

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday April 16 2019 at 7.30pm in the Old Pavilion,
Recreation Ground, Waterbeach.

18/168 THOSE PRESENT / APOLOGIES FOR ABSENCE

Present: Cllrs Bull, Gilzean, Grant, B Johnson, P Johnson, Rabbett, Seamarks, Shipp, J Williams, J Williamson, M Williamson, Wright
Apologies: Cllrs Bavester, Howlett and B Williams, Dist. Cllrs Bradnam, Rippeth, Smith
Also in attendance: S Mason (Clerk)

18/169 OPEN FORUM

Open Forum of fifteen minutes duration for members of the public to address the Councillors. In accordance with Standing Orders (3e, f and g), members of the public may speak for up to 3 minutes each to make representations, answer questions and give evidence in respect of the business of the meeting agenda.

No members of the public were present.

18/170 MINUTES

The minutes of the meeting held on Tuesday 19 March 2019 were agreed as a true record and signed.
Proposed: Cllr J Williams Seconded: Cllr J Williamson In Favour 10 Abstentions 2

18/171 MEMBERS' INTERESTS

To receive declarations from Members as to disclosable of pecuniary interests with regard to items appearing on the agenda.

Item 18/73i) Cllrs P and B Johnson – applicant works for the family company
Item 18/73vi) Cllrs J and M Williamson - - on management Board for Farmland Museum
Item 18/73vi) Cllr P Johnston, Shipp, Wright – trustees of the Waterbeach Military Museum
Item 18/175 Cllr J Williams – as a supporter of CB WIN

18/172 STANDARD CONDITIONS FOR PLANNING IN WATERBEACH

To consider adding the following two conditions to WPC responses on new build houses:

- a. Electric vehicle charging points provision. One slow electric vehicle (EV) charging point to be provided for each dwelling with allocated parking
- b. Unless otherwise agreed in writing with the Planning Authority, the dwelling to be occupied to be capable of accommodating Wi-Fi, with and suitable ducting (in accordance with the Data Ducting Infrastructure for new homes guidance note) provided to the public highway that can accommodate fibre optic cabling or other emerging technology.

It was noted that this should already be the case following the adoption of the Local Plan. The Clerk was therefore asked to write to SCDC to ask them to ensure that the requirements of policies TI.3 and T10 from the Local Plan are applied to all news developments

18/173 PLANNING APPLICATIONS

To comment on the following planning applications submitted: -

- i) [S/0885/19/FL 2 Story side extension & two story rear extension](#)
61, Capper Road, Waterbeach, CB25 9LY

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 or parked considerately to avoid traffic issues.

Proposed: Cllr Bull Seconded: Cllr Rabbett In favour 10 Abstention:1 Against 1

ii) [S/0937/19/FL](#) **Single part double storey rear extension & front entrance porch**
63, Capper Road, Waterbeach, CB25 9LY

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 or parked considerately to avoid traffic issues.

Proposed: Cllr Rabbett Seconded: Cllr Wright In favour 10 Abstention:11 Against 1

iii) [S/0954/19/FL](#) **Car port**
3 Whittons Park Way Lane, Waterbeach, CB25 9NQ

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.

Proposed: Cllr Grant Seconded: Cllr Bull Unanimous

iv) [S/3749/18/VC](#) Chittering Park, Ely Road, Chittering, CB25 **Variation of conditions 2 and 3 of planning consent S/2420/13/VC for variation of condition 2 of application S/0461/12/VC 9PH**

No further comments to make.

v) [S/1058/19/FL](#) **Widening of existing highway access and driveway**
3, St Andrews Hill, Waterbeach, Cambridge, Cambridgeshire, CB25 9NA

The Council recommends this application is **REFUSED**. Contrary to the statement in para 4.3 of the Planning Statement, the triangular piece of land in front of 3 St Andrews Hill is registered as Village Green space on the register held by Cambridgeshire County Council (and has been maintained by the Parish Council for many years). Notwithstanding this application, it is not clear that the occupant has followed the required procedures to secure the legal right of access to drive across the land to access their property.

Proposed: Cllr Shipp Seconded: Cllr Bull Unanimous

vi) [S/0558/17/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, groundworks 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
([Amended parameter plan](#))

WPC **AGREED** to request its planning consultant to turn the following points into an appropriate response:

The revised parameter plan does not address the longstanding concerns in relation to the principle, quantum and character of the development e.g:

- Concern that facilities (notably the leisure centre) have disappeared
- Siting on phase 1 is most vulnerable to breaches from the Amey waste management park – Still ambiguous on dwelling unit numbers
- There is a greater amount of area now showing for 4 storey height buildings.

- 4 storey buildings will still be adjacent to the southern border including the current cemetery which is not appropriate
- Lack of integration with existing village
- Disappointed that it doesn't reflect the agreed Local Plan and SPD which are supposed to guide development. The inspector was clear that the character of the village and surrounding countryside should be retained.
- Green spaces on the plan still don't show exactly what the detail is

Proposed: Cllr J Williams Seconded: Cllr N Seamarks Unanimous

The Clerk was asked to ensure SCDC were aware that WPC would be submitting a written representation to be read out at the meeting to determine the application (expected to be 13 May).

vii) [S/1030/19/FL](#) Proposed Single Storey Front Extension, Proposed Two Storey Side and Rear Extensions

22, Kirby Road, Waterbeach, Cambridge, Cambridgeshire, CB25 9LX

Waterbeach PC supports this planning application although it does regret the changes to the feel of the surrounding environment which such proposals bring. It requests that all building materials are kept on site and wherever possible contractor vehicles are kept off road or parked considerately to avoid traffic issues.

Proposed: Cllr Bull Seconded: Cllr Rabbett In favour: 11 Abstentions: 1

18/174 CAMBRIDGESHIRE & PETERBOROUGH MINERALS AND WASTE LOCAL PLAN

To determine a response (if any) to [the current consultation](#) which ends on the 9th May 2019

WPC notes there is no new Water Recycling Area identified in the emerging plan to 2036 to support the development of Waterbeach New Town when it is already known that there is insufficient capacity in the current infrastructure. WPC understands that Anglian Water will be making proposals about this in a forthcoming business plan. The current emerging Minerals and Waste plan must therefore be recognised as incomplete until this shortcoming is addressed at which point WPC would expect to be consulted again.

18/175 AMEY WASTE RECOVERY FACILITY

To note the expected sequence of events regarding the upcoming appeal. [S/3372/17/CW](#) – see note from Cllr Bradnam.

An agenda item on whether/how to engage in the appeal process will be on the agenda for the May Council meeting.

18/176 PLANNING ENFORCEMENT

- Gibson Close – the requirement to park contractor vehicles on site is included in the transport Plan. The SCDC Enforcement officer had visited the site but not observed any breaches. It is helpful to be as specific as possible (date/time, registration number, photo if poss) when feeding alleged incidents of non-compliance into SCDC.
- Persimmon site Bannold Road – breach of condition notice issues for working before 8am /Matthew Homes Cody Road – breach of notice issue regarding working hours.

18/177 NEIGHBOURHOOD PLAN

Design Principles document will be available soon and draft policies being developed. Both will be shared with Cllrs.

18/178 [LOCAL PLAN](#)

Not discussed.

18/179 BANNOLD ROAD DEVELOPMENTS/DENNY END DEVELOPMENTS

No news on a meeting with developers and SCDC.

18/180 S 106 PROJECTS

Not discussed

18/181 U&C UPDATE [S/0558/17/OL](#)

WPC had been invited to an informal update set for 12 June.

18/182 RLW UPDATE [S/2075/18/OL](#)

Not discussed except to note that it was understood SCDC would shortly be consulting on the application.

18/183 PLANNING DECISIONS AND INFORMATION NOTICES

The following items are for information only: -

i) [S/0031/19/FL](#)

Proposed single-storey rear extension

17 Coronation Close, Waterbeach, Cambridge, CB25 9NP

Permission granted

ii) [S/1237/18/FL](#)

Conversion of existing triple garage to a 1 bedroom bungalow

64A Cambridge Road, Waterbeach, CB25 9NJ

Appeal allowed and permission now granted

iii) [S/4848/18/FL](#)

Demolition of existing office building and erection of a new building comprising 446sqm of B1 floorspace with associated infrastructure including parking

Denny Lodge, Ely Road, Chittering, Waterbeach, CB25 9PH

Permission granted

iv) [S/4136/18/FL](#)

Two storey rear extension

26, Winfold Road, Waterbeach, CB25 9PR

Out to appeal

v) GREATER CAMBRIDGE LOCAL PLAN

WPC is expecting an update from the County Council shortly.

The meeting closed at 9.05pm.

SIGNED..... DATE.....