

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday 19 June 2018 at 7.30 pm at the Old Pavilion. Waterbeach.

18/14 THOSE PRESENT/ APOLOGIES FOR ABSENCE

Present: Cllrs Bavester, Bull, Gilzean, Grant (Chair), Rabbett, Seamarks, Shipp, B Williams, J Williams, J Williamson, M Williamson and Wright

Apologies: Cllrs B Johnson and P Johnson

Not present: Cllr Howlett

In attendance: C Whitehouse (Assistant Clerk)

18/15 OPEN FORUM

No members of the public present.

18/16 MINUTES

The minutes of the meeting held on Tuesday 15 May were agreed and signed.

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

18/17 MEMBERS' INTEREST

Cllr Gilzean – 18/18 (ii)

Cllr J Williamson – Chair of Fenland Trustees

Cllr Shipp – 18/18 (xii)

Cllr Bull – 18/18 (vii)

Cllr J Williams – 18/27

18/18 PLANNING APPLICATIONS

To comment on the following planning applications submitted: -

- i) [S/0559/17/OL](#) **Outline planning application for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses; green open spaces including parks, ecological areas and woodlands; principal new accesses from the A10 and other works and demolition; with all matters reserved except for the first primary junction from the A10**
Waterbeach Barracks and Airfield Site, Waterbeach
Secretary of State for Defence and Urban & Civic plc

Link to previous comments made by Waterbeach PC regarding the above planning application:

http://www.waterbeach.org.uk/opus/php/wbpc/Documents//Urban%20and%20Civic%20Planning%20Application/S-0559-17-OL_WPC-response170517.pdf

Following discussion, the proposed new comments will be incorporated with the original comments and agreed and issued at the next Council meeting.

Proposed: Cllr Bull Seconded: Cllr Williams Unanimous

- xii) Item brought forward on agenda.

[S/2075/18/FL](#) - **Outline planning permission (with all matters reserved) for development of up to 4,500 dwellings, business, retail, community, leisure and sports**

uses; new primary and secondary schools and sixth form centre; public open spaces including parks and ecological areas; points of access, associated drainage and other infrastructure, groundworks, landscaping, and highways works.

Land adjacent to Waterbeach Barracks & Airfield site
RLW Estates Ltd

- To note the application has been uploaded and the consultation closes on 25 July 2018
- To note SCDC plans for drop in events on 21 June (prior to SCDC Community Forum meeting), 27 & 30 June
- To agree a response to a request from the developers to arrange a date and time to meet about the application
- To consider what other arrangements to put in place for handling the application

Cllr Shipp left the meeting

RLW will visit the Council and give a presentation prior to the next Council meeting on 3 July

Public meeting to be arranged by the Council for residents to comment will be held on 5 July from 4 pm – 6 pm at St Johns Church Hall.

Responses to the application will be collated and comments agreed at the next Planning Meeting to be held on Tuesday 17 July.

ii) [S/1943/18/FL](#) Proposed development is to erect 1 no 3 bed and 1 no 4 bed dwelling houses at Burgess Road

Land adjacent to Nos 30 & 32 Burgess Road, Waterbeach

The Council has no objections to this planning application but requests that all building materials are kept off road and normal working hours are adhered to. Due to the close location of the playgroup the Council requests that deliveries are avoided during drop off and pick up times at the playgroup.

Proposed: Cllr Bull Seconded: Cllr J Williams Unanimous

iii) [S/1870/18/FL](#) Proposed single storey extension, enclosed porch and change of external wall finish from brickwork to render

1 Wellington Close, Waterbeach

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

Proposed: Cllr J Williams Seconded: Cllr Bull Unanimous

iv) [S/1882/18/FL](#) Proposed two storey side extension

34 Winfold Road, Waterbeach

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

Proposed: Cllr Wright Seconded: Cllr Rabbett Unanimous

- v) [S/2134/18/VC](#) **Variation of Conditions 2 (Lighting) of Planning Application S/0882/14/FL**

Land adjacent to No 41 Denny End Road, Waterbeach

The Council has no objections to this planning application.

Proposed: Cllr Wright Seconded: Cllr Bavester Unanimous

- vi) [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**

Land at the corner of Capper and Cody Road, Lancaster & Walmington House, Capper Road, Waterbeach

Cambridge and County Developments

The Council stands by its original comments on this planning application but has concerns on the impact to neighbouring properties and business when the building is demolished.

Proposed: Cllr J Williams Seconded: Cllr Bull Unanimous

- vii) [S/1936/18/FL](#) **Change of use (from butchers shop to an opticians) & single storey rear extension**

13 High Street, Waterbeach, CB25 9JU

Cllr Bull left the meeting for this agenda item.

The Council had no objections to this planning application.

Proposed: Cllr B Williams Seconded: Cllr Gilzean Unanimous

- viii) [S/1180/18/FL](#) **Change of use to B2 industrial. Vehicle servicing garage and MOT testing station**

Unit 1. The Service Station, Ely Road, Waterbeach

The Council has no objections to this planning application.

Proposed: Cllr Wright Seconded: Cllr Rabbett Unanimous

It was agreed to extend the meeting by 15 minutes to conclude the agenda business.

- ix) [S/1698/18/FL](#) **Erection of a single storey replacement dwelling and two replacement agricultural buildings**

Field View Farm, Chittering Drove, Waterbeach

Despite this application being more than 50% of the footprint of the previous dwelling the Council have no objection to the application, however, it does request an up to date bat and owl survey is carried out.

Proposed: Cllr Grant Seconded: Cllr Bull Unanimous

- x) [S/2187/18/VC](#) **Variation of Conditions 9 (Landscaping) of planning application S/0558/18/OL**

Land at Bannold Road, Waterbeach

The Council has no objections to this planning application.

Proposed: Cllr Bull Seconded: Cllr Bavester 11 In Favour 1 Abstention

- xi) [S/1866/18/TP](#) T1 – 10 Formative pruning works to 10 fruit trees in central grassed area. These works are to maintain the arboricultural value of the trees. Maximum amounts to be removed would be up to 1.5 m, however, most of the trees will be simply tidied up with minimal amounts removed.
Turner Park Homes, Denny End Road, Waterbeach
This application had been approved.

18/19 PLANNING DECISIONS AND INFORMATIVE NOTICES

The following items are for information only:-

- 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
Approved
- ii) [S/1713/18/NM](#) Non Material Amendment of Planning Permission S/0927/15/FL
48 Rosemary Road, Waterbeach
For Information
- iii) [S/1838/18/DC](#) Discharge of Condition 1 (Design & Materials) of Planning Permission S/0519/18/VC
Land east and south of Radical Farm, Chittering Drove, Chittering
For Information
- iv) [S/1980/18/DC](#) - Discharge of Conditions 3 (Traffic Management Plan) and 6 (Interior Wall Insulation) of Planning Permission S/3727/17/FL
Warden Accommodation, Chittering Park, Chittering
For Information (not on SC Planning website)
- v) [S/1838/18/DC](#) Discharge of Condition 1 (Design & Materials) of Planning Permission S/0519/18/VC
Land east and south of Radical Farm, Chittering Drove, Chittering
For Information
- vi) [S/2177/16/FL](#) Erection of 20 dwellings including nine affordable dwellings, a local play area, internal road, associated alterations to highway and pedestrian access, and modifications to junction arrangements
Land off Gibson Close, Waterbeach
Approved
- vii) [S/1536/18/DC](#) Discharge of conditions 3 (Hard and soft landscaping), 5 (Tree protection plan), 7 (Details of proposed children's local play area), 9 (Boundary treatment), 10 (External materials), 11 (Foul water drainage), 12 (Surface water drainage), 13 (Long term maintenance)
Land off Gibson Close, Waterbeach
Refused

18/20 PLANNING ENFORCEMENT

Items raised:

S/1980/18/DC – Chittering Park

Concerns sent to the Enforcement Officer have been passed to County Council as if falls within their jurisdiction.

Condition of fence outside village store which is more than 2m high.

18/21 NEIGHBOURHOOD PLAN

A report was given to the meeting by Cllr J Williams.

18/22 LOCAL PLAN

No report.

18/23 BANNOLD ROAD DEVELOPMENT/DENNY END DEVELOPMENTS

The meeting was updated on the response to the concerns on the ditches and Persimmon emergency exit.

18/24 S106 PROJECTS

An update was given on amounts of S106 relating to Gibson Close.

18/25 U&C UPDATE

Covered earlier in meeting.

18/26 RLW UPDATE

Covered earlier in meeting;

18/27 COUNTY-WIDE MINERALS AND WASTE PLAN

Cambridge County Council's consultation period closes on 26 June 2018 on a new mineral and waste plan up to 2036. The Council would like to see major developments next to the A10 taken into account for any future expansion of minerals and waste activities at the AmeyCespa site.

There being no other business the meeting closed at 9.50 pm.

Chair: **Date:**