

## WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday 22nd November 2017 at 7.30 pm at the Old Pavilion, Waterbeach.

### 17/79 THOSE PRESENT/APOLOGIES FOR ABSENCE

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

**APOLOGIES:** Cllr Howlett, Rabbett,

**IN ATTENDANCE:** Sophie Garrod (covering on behalf of the Asst Clerk Planning)

### 17/80 OPEN FORUM

As part of the Open Forum for members of the public to address the Councillors the following representations were made –

- A Director of the Cam Locks Management Company asked that the Planning Committee could make a recommendation to the Parish Council that the communal land and play facilities on the Cam Locks development was taken into their ownership, given the current burden of upkeep on the residents. He urged that a decision be made.
- A resident voiced concern at the planning application [S/3865/17/FL](#) for a convenience store and housing along Cody Road on the grounds of excessive noise, traffic and inconvenience for residents. A further resident echoed these concerns, particularly with regard to the risk of excessive littering around the public spaces around the proposed convenience store.
- A resident asked for an update on the suggestion for s.106 funding that play facilities be located on Haling Place. The Chair agreed to review the position on April on ownership of suggested communal land.

### 17/81 MINUTES

The minutes from the meeting held on Tuesday 17 October 2017 were agreed and signed

**Proposed: Cllr Gaunt    Seconded: Cllr B Johnson    For: 8    Abstentions: 5**

### 17/82 MEMBERS INTERESTS

The following interests were declared:

Cllr P Johnson – 17/83 i – has worked with the applicant

Cllr M Gaunt and P Johnson 17/82iii) personal interest

Cllr A Grant – 17/83/ii) resident at property in question and 19/85 – personal interest

Cllr K Grant 17/83iii) – owner of property in question

Cllr D Smart 17/83iii) – personal interest

Cllr Shipp – 17/84 vii) – manager a colleague in an outside association

### 17/83 Planning applications were considered as follows -

- (i) [S/3865/17/FL](#) Demolition of existing buildings and redevelopment for a 345 sqm convenience store, 10 apartments and 6 houses, together with associated car and cycle parking and landscaping.

Cllr P Johnson had declared an interest and left the room

The Council has **NO OBJECTION** to the application with the following conditions -

- 40% of housing to be affordable including social housing
- Any windows of glass facing the Little Stars nursery to be opaque/obscured
- No deliveries after 8pm
- Noise from infrastructure such as air conditioning units to be kept within appropriate levels for a residential area
- Adequate bins for rubbish and store to be responsible for keeping the surrounding area clean and tidy and bin emptying
- The Council would prefer there to be additional car parking facilities to be provided
- Benches in the vicinity for people to rest
- Contractors vehicle and materials to be kept off site and no arrivals or departures to be permitted around the drop-off time for the Little Stars nursery

**Proposed: Cllr J Bull Seconded: Cllr Shipp. In favour: 9 Abstentions: 2**

[Note the S106 monies recorded under 17/90 were discussed next, although recorded in agenda order below, after which Cllr P Johnson returned to the room.]

- ii) [S/3947/17/FL](#) Change of use of first floor office accommodation (304m<sup>2</sup>) to first floor Gymnasium Stirling House, Denny End Road, Waterbeach, Cambridge, Cambridgeshire, CB25 9PB

**Mr Rick Parisi**

The Council had NO OBJECTION to this application.

**Proposed: Cllr Williams Seconded: Cllr Bull. In favour: 11 Abstentions: 2**

- iii) [S/3727/17/FL](#) Erection of a warden/manager dwelling (revised scheme including minor amendments/use of brickwork/addition of porch)

Warden unit, Chittering Park, Ely Road, Chittering, CB25 9PH

**J Page.**

The Council had NO OBJECTION to this application.

**Proposed: Cllr Wright Seconded: Cllr Williams. In favour: 9 Abstentions: 4**

- iv) [S/3703/17/FL](#) First floor extension and proposed garage to side.

12, Bannold Road, Waterbeach, Cambridge, Cambridgeshire, CB25 9LQ

**Mr & Mrs McGachen & Murking**

The Council had NO OBJECTION to this application noting that no objections had been raised by neighbours

**Proposed: Cllr P Johnson Seconded: Cllr Gaunt. In favour: All**

- (v) [S/3845/17/FL](#) Single storey rear extension

10, Station Road, Waterbeach, Cambridgeshire, CB25 9HT

**Mrs K West**

The Council had NO OBJECTION to this application provided that all material to be stored on site. Past development has shown materials and skip can be kept in front garden because of the busy road

**Proposed: Cllr Williams Seconded: Cllr B Johnson. In favour: 11. Abstentions: 2**

(vi) [S/3764/17/FL](#) **Proposed 2 storey extension to the rear of the property with a single storey element**

35, Capper Road, Waterbeach, Cambridgeshire, CB25 9LY

**Mr R Greenwood**

The Council had NO OBJECTION to this application provided there has been no objections by neighbours on loss of light.

**Proposed: Cllr Bull. Seconded: Cllr Williamson. In favour: 12. Abstentions: 1**

vii) [S/3711/17/FL](#) **New garage**

24, Bannold Road, Waterbeach, Cambridge, Cambridgeshire, CB25 9LQ

**Mr Blackwell and Ms Ward**

The Council had NO OBJECTION to this application.

**Proposed: Cllr Shipp. Seconded: Cllr Gaunt. In favour: 11. Abstentions: 2**

viii) [S/3715/17/TC](#) – **Tree works**

Crownlift ash tree – removal of lower limbs hitting house

18 High Street, Waterbeach

**Robert Jones**

The Council had NO OBJECTION

ix) [S/3780/17/TC](#) – **Tree works**

**T Silver Birch Thin crown by 30%**

24 High Street, Waterbeach

**Moran**

The Council had NO OBJECTION

x) [S/3776/17/TC](#) – **Tree works**

**Pruinus cerasifera nigra (Cherry Plum) – reduce crown by 1m**

**Pyrus var (Pear) – remove**

334 High Street, Waterbeach

**Steve Hartley**

The Council had NO OBJECTION.

xi) [S/3854/17/TC](#) **Various tree works**

9 Station Road, Waterbeach

**Catherine Grant**

Cllrs K Grant (applicant) and A Grant (relative of applicant) declared an interest

The Council had NO OBJECTION to this application.

#### **17/84 PLANNING DECISIONS AND INFORMATION NOTICES:**

The following were read to the meeting for information only.

i) [S/2791/17/FL](#) **Change of use of existing building and curtilage from Residential Annex to use as a Separate, Self-Contained Dwelling**  
Homeleigh, Chittering Drove, Waterbeach, CB25 9PW

**Mr & Mrs Terry & Pauline Brown**

**Permission refused**

CLlr Kate Grant expressed disappointment on the planning policy applied to this application. The issue has been raised with SCDC.

ii) [S/3725/17/LD](#) **Lawful development certificate for proposed single storey rear extension.**

2, Poorsfield Road, Waterbeach, Cambridge, CB25 9RG

**Mr & Mrs Simon Stevens**

**Information only**

iii) [S/3612/17/DC](#) **Discharge of condition 4 (Hard and soft landscaping) of planning permission [S/2815/14/FL](#)**

Cambridge Vacuum Engineering td, 43 Pembroke Avenue, Waterbeach

**Information only**

iv) [S/2866/17/FL](#) **Proposed single storey rear extension**

37 Burgess Road, Waterbeach, CB25 9ND

**Yogesh Patel, Haven Care Home Management**

**Permission granted**

v) [S/3888/17/DC](#) **Discharge of conditions 6 (Materials) and 8 (Soft landscaping) of planning permission [S/2458/16/RM](#)**

Land north of Bannold Road, Waterbeach

**Miss Hannah Albans, Persimmon Homes (East Midlands) Ltd.**

**Information only**

vi) [S/3887/17/DC](#) **Discharge of conditions 4 (Materials) and 7 (Landscape proposals) of planning permission [S/2461/16/FL](#)**

Land north of Bannold Road, Waterbeach

**Miss Hannah, Albans**

**Information only**

vii) [S/3149/17/DC](#) **Discharge of conditions 3 (Surface water drainage), 4 (materials) and 11 (Boundary treatment) of planning permission [S/0882/14/FL](#)**

Land Adjacent to No. 41, Denny End Road, Waterbeach, Cambridge,

**Cocksedge Building Contractors Ltd**

**Information only**

viii) [S/2966/17/DC](#) **Discharge of conditions 3 (Materials), 4 (Joinery details), 7 (Brick wall details) and 12 (Traffic management plan) of planning permission [S/1301/17/FL](#)**

Margowen, High Street, Waterbeach, Cambridgeshire

**Steve Hartley, Trumpington Properties Ltd**

ix) [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**

**Permission granted**

x) [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**

**Permission granted**

**17/85 CAM LOCKS DEVELOPMENT**

The Committee AGREED to recommend that the LEAP is taken over by the Parish Council and the freehold bought. The maintenance of the grass and drainage should not become the responsibility of the Council.

**Cllr K Grant. Seconded: Cllr Shipp. In favour: 11. Abstentions: 2.**

**17/86 URBAN AND CIVIC PLANNING APPLICATION UPDATE**

No update.

**17/87 PLANNING ENFORCEMENT**

The following issues were raised:

- Peter Johnson provided an update that a drainage issue had been reported on Cattell's Lane.
- SCDC had been notified of various issues with the Bannold road construction, including excessive mud and working on Sundays in the case of Persimmon Homes.
- Morris Homes parking outside the doctor's surgery has been noted and will be acted on by SCDC.

**17/88 NEIGHBOURHOOD PLAN**

The NP working group response to the draft SCDC guidance has been sent in to SCDC asking for more clarity on the offer of support.

**17/89 BANNOLD ROAD DEVELOPMENTS/DENNY END DEVELOPMENTS** The Discussion already covered

**17/90 S106 PROJECTS**

The next request for residents' suggestions for projects will go in the next Parish Council newsletter.

The use of the s.106 money for [S/3865/17/FL](#) (Demolition of existing buildings and redevelopment for a 345 sqm convenience store, 10 apartments and 6 houses, together with associated car and cycle parking and landscaping) was discussed. *Note – this discussion took place after agenda item 17/83i) and Cllr P Johnson left the room for it.*

The following decisions were made –

i) Sports: additional storage in or alongside the equipment room.

**Proposed: Cllr J Williamson. Seconded: Cllr Williams.**

A recorded vote was requested.

**In favour: 6. Cllrs Bull, Gaunt, B Johnson, J Williamson, B Williams**

**Against: 4. Cllrs Gilzean, K Grant, Smart, M Williamson**

**Abstentions: 3. Cllrs A Grant, Shipp, Wright**

ii) Indoor meeting space: **Proposed: Cllr Williams. Seconded: Cllr Gaunt.**

**In favour: 7. Abstentions: 3. Against: 1**

A play facility in the north of the village was also supported but this was not voted on.

**17/91 URBAN AND CIVIC PLANNING APPLICATION UPDATE**

No update.

**17/92 LOCAL PLAN**

No update.

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

**Signed..... Date:.....**