

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday 17 July 2018 at 7.30 pm at the Old Pavilion. Waterbeach.

18/28 THOSE PRESENT/ APOLOGIES FOR ABSENCE

Present: Cllrs Bavester, Bull, Gilzean, Grant (Chair), B Johnson, P Johnson, Rabbett, Shipp, B Williams, J Williams, J Williamson, M Williamson and Wright
Apologies: Cllrs Howlett and Seemarks
In attendance: C Whitehouse (Assistant Clerk)

18/29 OPEN FORUM

Residents of Chittering expressed their concerns regarding traffic issue they are experiencing in School Lane.
Waterbeach resident spoke in relation to the planning application for the Old Post Office, High Street.

18/30 MINUTES

The minutes of the meeting held on Tuesday 19 June were agreed and signed.
Proposed: Cllr Bull Secoded: Cllr Wright 10 In favour 3 Abstentions

18/31 MEMBERS' INTEREST

Cllr P Johnson – Item 18/32 (ii)
Cllr B Johnson – Item 18/32 (ii)
Cllr Bull – Item 18/32 (ii)
Cllr J Williamson – Item 18/32 (i)
Cllr Shipp – Item 18/32 (i)
Cllr Rabbett – Item 18/32 (xi)

18/32 PLANNING APPLICATIONS

To comment on the following planning applications submitted: -

- i) [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

Cllrs Shipp and J Williamson left the meeting.

Following a lengthy discussion, the Council recommends **REFUSAL** of this planning application (see attached document with comments).

Proposed: Cllr Rabbett Secoded: Cllr B Johnson Unanimous

Cllrs Shipp and J Williamson returned to the meeting.

- ii) [S/2243/18/FL](#) Extension, alteration and sub-division of premises to create 1no. two bedroom and 3no. one bedroom self contained apartments
11 High Street, Waterbeach, CB25 9HN

The Council **OBJECTS** to this planning application as follows:

1. The Council supports the comments from the CC Highways regarding the visibility issues accessing the property and High Street.
2. Over-development of the site.
3. The Council would like to see the front fascia of the building retained.

Proposed: Cllr J Williams Seconded: Cllr M Williamson 8 In Favour 5 Abstentions

- iii) [S/2283/18/FL](#) Retrospective change of use of land and construction buildings for private use in relation to exercising and breeding greyhounds
1 Bank Farm, Long Drove, Waterbeach, CB25 9LR

The Council have **NO OBJECTIONS** to this planning application as long as this remains a personal operation. The Council requests that the comments from the Water Drainage Board are taken into consideration when deciding on this application.

Proposed: Cllr Rabbett Seconded: Cllr M Williamson 10 In Favour 3 Against

- iv) [S/2445/18/AD](#) Fascia Sign
6 Chapel Street, Waterbeach, CB25 9HR

The Council **OBJECTS** to this planning application as it is difficult to understand the description of this application as it does not appear to reflect the submitted drawings on the shop front. The property is in a conservation area and currently has very distinctive lintels over the door and window which the Council would like to see retained on the building, to preserve its unique frontage for the future.

Proposed: Cllr B Williams Seconded: Cllr Bavester 9 In Favour 4 Against

- v) [S/2506/18/PA](#) Prior approval for a proposed change of use of agricultural building to a dwelling house
Land to the rear of St Johns Church, Station Road, Waterbeach, CB25 9HT

The Council **OBJECTS** to this planning application as it sits outside of the village envelope. The Council can see no basis for the change of use from agricultural to a dwelling house in this area, which would also add to the already busy junction on the corner of Station Road.

Proposed: Cllr Wright Seconded: Cllr Bull 9 In Favour 1 Against 3 Abstentions

- vi) [S/2475/18/VC](#) Variation of Conditions 2 (Approved plans). 4 (Hard & Soft Landscaping) & 14 (Scheme of Ecological Enhancement) of Planning Application
[S/3399/17/FL](#) (Demolition of existing storage buildings and erection of six

dwelling, including creation of access from Bannold Road, associated garages, hardstanding and landscaping)

Land to the East of 95 Bannold Road, Waterbeach, CB25 9LQ

The Council have no comment on this application.

Proposed: Cllr B Williams Seconded: Cllr Bull Unanimous

- vii) **[S/2288/18/VC](#) Variation of Condition 12 (ecology) of planning permission S/0558/14/OL for outline planning permission for erection of up to 57 dwellings including affordable housing, public open space, new roads and associated infrastructure including a sustainable drainage system with main access off Bannold Road**

Land to the north of Bannold Road, Waterbeach

The Council have no comment on this application.

Proposed: Cllr B Williams Seconded: Cllr Bull Unanimous

- viii) **[S/2187/18/VC](#) Variation of Condition 9 (Landscaping) of Planning Application S/0558/14/OL**

Land at Bannold Road, Waterbeach

The Council are disappointed that the original conditions were not enforced.

Proposed: Cllr B Williams Seconded: Cllr J Williams Unanimous

- ix) **[S/2405/18/FL](#) Replace flat roof to existing side extension and replace with pitched/hipped roof, convert garage into hobby rooms and storage with alterations to internal layout**

58 Rosemary Road, Waterbeach, CB25 9NB

The Council have **NO OBJECTIONS** to this planning application.

Proposed: Cllr Bull Seconded: Cllr Bavester Unanimous

- x) **[S/0088/18/CM](#) Extraction of sand and gravel, restoration using inert material and inert waste recycling**

Mitchell Hill Farm, Twentypence Road, Cottenham, CB24 8PP

<http://planning.cambridgeshire.gov.uk/swift/apas/run/wphappcriteria.display>

The Council have **NO OBJECTIONS** to this planning application but note and support the comments of Environmental Agency regarding land pollution and would like to see these as a Condition of the application.

Proposed: Cllr Grant Seconded: Cllr Wright Unanimous

- xi) **[S/0095/18/CC](#) Development of Waterbeach Community Primary School from a 2 form entry school to a 3 form entry (630 places) including a 2 storey teaching block extension with a single storey link, front entrance, additional car and cycle/scooter parking provision and external landscaping works**

Waterbeach CP School, High Street, Waterbeach, CB25 9JU

<http://planning.cambridgeshire.gov.uk/swift/apas/run/wphappcriteria.display>

Cllr Rabbett left the meeting for this agenda item.

The Council have **NO OBJECTIONS** to this planning application but would like to see plans in place to manage the construction vehicles to ensure the minimum disruption to the school and the residents in the area. The Council would like to see construction vehicles access the site via Denny End Road/Bannold Road and designated crossing points in place for the safety of children going to and from school. The Council requests that all access to the school premises in relation to the construction is avoided during school times.

Proposed: Cllr Bull Seconded: Cllr B Johnson Unanimous

Cllr Rabbett returned to the meeting.

It was **AGREED** that the meeting should be extended by 30 minutes to allow completion of the agenda items.

Proposed: Cllr Bull Seconded: Cllr Wright Unanimous

18/33 PLANNING DECISIONS AND INFORMATIVE NOTICES

The following items for information only were read to the meeting.

- i) [S/3372/17/CW](#) **Planning Application for Energy from Waste Facility, Waterbeach**

To Note SCDC Update: Officer's Report is not ready for submission to its July Planning Committee so a new date in September is being requested. A large number of comments need to be considered and input/clarification sought from some specialised consultants/statutory consultees before an Officer recommendation can be made.

- ii) [S/1882/18/FL](#) **Proposed two storey side extension**
34 Winfold Road, Waterbeach, CB25 9PR
Approved

18/34 PLANNING ENFORCEMENT

Gibson Close:

Concerns were raised on the Discharge of Conditions for this application. Residents and Council had not been informed. There appeared to be no Highways improvement and trees have already been taken down. Cllr Bull had contacted the Enforcement Officer for a response.

Chittering:

Following the concerns raised by residents Cllr J Williams confirmed that she would continue to work on their behalf and a letter would be sent to the

Environmental Health Officer outlining the issues residents are having to deal with. It was agreed that the MVAS will be placed in Chittering when it is next available to monitor traffic speed.

18/35 NEIGHBOURHOOD PLAN

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

18/36 LOCAL PLAN

No report.

18/37 BANNOLD ROAD DEVELOPMENT/DENNY END DEVELOPMENTS

Residents have raised a number of concerns regarding these developments and the Council are trying to organise a joint meeting of SCDC, Developers and Parish Council to try to resolve these issues going forward on behalf of the residents.

18/38 S106 PROJECTS

No report.

18/39 U&C UPDATE

No report.

18/40 RLW UPDATE

Covered earlier in meeting;

There being no other business the meeting closed at 9.45 pm.

Chair: **Date:**