

Minutes of the Planning Committee meeting of Waterbeach Parish Council held on Tuesday, 16<sup>th</sup> October, 2007 at 7.30 p.m. in the New Pavilion.

**Present:** Mr. A. Ball; Mr. D. Black; Mrs. J. Cornwell (Chairman); Mr. W. Grant; Mr. P. Johnson; Mrs. C. Smith; Mr. A. Wright.

**In attendance:** The Clerk and one member of the public.

**Matters raised by members of the public:**

Concern was expressed about the drainage issues of application S/1737/07/RM, Morris Homes,

**1. Declaration of Interests:**

There were no declarations of interest.

**2. Apologies:** Dr. C. Grant; Mr. J. Williamson

**3. To approve the Minutes of the meeting held on 18<sup>th</sup> September, 2007**

The Minutes of the meeting were approved and signed.

**4. To receive Clerk's report including matters arising:**

There were no matters arising.

**5. Planning Matters:**

*i. To consider planning applications:*

- a. **S/1796/07/F:** Mr. Mrs. Tilley, 44 Winfold Road – extension. Approved subject to neighbours. All materials, skips etc. should be off road and the footpath kept clear.
- b. **S/1800/07/F:** Waterbeach Playgroup, High Street – External access ramps and canopy to front door. Approved
- c. **S/1847/07:** Mrs. Satchell, 15 Winfold Road – dwelling. Approved subject to neighbours. In the interests of safety to pedestrians, and in particular children, the fence along the boundary adjacent to the footpath should be reduced in height to provide adequate visibility of vehicular movements for users of the footpath and vice versa.
- d. **S/1520/07/F:** Mr. Hawkes, 11 Hartley Close – extension. Amended. Noted.
- e. **S/02438/06/F:** Donarbon, Waste Management Park, Ely Road – facility for the mechanical and biological treatment of waste. Amended. Noted.
- f. **S/1518/07/RM:** New World Cambridge Ltd & Cambridge Research Park Ltd., Plot 6000, Beach Drive, Cambridge Research Park – 112 bedroom hotel with meeting/conference facilities and associated administration and meeting/conference facilities and parking. Approved.
- g. **S/1737/07/RM:** Morris Homes South Ltd., Bannold Road – 100 dwellings with associated garages, roads, sewers, ancillary works and landscaping. Refused. No detail of schemes to accommodate surface water and foul sewage. The Council need to be assured that the future maintenance of the balancing pond is guaranteed in perpetuity. Significant comfort would be assured if an authority already responsible for water course management in the area were to maintain the balancing pond and related pipework.

Evidence of a comprehensive risk assessment of the balancing pond to mitigate the proposed design and an explanation of why the area of the balancing pond is not fenced off. The Council are concerned that there is a low level of rain water harvesting and request that it is increased in order that the surface water run off is reduced and the need for clean water use for outside activities such as gardening is reduced.

The Council need to know what arrangements for the long term management and maintenance of the private shared driveways will be put in place. The Council consider that the opportunity to reduce the carbon footprint has not been explored to the full potential and are disappointed that there is no evidence of design features such as solar water heating, photovoltaics and insulation above the minimum standards, all of which would reduce the ecological impact of the

development. The Council request that construction vehicles do not use Bannold Road/Way Lane or Bannold Road/High Street and only access the site from Denny End Road and that signage directing the vehicles to observe these restrictions are put in place. All construction traffic is limited in times of access. The Council seek assurance that the type and location of the tress adjacent to the village squares is suitable for the locality in respect of the creation of leaves and root growth. The Council need clarification of the maintenance of the landscaping of the area between that LEAP and the kick about area is required. There is inadequate provision of storage for recycling bins and boxes. Evidence is also required of where the recycling bins will be collected from and the hard standing provision for this. Evidence of provision of dog litter bins and litter bins and the arrangements for the emptying of them is required. There are a number of inconsistencies in the plans and documents submitted, e.g. plan 1030/003 is shown on the web site but MOR-WAT/07-01 was submitted to the Council. The Council request that a re-submission is made with a consistent set of documents.

ii. *SCDC planning application replies:*

**Approvals:**

S/1560/07/F: Mr. G. Lock, Rushill Farm, Long Drove – extension to existing house, demolition of outbuildings and erection of new garage, workshop

S/1375/07/F: Mr. C. Carter, 27a Station Road – extensions

S/1588/07/F: Mr. A. Rahman, 23 Way Lane – extension. *NB Condition: The garage, hereby permitted, shall not be used as additional living accommodation (To ensure the continued provision of off-street parking space in the interests of highway safety)*

**6. To receive District Councillor’s report on outstanding planning matters**

- i. Hall Farm stables – The legal aspect of the issues are being explored by SCDC planners before a report is issued.
- ii. Travellers Rest mobile home – The matter is being dealt with by SCDC enforcement team as no application has been received.
- iii. Denny Lodge Farm, School Lane passing bays – SCDC enforcement officer does not consider that there is a breach of planning conditions at present although a letter has been sent to Mr. Brown requesting that the necessary information is passed to CCC Highways.
- iv. White Horse Public House – an application for the shelter has not been received by SCDC. SCDC enforcement team ready to proceed with requesting shelter is removed.
- v. 11 Station Road – The owner has been issued with a legal notice which takes effect on 7<sup>th</sup> November which gives him 21 days to board up the windows on the outside, reinstate the guttering and cut back the vegetation and clear it from site. Failure to comply is a criminal offence. The owner has the right to appeal.

**7. Planning Correspondence:**

Beach Social Club shelter. SCDC are not aware of the structure and will investigate.

5 Cambridge Road – vehicles are mounting the kerb to park adjacent to the property. SCDC would not permit a dropped kerb in this location. The situation will be monitored.

The meeting ended at 9.20 p.m.

Chairman ..... Date .....

