

WATERBEACH PARISH COUNCIL

Minutes of the meeting of the Planning Committee of Waterbeach Parish Council held at the Old Pavilion, Cambridge Road, and Waterbeach on Tuesday 20 August 2019 at 7.30 pm.

19/44 THOSE PRESENT / APOLOGIES FOR ABSENCE

Present: Cllrs Bavester, Bull, Gilzean, Grant, Rabbett, Seemarks, Shipp, J Williamson, M Williamson, Wright

Apologies: Cllr Howlett, B Johnson, P Johnson, B Williams, J Williams,

In Attendance: S Mason – Clerk, County and District Cllr Bradnam

19/45 OPEN FORUM

Item 19/48ix) A member of the public spoke against this application due to concerns over loss of natural light and the overbearing nature of the development.

Item 19/48x) A member of the public spoke against the application due inter alia to concerns over the accuracy of the drawings, location of bollards and the pavement treatments proposed.

19/46 MINUTES

The minutes of the meeting on 16 July 2019 were agreed as a true record and signed by the Chair.

Proposed: Cllr Wright Seconded: Cllr Rabbett In favour: 9 Abstention: 1

19/47 MEMBERS' INTERESTS

Cllr Shipp 19/56

19/48 PLANNING APPLICATIONS

The meeting agreed to discuss items nos ix) and x) first.

ix) [S/2715/19/FL](#) **Two storey rear extension** 21 Payton Way, Waterbeach, CB25 9NS

The Parish Council recommends this application is refused. The proposal represents overdevelopment of the site and the increased size of the building's footprint is considered excessive. In particular it will mean a reduction of light for the neighbouring property although the drawings submitted did not enable the Parish Council to clearly understand the extent of the impact. If despite this SCDC decides to allow it, then the Parish Council suggest that the windows overlooking the adjoining property should be opaque. It also requests that building materials and contractor vehicles are kept off road.

Proposed: Cllr Bull Seconded: Cllr Rabbett Unanimous

x) [S/2622/19/VC](#). **Variation of conditions 22 (highway works) and 28 (bollards) of variation of condition planning application S/0356/19/VC for Variation of condition 24 (Highway works) and 30 (reduction of bollards) of planning permission**

Gibson Close, Waterbeach CB25 9HY [S/2177/16/FL](#)

The Parish Council objects to the four variations proposed on the following grounds:

- It supports the assertions of the resident of 1 Greenside that the drawings do not accurately reflect the geometry of the site.
- It has concern over the use of bollards and the intrusive nature in a conservation area. A different anti-parking treatment should be considered.
- In particular it considers that the two bollards proposed outside No1 Greenside are not accurately positioned and in any case serve no purpose.
- The paving treatment proposed outside the chemist is ill-advised and should not be implemented since it is not suitable for users of mobility scooters and represents a trip hazard.

- No cobbles/granite setting should be installed in front of 3 Greenside as they would be a trip hazard.
- The crossing is not in an appropriate position to provide good visibility at a location which has already seen some accidents. It should be further towards the Green.

Proposed: Cllr Bull Seconded: Cllr Rabbett Unanimous

Cllr Bradnam arrived

- i) **S/2431/19/FL Erection of 2 bedroom attached dwelling to side of number 39 Capper Road with access and parking** 39 Capper Road, Waterbeach, CB25 9LY

The Parish Council recommends this application is refused. It is considered that the degree of encroachment onto the existing green open spaces around the site will significantly changes the character of the area. If despite this SCDC decides to allow it, then the Parish Council requests that building materials and contractor vehicles are kept off road.

Proposed: Cllr Gilzean Seconded: Cllr Bavester In favour Unanimous

- ii) **S/2556/19/FL Single storey front and rear extensions and a two storey side extension** 17 Kirby Road, Waterbeach, CB25 9LX

The Parish Council recommends this application is refused. The proposal represents overdevelopment of the site and the increased size of the house is disproportionately large in relation to its existing footprint. If despite this SCDC decides to allow it, then the Parish Council requests that building materials and contractor vehicles are kept off road.

Proposed: Cllr Rabbett Seconded: Cllr Gilzean Unanimous

- iii) **S/2381/19/FL Proposed new first floor windows to front elevation and conversion of conservatory into single storey rear extension** Rosemead, Ely Road, Waterbeach, CB5 9NN

The Parish Council supports the application but it requests that all building materials and contractor vehicles are kept off road and out of the lay-by.

Proposed: Cllr Rabbett Seconded: Cllr Bull Unanimous

- iv) **S/2328/19/FL Ground floor and first floor extensions and loft conversion** 9 Shipp's Field, Waterbeach, CB25 9DZ

The Parish Council noted that no objections have been lodged by residents of neighbouring properties and therefore supports the application. It requests that all building materials and contractor vehicles are kept off road.

Proposed: Cllr Seamarks Seconded: Cllr Shipp Unanimous

- v) **S/2339/19/FL Proposed single storey front porch, two storey side and part rear extension and single rear extension** 51 Capper Road, Waterbeach, CB25 9LY

The Parish Council recommends this application is refused. Although the design is in keeping with the character of the street, the increased size of the building's footprint is considered excessive. The proposal will have a negative impact on the light available to neighbouring properties to the east and west. If despite this SCDC decides to allow it, then the Parish Council all requests that building materials and contractor vehicles are kept off road. It would also like to request that the applicant is asked to make provision for cycle parking.

Proposed: Cllr Rabbett Seconded: Cllr Bavester In favour: 9 Abstention: 1

- vi) **S/1679/19/FL Installation of 1 no. window to side elevation** 26 Denson Close, Waterbeach, CB25 9RN

The Parish Council supports this application in principle but would like to point out that the drawings submitted did not allow it to take a view on the impact the proposal may have on the adjoining property at No 24 Denson Close.

Proposed: Cllr Shipp Seconded: Cllr Gilzean Unanimous

- vii) [S/2313/19/VC](#) **Variation for condition 2 (Approved Plans) planning permission S/0193/19/FL**
10A Rosemary Road, Waterbeach, CB25 9NB

Cllr K Grant declared an interest and withdrew from the room. Cllr Bull took the chair. Cllr Shipp pointed out that although he lives in the road he has no personal interest in this proposal.

Noting that the variation related to minor design changes, the Parish Council has no objection to the proposal.

Proposed: Cllr Wright Seconded: Cllr J Williamson In favour: 8 Abstention: 1

- viii) [S/2710/19/FL](#) **Proposed single storey side extension**
Marylands, Ely Road, Landbeach, CB25 9NN

Cllr Grant returned to the room

The Parish Council supports the application but requests that all building materials and contractor vehicles are kept off road.

Proposed: Cllr Bull Seconded: Cllr Wright Unanimous

- xi) [S/2696/19/TC](#) **Tree Works T1 – Sequoia – High Street, Waterbeach**
Fell because the tree is in serious decline for no obvious reason.
Cllr Bradnam provided additional information from discussions with the tree officer.
The Council notes with some reluctance that a decision has already been taken.

19/49 CAR DYKE WALK

The Clerk thanked the County Cllr for investigating the current status of the land (a permissive path) and outlining what the process had to be followed to apply for right of way status. The Clerk would circulate this to Cllrs and as a first step, an item would be put in the next Parish Newsletter to gather historical evidence that would be needed to support an application.

19/50 PLANNING ENFORCEMENT

It was confirmed that a concern was raised about workmen parking on double yellow lines opposite the Old Burial Grounds, although this was not a planning enforcement issue.

19/51 NEIGHBOURHOOD PLAN

An update on HCA and Design Principles had been provided to the July meeting

19/52 LOCAL PLAN

Item deferred to the next meeting.

19/53 BANNOLD ROAD DEVELOPMENTS/DENNY END DEVELOPMENTS

Councillors made a couple of additional suggestions to a comprehensive note put together by District Cllr Bradnam regarding deficiencies around the LEAP and the balancing ponds on the Persimmon developments.

Cllr Shipp advised that he would be able to produce a document that confirms the maintenance of the ditch was the responsibility of SCDC.

19/54 S 106 PROJECTS

No discussion

19/55 U&C UPDATE [S/0558/17/OL](#)

A discussion on future engagement would be taken to the Council meeting.

19/56 RLW UPDATE [S/2075/18/OL](#)

No discussion

19/57 SCDC COMMUNITY FORUM

The Clerk was asked to advise SCDC that WPC is keen that the venue for the quarterly Forum events remains in Waterbeach and that SCDC should organise additional ones should they consider there is a need to visit other locations. It was asked if designing out crime could be covered at a future Forum.

19/58 PLANNING DECISIONS AND INFORMATION NOTICES

The following items were for information only: -

i) [S/1753/19/FL](#) Erection of 1.82 m high fence

3 Anglers Way, Waterbeach, CB25 9RD

Permission Refused: Reason: 3 Anglers Way comprises an abundance of open green spaces to the front and side which significantly contribute to the character and appearance of the local area. Given the full scale and height of the proposed fence, it is considered that it would significantly diminish the existing green open spaces along the entrance into Anglers Way and would disrupt the distinctiveness within the local area. Therefore, it is not considered to enhance or preserve the character of the local area, contrary to Policy HQ/1(a) of the South Cambridgeshire Local Plan 2018 which states that all development must preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape.

ii) [S/2028/19/FL](#) Extension to porch

14 Bannold Road, Waterbeach, CB25 9LQ

Permission Granted

iii) [S/0866/19/PA](#) Proposed change of use of agricultural building to dwelling house (class C3) and or associated operational development

Land at the rear of St Johns Church, Station Road, Waterbeach, CB25 9HT

Permission Refused – Appeal to the Secretary of State

The meeting closed at 9.40pm.