

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday 19 March 2019 at 7.30 pm at the Old Pavilion, Waterbeach.

18/153 THOSE PRESENT/ APOLOGIES FOR ABSENCE

Present: Cllrs Bavester, Gilzean, Grant, B Johnson, P Johnson, Rabbett, Seamarks, Shipp, B Williams, J Williams, J Williamson, M Williamson, Wright
Apologies: Cllrs Bull, Howlett and Dis. Cllr Rippeth
Also in attendance: C Whitehouse (Ass. Clerk), Tim Slater (Consultant)

18/154 OPEN FORUM

No members of the public present.

18/155 MINUTES

The minutes of the meeting held on Tuesday 19 February 2019 were agreed and signed.

Proposed: Cllr Shipp Seconded: Cllr Seamarks 8 In Favour 5 Abstentions

18/156 MEMBERS' INTERESTS

18/157 (vi) Cllrs B & P Johnson (Knows applicant)

Cllr B Williams (Knows applicant)

18/157 (iii) Cllrs B & P Johnson, J & M Williamson, Wright (church members)

18/159 Cllr J Williamson (Trustee Denny End Museum)

18/160 Cllr P Johnson (Work interest)

18/157 CAMBRIDGE NORTH EAST AAP

Following an update to the meeting by Tim Slater on the implications of the development on Waterbeach Parish, it was agreed that Cllrs B & J Williams will put together comments for submission by 25 March. The main areas raised are:

- Transport
- Relocation of sewerage plant
- Consultation Access

18/159 AMEY WASTE RECOVERY FACILITY

To determine next steps if an appeal against the refusal of this planning application for development of a waste plant is logged. [S/3372/17/CW](#)

Agenda Item brought forward to allow Time Slater to address the meeting.

Confirmation has now been received that Amey will be appealing against the decision to refuse permission for the waste recovery facility. Tim Slater informed the Council that they will receive formal notification of the appeal and the process for comment. The appeal will focus on the grounds for refusal but all documents will go to the Inspector and WPC will have the opportunity to expand further on its comments.

18/158 PLANNING APPLICATIONS

To comment on the following planning applications submitted: -

- i) [S/0565/19/FL](#) **Proposed three-bedroom detached dwelling**
14 Bannold Road, Waterbeach, CB25 9LQ
Waterbeach PC supports this planning application, subject to all previous comments being addressed relating to the previous application refusal. In the event of the application approval the Council requests that all building materials and contractor vehicles are kept off road.
Proposed: Cllr Shipp Secoded: Cllr Seamarks 11 In favour 2 Abstentions
- ii) [S/0662/19/FL](#) **Two storey side extension and single storey front extension**
7 Templar Walk, Waterbeach, CB25 9LU
Waterbeach PC supports this planning application and requests that all building materials are kept on site and wherever possible contractor vehicles are kept off road to avoid traffic issues. All planting to be of native British species.
Proposed: Cllr Wright Secoded: Cllr J Williamson 11 in Favour 2 Abstentions
- iii) [S/0866/19/PA](#) **Prior approval for a proposed change of use of agricultural building to a dwelling house (class C3) and for associated operational development**
Land at the rear of St Johns Church, Waterbeach, CB25 9HT
Concerns were expressed that some inaccurate statements were included in the application.
Waterbeach PC supports this planning application subject to the following caveats:
 1. The new dwelling is in keeping with the setting of a Grade 2 Star church and scheduled area of ancient monument.
 2. That the new dwelling is in keeping with the two dwellings adjacent to the area.
 3. The new dwelling will be for residential use only.
 4. That a Condition is applied to upgrade the current roadway to County Council standard.
 5. Should this application be approved then it is not seen as a precedent to extending the village envelope further.
 6. It is also noted that drainage issues do not appear to be addressed in this application.**Proposed: Cllr B Williams Secoded: Cllr Rabbett 4 In Favour 2 Against 7 Abstentions**
- iv) [S/0637/19/FL](#) **Proposed two storey four bedroom detached dwelling**
93 Cambridge Road, Waterbeach, CB25 9NJ
Waterbeach PC supports this planning application and requests that all building materials and contractor vehicles are kept off road. Any planting to be of native British species.
Proposed: Cllr Gilzean Secoded: Cllr Wright Unanimous
- v) [S/0608/19/FL](#) **Change of use of existing Light Industrial Unit to Micro Brewery with onsite Licensed Brewery Tap**
2 Convent Drive Industrial Estate, Denny End Road, Waterbeach, CB25 9QT

Waterbeach PC supports this planning application but requests that any concerns of the neighbouring businesses are taken into account in the final decision. Should approval be given a dedicated smokers area should be allocated at the premises.

Proposed: Cllr Wright Seconded: Cllr Bavester 10 In Favour 3 Against

vi) [S/0703/19/FL](#) **Detached front garage**

90 Bannold Road, Waterbeach, CB25 9LQ

Waterbeach PC recommends refusal of this planning application as a garage at the front of the property will have a significant impact on the current street scene to the properties on the edge of the village.

Proposed: Cllr J Williamson Seconded: Cllr J Williams 5 In Favour 6

Abstentions

vii) [S/0572/19/FL](#) **Single storey rear extension**

7 Glebe Road, Waterbeach, CB25 9RJ

Waterbeach PC supports this planning application and requests that all building materials and contractor vehicles are kept off road. Any planting to be of native British species.

Proposed: Cllr Shipp Seconded: Cllr Rabbett Unanimous

18/160 PLANNING ENFORCEMENT

- Chittering Caravan Park. There appears to be residents living on site all year round which contravenes their License.
- Gibson Close traffic issues were again raised at the meeting.
- Persimmon/Matthew Homes site – concerns to be raised with SC Enforcement.

18/161 NEIGHBOURHOOD PLAN

Cllrs B & J Williams gave a report to the meeting.

18/147 LOCAL PLAN

A copy of the adopted Local Plan is held in the office for reference.

18/148 BANNOLD ROAD DEVELOPMENTS/DENNY END DEVELOPMENTS

Dealt with under other agenda items.

18/149 S 106 PROJECTS

The Council is to raise its concerns with SCDC regarding the lack of involvement and details on the Heads of Terms for the U&C/RLW developments.

SCDC officers to be invited to the April planning meeting for further discussion.

Other areas to follow up on are Gibson Close and the Papworth Trust.

18/150 U&C UPDATE

Covered in earlier agenda items.

18/151 RLW UPDATE

Covered in earlier agenda items.

18/152 PLANNING DECISIONS AND INFORMATIVE NOTICES

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

- i) **S/0709/19/PN Prior notification of proposed demolition of two buildings**
Land at the corner of Capper and Cody Road. Lancaster & Walmington House, Capper Road, Waterbeach, CB25 9LY
Information only

- ii) **S/0627/19/NM Non-material amendment to planning consent S/1086/17/FL**
37 Way Lane, Waterbeach, CB25 9NQ
Information only

- iii) **S/0639/19/DC Discharge of condition 3 (materials) of planning consent S/2099/16/FL for Change of Use from Post Office (use class A1) to dwelling house (use Class C3)**
11 High Street, Waterbeach, CB25 9H
Information only

- iv) **S/3635/18/FL Redevelopment of two mobile homes into two dwellings**
Fenland, Bannold Road, Waterbeach, CB25 9LN
Information only – Amended section plan and planning statement

There being no other business the meeting closed at 9.20 pm.

Chair:

Date: