

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee held on Tuesday 21 May 2019 at 7.30pm in the Old Pavilion, Recreation Ground, Waterbeach.

19/1 THOSE PRESENT / APOLOGIES FOR ABSENCE

Present: Cllrs Bavester, Bull, Gilzean, Rabbett, Seamarks, B Williams, J Williams, J Williamson, Wright

Apologies: Cllrs Grant, Howlett, B Johnson, P Johnson, Shipp, M Williamson

Also in attendance: C Whitehouse (Assistant Clerk) and Tim Slater (Consultant)

19/2 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.

19/3 MINUTES

The minutes of the meeting held on Tuesday 16 April 2019 were agreed as a true record and signed.

Proposed: Cllr Bull Seconded: Cllr Rabbett In Favour 6 Abstentions 2

19/4 MEMBERS' INTERESTS

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

None recorded.

19/5 PLANNING APPLICATIONS

To comment on the following planning applications submitted:

- i) [S/2075/18/OL](#) **Outline planning permission (with all matters reserved) for development of up to 4,500 dwellings, business, retain, 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

(Cllr Wright joined the meeting.)

Waterbeach Parish Council stands by its original comments on this planning application and recommends REFUSAL based on the comments previously submitted and the additional comments listed below.

The Parish Council also has further comments on the application as follows:

- The Parish Council welcomes the reduction in building height but notes that the highest developments sit around the flat open fen area of the site.
- The density of the housing is far too high at 60 – 80 per hectare.
- The Council recognises that the proposed New Town will require greenfield land outside of the “red line” boundary to provide infrastructure to support the settlement. It is unclear how much land

mass will be required but the Council notes this is within a high-risk flood area. The Council would like assurance from SCDC that the impact will not be detrimental to the existing village and surrounding countryside.

- The combined planning applications for RLW (and U&C) do not allow for enough open spaces for general purpose use such as dog walking.
- The Council endorses the objections made by Highways, Natural England the Environment Agency and concerns regarding the impact on the Cam Washes an area of SSSI.
- The Parish Council supports Sports England in their quest for a 6-lane swimming pool.

In conclusion Waterbeach Parish Council unanimously recommend refusal of this planning application and believes significant additional information needs to be provided to address the issues identified.

Proposed: Cllr J Williams Seconded: Cllr Bull Unanimous

19/12 U&C UPDATE [S/0558/17/OL](#)

Agenda item brought forward.

Tim Slater gave an update on the approximate time-frame for the planning application and the resolution of S106 funding.

19/5 PLANNING APPLICATIONS

To comment on the following planning applications submitted:
(Continued)

- ii) [S/1336/19/FL](#) **Replacement of two storey dwelling and cart lodge**
Field View Farm, Chittering Drove, Waterbeach, CB 25 9PW

WPC supports this planning application subject to the comments on drainage by the Environment Agency being met.

Proposed: Cllr Wright Seconded: Cllr Bull Unanimous

- iii) [S/1604/19/VC](#) **Variation of Condition 2 (approved plans) of Planning permission**
[S/0252/15/FL](#)
Hall Farm Stables, Cambridge Road, Waterbeach, CB25 9NJ

Cllr Gilzean left the meeting for this agenda item.

The Council supports this planning application.

Proposed: Cllr Wright Seconded: Cllr B Williams Unanimous

Cllr Gilzean re-joined the meeting.

- iv) [S/1126/19/FL](#) **Single storey side extension. Replacement porch roof. Clad external porch walls**
24 Winfold Road, Waterbeach, CB25 9PR

The Council supports this planning application.

Proposed: Cllr Gilzean Seconded: Cllr Bavester 8 In Favour 1 Abstention

- v) [S/4744/18/FI](#) Proposed residential development for 21 dwellings including affordable houses with associated access, landscaping, open space, garages and one self-build/custom build plot

Change to description, provision of self build/custom plot 3, two bed terrace of four affordable dwellings to plots 16 to 19, repositioning of one bed affordable dwellings to plots 14 to 15, revised, repositioning of, plot 14 M\$ complaint, revised design of garages, new footway connecting to Bannold Road, revised ecology report, additional highway information and additional drainage information

Land to east of Cody Road and north of Bannold Road

Matthews Homes Ltd

The Council objects to this planning application and stands by its original submitted comments. The Council has concerns regarding the water run-off from the site into a near-by culvert and feels that this area should be surveyed to ensure it meets the site needs. The application is not within the adopted Local Plan and sits outside the village envelope. SCDC have a five year land supply. This area should be retained as a green open space in an already heavily built up part of the village. If this planning permission is approved the Council would like to be consulted in advance in the S106 decisions.

Proposed: Cllr B Williams Seconded: Cllr Seamarks 7 In Favour 2 Abstentions

- vi) [S/1437/19/TC](#) Cut lower branches of walnut tree overhanging neighbouring property (6b Greenside) back to the boundary line
8 Green Side, Waterbeach, CB25 9HP

Decision to be left to the tree officer

Proposed: Cllr B Williams Seconded: Cllr Bull Unanimous

19/6 **AMEY WASTE RECOVERY FACILITY**

The Chair extended thanks to Shelley for putting together and Council's response and getting it sent in on time.

Cllr Bull has registered to speak at the meeting on 5 November 2019 as resident and as a representative of the Council.

19/7 **PLANNING ENFORCEMENT**

Items relating to Bannold Road are still outstanding.

19/8 **NEIGHBOURHOOD PLAN**

The Neighbourhood Plan would like to present the following two documents for endorsement as a helpful source of guidance in understanding good design within Waterbeach Parish.

- [Design Principles](#)
- [Heritage & Character Assessment Documents](#)

The Planning Committee endorsed the above two documents as a helpful source of guidance in understanding good designs within the Waterbeach Parish. It was agreed to take these documents forward for ratification to the next Parish Council meeting on 4 June 2019.

Proposed: Cllr Wright Seconded: Cllr Bull Unanimous

19/9 **LOCAL PLAN**

No report.

19/10 BANNOLD ROAD DEVELOPMENTS/DENNY END DEVELOPMENTS

Concerns were raised regarding the balancing pond on the Persimmon site and its location in regard to the children's play area.

The Clerk will be asked to get an update regarding the proposed site meeting with SCDC and Highways.

19/11 S 106 PROJECTS

No report.

19/12 U&C UPDATE [S/0558/17/OL](#)

Agenda item taken earlier in the meeting.

19/13 RLW UPDATE [S/2075/18/OL](#)

All comments to be in by 31.05.19.

19/14 PLANNING DECISIONS AND INFORMATION NOTICES

The following items are for information only:

- i) [S/0662/19/FL](#) **Two storey side extension and single storey front extension**
7 Templar Walk, Waterbeach. CB25 9LU
Permission Granted
- ii) [S/0572/19/FL](#) **Single storey rear extension**
7 Glebe Road, Waterbeach. CB25 9RJ
Permission Granted
- iii) [S/4136/18/FL](#) **Two storey rear extension**
26 Winfold Road, Waterbeach, CB25 9PR
Permission Granted
- iv) [S/1030/19/FL](#) **Single storey front extension, two single storey side and rear extensions**
22 Kirby Road, Waterbeach, CB25 9LX
Permission Granted
- v) [S/0356/19/VC](#) **Variation of Conditions 24 (Highways) and 30 (Reduction of bollards)**
Land off Gibson Close, Waterbeach, CB25 9HY
Permission Granted
- vi) [S/0354/19/VC](#) **Variation of Condition 29 (Fire hydrants for emergency use scheme) of planning permission S/2177/16/FL**
Land off Gibson Close, Waterbeach, CB25 9HY
Permission Granted
- vii) [S/0937/19/FL](#) **Part single, part double storey rear extension and ground front entrance porch**
63 Capper Road, Waterbeach, CB 25 9LY
Permission Granted
- viii) [S/0954/19/FL](#) **Car Port**
3 Whittons Park Way Lane, Waterbeach, CB25 9NQ
Permission Granted

The meeting closed at 8.45 pm.

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