

Minutes of the Planning Committee of Waterbeach Parish Council held on Tuesday, 15th May, 2007 in the New Pavilion.

Present: Mr. A. Ball; Mr. D. Black; Mrs. J. Cornwell (Chairman); Mr. W. Grant; Mrs. C. Smith; Mrs. J. Williamson;

In attendance: The Clerk

1. To elect a chairman:

Mr. W. Grant proposed, seconded by Mr. Black and agreed that the Mrs. Cornwell be Chairman.

2. Declaration of Interests:

There were none.

3. Apologies:

Dr. Grant; Mr. Johnson; Mr. Wright.

4. To approve the Minutes of the meeting held on 6th March 2007

Mrs. Smith proposed, seconded by Mrs. Williamson and agreed that the Minutes be approved and signed.

4. To receive Clerk's report including matters arising

Hall Farm stables enforcement – there had been no further communication.

The Clerk had consulted with Mr. Johnson regarding the inclusion of District Councillor's report on planning committee agendas and recommended that this should be agreed to allow the reporting of any outstanding planning issues by the district councillor. Agreed. It was agreed that Mr. Johnson be asked to look into planning enforcement at The Travellers Rest, Chittering reference the siting of a mobile caravan; the siting of a mobile caravan at Lock Farm, Long Drove, Waterbeach; use of stables at Hall Farm, the planning conditions for N. Brown, Denny Lodge relating to improvements in School Lane, Chittering.

Mrs. Cornwell and the clerk had taken the outline plans for an extension to the new pavilion to Frances Fry, SCDC planning officer. A response of the views of the planners is expected for the June monthly meeting.

5. Planning Matters:

i. To consider planning applications:

- a. Mr. S. Reed, 32 Providence Way – extension. Agreed.
- b. A. Manson, 28 High Street – garage. Refused. The Council consider that the structure is too high for the setting and out of keeping with the existing outbuildings in the area. The Council are also concerned about the windows overlooking the rented adjacent properties.
- c. Dr. J C. Worsnop, 20 Lode Avenue – conservatory. Agreed subject to neighbours.
- d. Mr. Imerie, 1 Waddelow Road – extension. Agreed subject to neighbours.

ii. SCDC planning application replies

Permission granted:

Mr. Mrs. Hardiman, 54 Rosemary Road. Extensions

Mr. Mrs. Lloyd, 1A Burgess Road. Extensions and alterations to form annexe.

Permission refused:

Mrs. Dant, Mr. Foster, Mr. Brown, land r/o 10A Rosemary Road – 8 dwellings.

Without adequate evidence to justify the proposed visibility splays to the east and west of the site entrance, the proposed visibility splays do not meet with the required standards of the Highway Authority of 2.4m x 60m. Furthermore the access width is 5m and marrows to 4.7m and would not meet the required 6m width with 0.50m service strips.

The visibility splays shown would encroach onto the cartilages of nos. 10 and 12 Rosemary Road, which are not within the ownership of the applicant site and

therefore cannot be controlled. The proposal would therefore be contrary to Policy HG11 of the Local Plan 2004, which states that development to the rear of existing properties will only be permitted where the development would not result in highway dangers through the use of its access.

The site is adjacent to the Waterbeach Conservation Area and Grade 11 Listed Building The Hall, 9 Station Road. 8 dwellings within close proximity to the setting of this listed building would have an adverse visual impact upon the character and appearance of this building. Furthermore the Leylandii hedgerow that abuts the site will be severely compromised if the development is approved and could be impacted upon by any such dwellings being built within close proximity to it. The loss of this hedge would damage the setting of this Listed Building. The proposal therefore would be contrary to Policy EN28 of the Local Plan 2004, which states that the District Council will resist and refuse application which would damage the setting, well being or attractiveness of a Listed Building.

Cambs.County Council planning:

Donarbon, Waste Management Park – facility for the mechanical and biological treatment of waste. Supporting documents.

6. **Planning Correspondence:**

There was none.

The meeting ended at 8.50 p.m.

Chairman Date

