

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday 18 September 2018 at 7.30 pm at the Old Pavilion, Waterbeach.

18/55 THOSE PRESENT/ APOLOGIES FOR ABSENCE

Present: Cllrs Bull, Gilzean, Grant (Chair), B Johnson, P Johnson, Rabbett, Seamarks, Shipp, B Williams, J Williams, J Williamson, M Williamson

Apologies: Cllrs Bavester, Howlett, Wright

Also in attendance: C Whitehouse (Ass. Clerk)

18/56 OPEN FORUM

No comments.

18/57 MINUTES

The minutes of the meeting held on Tuesday 21 August were agreed and signed.

Proposed: Cllr J Williams Seconded: Cllr Shipp 8 In Favour 4 Abstentions

18/58 MEMBERS' INTERESTS

Cllr Grant – Item 18/60(i) – Friend of applicant

Cllr Shipp – Item 18/60(i) – Friend of applicant

Cllr Gilzean – Item 18/60(i) – Friend of applicant (asked to be listed when the application was discussed due to late arrival)

18/59 SUPPLEMENTARY PLANNING DOCUMENT FOR WATERBEACH NEW TOWN

i) To finalise arrangements for consulting with residents before preparing a response to the forthcoming SCDC public consultation (due to run from 14 September to 26 October 2018).

It was **AGREED** to have a table at the SCDC Drop In Session to be held on Monday 8 October from 12 noon to 8 pm rather than hold another separate event.

7.45 pm Cllr Gilzean arrived.

ii) To agree text for a village-wide mailshot.

It was **AGREED** to wait until after the Drop In event on 8 October to use this event to gather the views of residents prior to putting out a mail-shot.

iii) To agree a date to meet to discuss the response.

This item will be discussed at the end of the meeting.

18/60 PLANNING APPLICATIONS

To comment on the following planning applications submitted: -

- i) [S/3278/18/PN](#) **General purposes agricultural barn**
Barton Ley, Bannold Drove, Waterbeach, CB25 9QQ

Cllrs Grant, Gilzean and Shipp left the meeting for this agenda item. The Chair was taken by Cllr J Williams.

The Council decided to not comment on this planning application.

Proposed: Cllr Bull Secoded: Cllr B Williams Unanimous

ii) **S/1936/18/FL Change of use (from butchers shop to an optician) and single storey rear extension**

13 High Street, Waterbeach, CB25 9JU

The Council have no objections to this planning application but request the following conditions:

1. Due to the close location of the site to the primary school that all material deliveries take place outside of school drop off and collection times.
2. To recognise that the residents of Primrose Lane have vehicle access and not block this road with large contractor vehicles.
3. The area in front of the building on the High Street is coned off to allow for deliveries and protect passing pedestrians from the work area.
4. That all pathways and roads reinstated to their current condition once work is completed.
5. That the comments from the Highways Development Management are taken into consideration.

Proposed: Cllr B Johnson Secoded: Cllr Seamarks 11 In Favour 1 Abstention

iii) **S/3310/18/FL Single storey rear extension**

40 Way Lane, Waterbeach, CB25 9NQ

The Council have no objections to this planning application but due to Way Lane being an access road to the primary school the Council requests that all material deliveries are avoided during school drop off and pick up times. The Council also requests that all building materials and contractor vehicles are kept off road.

Proposed: Cllr Williams Secoded: Cllr Bull 11 In Favour 1 Abstention

iv) **S/3462/18/TC Proposed Tree works**

South Stoke House, 15, Chapel Street, Waterbeach, Cambridgeshire, CB25 9HR

The Council agreed to leave the decision to the Tree Officer.

Proposed: Cllr Williams Secoded: Cllr J Williamson Unanimous

v) **S/3262/18/DC* Discharge of Condition 8 (hard and soft landscape works) of planning consent S/0882/14/FL for erection of 30 affordable dwellings including associated vehicular access and external works**

Land Adjacent to No. 41, Denny End Road, Waterbeach, Cambridge, CB25 9PB

As this application refers to the planting being deferred due to weather conditions the Council requests that the 5-year maintenance scheme starts from the actual date of planting.

vi) **S/3300/18/FL* Continued change of use (A1 - Pharmacy to A3 - coffee shop) to include new timber shopfront and window to side elevation**

6, Chapel Street, Waterbeach, Cambridge, Cambridgeshire, CB25 9HR

The Council objects to this planning application which lies within a Conservation area and is not in keeping with the ethos the Council is trying to maintain. There does not appear to be anything in the application for the reinstatement of the frontage to its original state.

The Council also noted that the coffee shop does not provide a disabled toilet and nappy changing facility.

Proposed: Cllr J Williams Seconded: Cllr Bull 5 In Favour 6 Against

18/61 PLANNING DECISIONS AND INFORMATIVE NOTICES

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

- i) **S/3111/18/LD Certificate of lawful development for a loft conversion and box dormer**
19 Kirby Road, Waterbeach, CB25 9LX
For information
- ii) **S/2445/18/AD 1 no. illuminated fascia sign, 1 no. non illuminated hanging sign, 1 no. non illuminated painted sign and 1 no. non illuminated menu board**
6 Chapel Street, Waterbeach, CB25 9HR
For information – Amended application
- iii) **S/2660/18/DC Discharge of Conditions 3 (Hard & Soft Landscaping), 5 (Tree Protection), 7 (Local Area of Play (PAP)), 9 (Boundary Treatment), 10 (Materials), 11 (Foul Water Drainage), 12 (Surface Water Drainage), 13 (Surface Water Drainage System), 14 (Pollution Control), 18 (Ecological Enhancement), 19 (Construction Management Plan), 21 (Driven Pile Foundations), 27 (Traffic Management Plan), 28 (Public Footpath), 29 (Fire Hydrants) & 30 (Number of Bollards) of Planning Permission S/2177/16/FL**
Land off Gibson Close, Gibson Close, Waterbeach, CB25 9HY
For information – Application received

It was agreed to write to SCDC regarding the “soak away” test results which were taken during the prolonged hot weather in the summer and would not be typical of the area. Further tests should be carried out during the winter months.

The Council feels that no construction should commence until adequate water level testing has taken place.

(Letter was sent to SCDC on 2 October 2018.)

- iv) **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 dwellings, including creation of access from Bannold Road, associated garages, hardstanding and landscaping).**
Land to the east of 95 Bannold Road, Waterbeach, CB25 9LQ
For information – Amended

The Council notes that an entry/exit for the site has not been created. The kerbs at point of access need to be dropped and pedestrian access made clear.

18/62 PLANNING ENFORCEMENT

a) **Bannold Road**

Matthew Homes have breached conditions regarding offsite parking. Bovis Homes have confirmed reinstatement of work following building completion.

b) **To provide an update (if any) on request to SCDC to meet with officers to discuss concerns**

The Council feels that SCDC have not delivered on their requests for a site meeting. Following discussion, it was felt that if a site meeting was not feasible then a meeting at Cambourne would be acceptable. Further contact to be made to try to secure arrangements.

18/63 NEIGHBOURHOOD PLAN

Cllr J Williams informed the meeting that there was nothing to report. Members were hoping to have a workshop but due to the SPD things have slowed up.

18/64 JOINT MINERALS & WASTE LOCAL PLAN

The interactive map showing local sites was reviewed. The deadline for comments is the 31 October so draft comments are requested for discussion at the October Planning Meeting on 16 October.

18/65 LOCAL PLAN

The Local Plan is still not an adopted plan, it will go before full Council meeting at SCDC later this month.

18/66 SCDC COMMUNITY FORUM

Details were agreed for the next meeting on 25 September 2018.

18/67 BANNOLD ROAD DEVELOPMENT/DENNY END DEVELOPMENTS

Covered earlier in the meeting

18/68 S106 PROJECTS

No new projects to report.

It was agreed to extend the meeting to complete the agenda business

Proposed: Cllr Grant Seconded: Cllr Shipp Unanimous

18/69 U&C UPDATE

No report.

18/70 RLW UPDATE

It was reported that the application for the relocation of the railway station has been called in by the Secretary of State. (Clerk's Note: following the meeting this was found not to be the case, requests have been made for the application to be called in.)

18/71 S/3372/17/CW – PLANNING APPLICATION FOR ENERGY FROM WASTE FACILITY

Cllr Bull gave a report to the meeting on the refusal of the application for a waste facility which was turned down on landscape and heritage issues.

18/59 SUPPLEMENTARY PLANNING DOCUMENT FOR WATERBEACH NEW TOWN

- iii) To agree a date to meet to discuss the response.
It was agreed to approach SCDC for an extension of time to submit comments on the SPD for a further week. Provisional dates for a meeting are 23 October (if no extension is granted) or 29 October (if extension is granted).

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

Chair:

Date:

Unapproved