/17/FL](#) **Two storey side extension**

60 Kirby Road, Waterbeach

**M Cooper & Amy Turner**

The Council has **NO OBJECTION** to the application.

**Proposed: Cllr Gaunt Seconded: Cllr Wright. In favour: 8 Abstentions: 2**

Cllrs A Grant, K Grant, Gilzean, Shipp and Smart left the room

vii) [S/3221/17/FL](#) **Creation of a temporary contractors car park**

Planning application for a temporary car park, Barton Ley, Bannold Drove, Waterbeach

**Mr James Shuttleworth, Bovis Homes**

The Council has **NO OBJECTION** to the application but asks that the conditions required by County Highways are complied with, and also that the car park is reinstated to its previous condition within 6 months of completion of the Bovis Development.

**Proposed: Cllr Gaunt. Seconded: Cllr J Williamson. In favour: 5 (unanimous)**

Cllrs A Grant, K Grant, Gilzean, Shipp and Smart returned to the room

viii) [S/1930/17/FL](#) **Erection of a single log cabin for holiday accommodation purposes and installation of septic tank and soakaway**

Marylands, Ely Road, Landbeach

**Mr Peter Petrou**

The Council recommends **REFUSAL** as it shares the County Highways concerns about traffic. The location is an accident blackspot and the risk would be higher for tourist using the holiday accommodation who are unfamiliar with the location.

**Proposed: Cllr Bull    Seconded: Cllr M Williamson    In favour: 7.    Abstentions: 3**

ix) **S/3554/17/FL Construction of a single storey rear extension**

41 Station Road, Waterbeach

**Mr & Ms Adrian and Tess Wain & Appleby**

The Council has **NO OBJECTION** to the application but asks conditions are placed regarding the keeping of materials and vehicles off- road where possible, and adherence to normal working hours.

**Proposed: Cllr J Williamson    Seconded: Cllr Shipp.    Unanimous**

x) **S/560/17/FL Proposed Two Storey and Single Storey Rear Extension**

2 Templar Walk, Waterbeach, Cambridge, CB25 9LU

**Tim Coomber**

The Council has **NO OBJECTION** to the application **Proposed: Cllr J Williamson**

**Seconded: Cllr Shipp.    Unanimous**

xi) **S3558/17/FL. Redevelopment of two mobile homes to two dwellings**

Fenland, Bannold Road, WATERBEACH, CB25 9LN

**Mr & Mrs M Smith**

The Council recommends **REFUSAL** as the plots are outside the village envelope and in the Green Belt. In addition, it wonders whether that the existing caravans have ever had consent as full-time residential units.

**Proposed: Cllr Shipp.    Seconded: Cllr J Williamson.    Unanimous**

xii) **S/0246/17/CC Change of use of former Ministry of Defence rifle range building to an early years playgroup space**

Waterbeach Barracks, Denny End Road, Waterbeach, CB25 9PA

**Ministry of Defence**

The Council has **NO OBJECTIONS** to the application

**Proposed: Cllr Gilzean    Seconded: Cllr Shipp    Unanimous**

viii) **PP-06397517 – Tree Works**

Reduce crown of Sycamore tree by 25%

23 High Street, Waterbeach

**Adam Garstone**

The Council notes the proposal and has no comment to make

**17/58 PLANNING DECISIONS AND INFORMATION NOTICES**

The following were read to the meeting for information only.

i) **S/3328/17/NM Amendment to the elevation of Plots 9 – 10 , 19 – 22; with the addition of a boxed verge and barge to these plots**

Land adjacent to 41 Denny End Road, Waterbeach

Cocksedge Building Contractors Ltd

**Information only**

ii) **S/2642/17/FL First floor rear extension, 25 Station Road, Waterbeach**

Mr W Charlton

**Permission Refused**

**17/72 URBAN AND CIVIC UPDATE**

Nothing to report.

**17/73** Discussion on this agenda item was moved to the end of the meeting and is reported on below.

**17/74 PLANNING ENFORCEMENT**

Nothing to report.

**17/75 NEIGHBOURHOOD PLAN**

The working party are pressing to include the north of the Parish (Chittering and the airfield) included in character assessment. It was agreed it would be useful to have a written update at future planning meetings.

**17/76 BANNOLD ROAD DEVELOPMENTS/DENNY END DEVELOPMENTS**

Nothing to report.

**17/77 S 106 PROJECTS**

Arrangements were in hand for the SCDC S106 officer to visit the Parish Offices to explain how S106 works and to take questions from Councillors. Councillors were asked to feed queries and issues in to the Clerk who would send them in advance and help ensure he could deal with them at the meeting.

**17/78 LOCAL PLAN**

**Nothing to report**

Cllr Shipp left the meeting.

**17/73 RLW UPDATE**

This item was taken out of order. Members agreed that an informal briefing session with RLW representatives and a SCDC officer would be useful.

There being no further business the meeting closed at 9.23.