

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee held on Wednesday 28 March 2018 at 7.00 pm at the Old Pavilion, Waterbeach.

7.00 pm Kathryn Taylor, Major Infrastructure Planning Manager at Anglian Water Services talked about the current water treatment capacity and the options and timescales going forward with the proposed new developments.

17/128 THOSE PRESENT / APOLOGIES FOR ABSENCE

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

Apologies: Cllrs Howlett, Williams and Wright

Not Present: Cllr Rabbett

Also in attendance: C Whitehouse (Assistant Clerk)

K Taylor – Anglian Water

R Morris – Anglian Water

M Huntington – SCDC

A Winter - SCDC

17/129 OPEN FORUM

No comments.

17/130 MINUTES

The minutes of the meeting held on 20 February 2018 were agreed and signed.

Proposed: Cllr Gaunt Seconded: Cllr P Johnson 6 In favour 3 Abstentions

7.45 pm Cllr M Williamson joined the meeting

17/131 MEMBERS' INTERESTS

Cllr B Johnson – S/0946/18/VC

Cllr P Johnson – S/0946/18/VC

Cllr Shipp – S/0891/18/FL

Cllr Gilzean – S/0946/18/VC

Cllr Smart – S/0891/18/FL

17/132 PLANNING APPLICATIONS

To comment on the following planning applications submitted: -

- i) [S/0791/18/FL](#) **Relocated railway station comprising platforms, pedestrian bridges, access road, pedestrian and cycle routes, car and cycle parking, with other associated facilities and infrastructure.**

Land between Cody Road and railway, north of Waterbeach, Cambs
RLW Estates Ltd

The railway station application is of great local interest and concern and Waterbeach Parish Council (WPC) wishes to undertake a full local consultation

involving a public discussion. Unfortunately, the timing of the application in relation to the local elections is such that this event cannot be organised in advance of the purdah period. The Council is therefore not in a position to make a full and final response but is submitting this holding reply as you requested. Having regard to the strength of feeling already expressed the Council wishes to lodge a holding objection pending completion of the consultation process.

In particular WPC expresses concern in relation to the following matters:

1. The Council considers that the application is premature having regard to the uncertain planning position of the local plan, SPD and application for the new settlement.
2. The Council considers that on its own, and without planned context of the proposed new settlement, the relocation of the station is not necessary.
3. The Council is extremely concerned at the proposed access arrangements, especially the use of Cody Road for private car access, to be wholly unsuitable and inadequate.
4. The Council is extremely concerned at the proposed access arrangements for construction traffic via Bannold Drove which is deemed unsuitable.
5. The Council questions the need to build a new station at this point given that it will only accommodate an 8-carriage train, which is the same as the proposed upgrade to the current railway station.
6. With the proposed new settlement, and the use of the current use of the railway station, is there a requirement to consider operating both the relocated station and the current station.
7. The Council considers that the position of the lift at the end of the platform could cause problems for disabled users in the event of an evacuation.
8. The Council opposes the loss of a rural bridleway due to the location of the station.

Proposed: Cllr A Grant Seconded: Cllr Gaunt Unanimous

- ii) [S/0795/18/RM](#) **Application for approval of all reserved matters referred to in Conditions 1 and 5 of planning permission S/0032/06/FL for the change of use of land to create a multi-sport park, construction of lakes with water storage, canal , new and changed roads, cycling and BMX tracks, Bridges (3), engineering operations, embankments and landscaping and outline permission to construct a sports centre, boathouse, finish line towers (2), warden accommodation (2) and amenity blocks (3).**
Land adjacent to Milton and between Milton and Waterbeach, CB25 9NJ
Cambridge Sports Lakes Trust

Waterbeach Parish Council has on objections to these reserved matters but wishes to ensure that all S106 conditions are reflected in any further conditions granted. The Council also notes the original application stated the use of the railway station to access the lakes but the current application to relocate the station further north will be considerably further away. They also note that the original plans dealt with the redesign of the Car Dyke junction.

Proposed: Cllr Bull Seconded: Cllr Gaunt Unanimous

- iii) [S/0758/18/FL](#) **Proposed change of use (A1-‘Pharmacy’ to A3 – ‘coffee shop’) to include minor modification of existing front window to provide bi-fold doors**
6 Chapel Street, Waterbeach, CB25 9HR

The Council has no objections to the planning application.

Proposed: Cllr Gilzean Seconded: Cllr Shipp Unanimous

9.00 pm Cllr Gilzean left the meeting.

- iv) [S/0946/18/VC](#) **Variation of condition 2 (Approved plans) of planning permission S/0252/15/FL**
Hall Farm Stables, Cambridge Road, Waterbeach, CB25 9NJ

It was proposed that it is left to the District Council to make the decision on the building height and the impact on the surrounding area.

Proposed: Cllr K Grant Seconded: Cllr Shipp Unanimous

- v) [S/0837/18/FL](#) **Two storey rear extension**
18 Coronation Close, Waterbeach, CB25 9NP
Little Stars Nursery

The Council has no objections to this planning application but request that all building materials and contractor vehicles remain off road and normal working hours adhered to.

Proposed: Cllr Bull Seconded: Cllr Gaunt Unanimous

- vi) [S/0899/18/FL](#) **Proposed single storey side extension, two storey and single storey rear extensions**
10 Coronation Close, Waterbeach, CB25 9NP

The Council has no objections to this planning application but requests that all building materials and contractor vehicles remain off road and normal working hours adhered to.

Proposed: Cllr B Johnson Seconded: Cllr Gaunt Unanimous

- vii) [S/0702/18/LB](#) **Proposed air conditioning unit**
5 Green Side, Waterbeach, CB25 9HW

The Council has no objection to this planning application.

Proposed: Cllr Bull Seconded: Cllr Shipp Unanimous

- viii) [S/0665/18/OL](#) **Outline consent to construct a 2 bedroom detached bungalow**
3 Primrose Lane, Waterbeach, CB25 9JZ

The Council recommends refusal of this outline planning application as this is an overdevelopment of the site given the number of properties in the vicinity.

Proposed: Cllr A Grant Seconded: Cllr Gaunt Unanimous

- ix) **[S/0731/18/TC](#) Tree Works**
Fell mature Cypress adjacent to boundary wall in Cattells Lane to minimise potential structural damage to wall
Denny House, 10 High Street, Waterbeach, CB25 9JU

No objections.

- x) **[S/0983/18/TC](#) Tree Works**
Reduce Eucalyptus crown by 50% to shape and balance
8 Green Side, Waterbeach, CB25 9HP

No objections.

17/133 PLANNING DECISIONS AND INFORMATION NOTICES

The following items were read to the meeting for information:

- i) **[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
Appeal to the Secretary of State following Refusal
- ii) **[S/0932/18/DC](#) Discharge of condition 3 (Noise management mitigation plan) of planning permission S/3947/17/FL**
Stirling House, Cambridge Innovation Park, Denny End Road, Waterbeach, CB25 9PB
For Information
- iii) **[S/0005/18/FL](#) Demolition of single storey and conservatory structures at rear of property. Proposed single storey (flat roof) rear extension. New dormer window to rear bedroom. Conversion of loft space and addition of roof dormer at rear.**
16 Station Road, Waterbeach, CB25 9HT
Permission Granted
- iv) **[S/0696/18/DC](#) Discharge of condition 4 (Tree protection strategy) of planning permission S/2964/17/FL**
11A Way Lane, Waterbeach, CB25 9NQ
For Information
- v) **[S/0697/18/DC](#) Discharge of conditions 3 (Traffic Management Plan), 4 (Foul water drainage), 5 (Surface water drainage) and 6 (details of insulation) of planning permission S/3727/17/FL**
Warden Accommodation, Chittering Park, Ely Road, Waterbeach, CB25 9PH
For Information

- vi) [S/0258/18/FL](#) **Proposed two storey extension to the side and rear**
28 Capper Road, Waterbeach, CB25 9LY
Permission Granted
- vii) [S/3947/17/FL](#) **Change of use of first floor accommodation to Gymnasium**
Stirling House, Denny End Road, Waterbeach, CB25 9PB
Permission Granted
- viii) [S/4385/17/VC](#) **Variation of condition 2 (Approved Plans) of planning permission**
[S/0252/15/FL](#)
Hall Farm Stables, Cambridge Road, Waterbeach, CB25 9NJ
Permission Refused
- ix) [S/3352/17/FL](#) **Erection of 2 no. dwellings following demolition of existing barn**
Land to the rear of 31 & 33 Burgess Road, Waterbeach, CB25 9ND
Permission Granted

17/134 PLANNING ENFORCEMENT

Cllr P Johnson reported the following:

- Ground levels have been raised by 3 feet in Harvey Way
- Persimmon are not providing road sweeping in Bannold Road
- Matthew Homes are pumping water into dykes. They have agreed to pipe the ditch adjacent to Cody Road before back filling.

17/135 NEIGHBOURHOOD PLAN

Nothing to report.

17/136 LOCAL PLAN

Nothing to report.

17/137 BANNOLD ROAD DEVELOPMENTS/DENNY END DEVELOPMENTS

Nothing to report.

17/138 S106 PROJECTS

A meeting has been held with the new Project Manager to discuss proposals for the re-surfacing of recreation car park.

17/139 U & C UPDATE

Nothing to report.

17/140 RLW UPDATE

Nothing to report.

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

Chair: Date:

