

## WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday 20 November 2018 at 7.30 pm at the Old Pavilion, Waterbeach.

### 18/87 **THOSE PRESENT/ APOLOGIES FOR ABSENCE**

Present: Cllrs Bull, Grant, B Johnson, P Johnson, Rabbett, Seamarks, Shipp, B Williams, J Williams, J Williamson. Wright

Apologies: Cllrs Bavester, Gilzean, Howlett, Shipp, M Williamson

Also in attendance: C Whitehouse (Ass. Clerk), Tim Slater, Cllrs Bradnam and Smith

### 18/88 **OPEN FORUM**

S/4168/18/FL – A resident raised safety concerns relating to this application regarding accessing the site via Primrose Lane.

A representative from Waterbeach Cycling Campaign put forward an alternative plan for cycling routes within the new proposed town on the barracks site.

### 18/89 **MINUTES**

The minutes of the meeting held on Tuesday 16 October 2018 were agreed and signed.

**Proposed: Cllr Bull Seconded: Cllr Seamarks 8 In Favour 2 Abstention**

### 18/90 **MEMBERS' INTERESTS**

Cllr J Williamson – Links to Farm Museum

Cllr Bull – S/4136/18/FL

Cllr Grant – S/4105/18/FL

### 18/91 **S106 FUNDING INDEMNITIES**

i) To approve the signature of the indemnity for execution regarding S106 monies now due to be received from SCDC in respect of the following sites:

#### **a. Land North of Bannold Road – Persimmons (90 dwelling site)**

Community Space	£51,340.67
Sports Space	£106,760.40
Play space	£153,004.53

#### **b. Land North of Bannold Road – Persimmons (45 dwelling site)**

Community Facilities	£24,049.77
Off-site Sports	£52,973.01

Concerns were raised in relation to the legal obligation of the indemnities and this item was deferred to the next Parish Council meeting on 4 December 2018.

### 18/92 **WATERBEACH PC PROPOSED STANDARD PLANNING CONDITION**

To agree that a condition is included in all relevant planning applications to state that all plants used for landscaping schemes for Waterbeach should be native UK, and not imported, to reduce the risk of introducing plant disease and pests.

**Proposed: Cllr Bull    Seconded: Cllr Seamarks    Unanimous**

**18/93    SUPPLEMENTARY PLANNING DOCUMENT**

To note SCDC's proposed timeline: Scrutiny Committee on 29 November; Planning Committee on 30 November; Cabinet meeting on 5 December, Extraordinary Planning meeting (17 December).

Tim Slater (Consultant) updated the meeting on timescales and the concerns of the above SCDC meetings. It was agreed to send a representative to address the Committees on behalf of the Council.

Because of the concerns raised the Council agreed to send a letter of complaint of failure of process of the SPD to SCDC.

**Proposed: Cllr Rabbett    Seconded: Cllr B Johnson    Unanimous**

**18/94    PLANNING APPLICATIONS**

To comment on the following planning applications submitted: -

**It was agreed to defer Item 18/94 (i) to the end of the Planning Application section.**

- ii) [S/3963/18/FL](#) **Two storey side and rear extensions to the restaurant**  
Bollywood Spice, Ely Road, Landbeach

WPC have no objections to this planning application but due to the location of the site on the A10, the Council feels that on safety grounds, all vehicle access should enter and exit via the car park on Car Dyke Road. This is particularly relevant to construction deliveries. The Council also supports the Drainage and IBD comments.

The Council asks whether the applicant would be prepared to reinstate the restaurant to its original name of The Slap Up.

**Proposed: Cllr Wright    Seconded: Cllr Rabbett    Unanimous**

- iii) [S/4018/18/FL](#) **Conservatory to side of property**  
Dimmock House, Cody Road, Waterbeach

The Council have no objections to this planning application but requests that all building materials and contractor vehicles are kept off road.

**Proposed: Cllr Bull    Seconded: Cllr B Johnson    Unanimous**

- iv) [S/4153/18/FL](#) **New two-storey 2-bedroom attached dwelling to side to existing dwelling. New dropped kerb and parking space on site.**  
37 Capper Road, Waterbeach

The Council have no objections to this planning application but requests that all building materials and contractor vehicles are kept off road.

**Proposed: Cllr Rabbett    Seconded: Cllr Wright    3 In Favour 7 Abstentions**

- v) [S/4136/18/FL](#) **Two storey rear extension**  
26 Winfold Road, Waterbeach

**Cllr Bull left the meeting for this agenda item.**

The Council have no objections to this planning application but requests that all building materials and contractor vehicles are kept off road.

**Proposed: Cllr Wright    Seconded: Cllr J Williams    Unanimous**

- vi) [S/4105/18/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 (Revision to application S/0005/18/FL)**  
16 Station Road, Waterbeach

**Cllr Grant left the meeting for this agenda item.**

The Council have no objections to this planning application but requests that all building materials and contractor vehicles are kept off road.

**Proposed: Cllr Bull    Seconded: Cllr B Johnson    Unanimous**

- vii) [S/4168/18/FL](#) **Change of use (from Butchers shop to an optician) & single storey replacement rear extension**  
13, High Street, Waterbeach, Cambridge, Cambridgeshire, CB25 9JU

The Council have no objections to the request for change of opening hours put forward by the new opticians to:

9.00 am – 5.00 pm    Monday to Friday

8.20 am – 4.00 pm    Saturdays

**Proposed: Cllr B Johnson    Seconded: Cllr Seamarks    9 In Favour    1 Abstention**

- 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; a hotel; new primary and secondary schools; green open spaces including parks, ecological areas and woodlands; principal new accesses from the A10 and other points of access; associated infrastructure, ground works and demolition; with all matters reserved except for the first primary junction from the A10**  
Waterbeach Barracks and Airfield Site, Waterbeach

a. See [link identifying the updated documents](#) in the application

b. Draft S106 agreement (Annex C of [Legal Obligations note](#)), also [SCDC follow up note](#) on initial queries raised

*NB as background see also the [CCC response](#) (item 126) to the earlier May 2018 consultation (discussed by the CCC Economy and Environment committee on 12 July, as well as [the associated report](#) that led to it)*

**The Council objects to this planning application.**

**It was agreed that Tim Slater would 'top and tail' the comments put forward by Cllr Grant and these would be submitted to SCDC to stand alongside the previous comments forward.**

**Proposed: Cllr Grant    Seconded: Cllr Bull    Unanimous**

The Council agreed to extend the meeting to 10.00 pm finish.

**18/95 PLANNING ENFORCEMENT**

- a) Gibson Close – A response has been received from SCDC regarding concerns raised regarding the drainage in the area. SCDC confirmed that the testing associated with the surface water drainage condition is now acceptable and have now agreed to discharge that condition.
- b) 13 High Street – The Council reported that the Enforcement Officer had visited site and had no concerns regarding the site.

**18/96 NEIGHBOURHOOD PLAN**

Cllr J Williams updated the meeting on the forthcoming Workshops. The first workshop had been well supported with good feedback. A leaflet drop will take place throughout the village.

**18/97 LOCAL PLAN**

Nothing to report.

**18/98 BANNOLD ROAD DEVELOPMENTS/DENNY END DEVELOPMENTS**

Nothing to report

**18/99 S 106 PROJECTS**

Cllr Bull will report to the next Parish Council meeting.

**18/100 U&C UPDATE**

Covered in earlier agenda item.

**18/101 RLW UPDATE**

Nothing to report.

**18/102 STATEMENT OF COMMUNITY INVOLVEMENT**

To agree a response (if any) to the consultation. Comments are required by CCC on 23 November

<https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/emerging-cambridgeshire-statement-of-community-involvement/>

It was agreed that anyone wanting to comment should do so on an individual basis.

**18/103 JOINT MINERALS & WASTE LOCAL PLAN**

To note that next stage of consultation is currently planned for March 2019 ([link to letter and interactive map here](#))

Comments have now been submitted.

**18/104 PLANNING DECISIONS AND INFORMATIVE NOTICES**

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

- i) [S/4169/18/DC](#) Discharge of Condition 9 (Contamination) and 13 (garden sheds) of planning permission S/2475/18/VC  
Land to the east of 95 Bannold Road, Waterbeach  
**For information**
- ii) [S/4040/18/NM](#) Non-Material amendment of planning permission S/2458/16/RM  
1 Anglers Way, Waterbeach  
Persimmon Homes Ltd  
**For information**
- iii) [S/3798/18/DC](#) Discharge of Conditions 3 (Hard & Soft Landscaping). 5 (Traffic Management Plan), 6 (Foul Water Drainage) & 7 (Surface Water Drainage) of planning permission S/0384/17/FL  
47 Capper Road, Waterbeach  
**For information**
- iv) [S/2965/18/FL](#) Erection of a conservatory  
Old Orchard, High Street, Waterbeach  
**Permission granted**
- v) [S/3412/18/FL](#) Two storey rear extension  
18 Coronation Close, Waterbeach  
**Permission granted**
- vi) [S/3310/18/FL](#) Single storey rear extension  
40 Way Lane, Waterbeach  
**Permission granted**
- vii) [S/3300/18/FL](#) Change of use (A1-Pharmacy to A3-Coffee Shop) to include new timber shopfront and window to side elevation  
6 Chapel Street, Waterbeach  
**Permission granted**
- viii) [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  
**Permission granted**
- ix) [S/3358/18/FL](#) Erection of a single two storey replacement dwelling and two replacement agricultural buildings  
Field View Farm, Chittering Drove, Waterbeach  
**Permission granted**

There being no other business the meeting closed at 9.58 pm

Chair: .....

Date: .....