

Minutes of the meeting of the Planning Committee of Waterbeach Parish Council held on Tuesday, 6th May, 2008 at 7.30 p.m. in the New Pavilion, Cambridge Road.

Present: Mr. A. Ball; Mrs. J. Cornwell (Chairman); Dr. C. Grant; Mrs. C. Smith; Mr. A. Wright; Mrs. J. Williamson. Six members of the public, residents of Rosemary Road.

Mrs. Williamson took the minutes in the absence of the Clerk

Matters raised by members of the public:

The following points were raised in relation to planning application S/0654/08/F – r/o 10a Rosemary Road and 3 St. Andrew's Hill

- i. Access to the site between numbers 10 and 12 Rosemary Rd is not sufficient for large vehicles such as delivery vans, dustcarts and emergency vehicles There should be a highway of 6m width with 2m to either side. The entrance is not this wide
- ii. There is inadequate parking for nine houses, there could be up to 18 cars and there is not enough space to accommodate them. This means that Rosemary Rd which already has parking problems would be used for extra parking.
- iii. There is inadequate turning and manoeuvring space for vehicles on the site
- iv. The elevations plans do not show how the proposed dwellings relate to the existing buildings.
- v. The topographic survey covers the heights of houses in Rosemary Rd and Station Rd but does not refer to the heights of the proposed houses in relation to Rosemary Rd
- vi. It is also not possible from the drawings shown to get an idea of how the development would affect views from the Gault
- vii. Concern about overlooking and loss of value of the existing properties
- viii. Plans do not appear to acknowledge that the coach house on the Hall site is also a listed building as is the wall. The coach house is adjacent to one of the proposed properties. In the event of pp being granted there would need to be a condition forbidding earthworking near the wall
- ix. The landscaping proposed by the developers includes only one tree per dwelling in most cases , they are chosen to provide only limited shading so will not act as a screen. If pp were granted then all the trees should have immediate TPO's to prevent them being removed.
- x. There is concern about light pollution at the rear of the existing houses in rosemary Rd due to street lighting.
- xi. If pp were granted then there should be a covenant to prevent roof lights being added in the attic.
- xii. Land at the Hall is used for livestock including chickens and horses. This could be an issue.

1. Declarations of Interests for items on the Agenda

pl08.8.1 Mrs. Cornwell declared a personal interest as neighbouring the property of the application in item 5iii

pl08.8.2 Dr Grant declared a prejudicial interest as owning the property adjoining the property of the application in item 5iv

pl08.8.3 Mr. Grant declared a prejudicial interest as being related to the owner of the property adjoining the property of the application in item 5iv

2. Apologies:

pl08.9 Mr. D. Black; Mr. P. Johnson; the Clerk

3. To approve the Minutes of the meeting held on 14th April, 2008:

pl08.10 The Minutes of the meeting were approved and signed.

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

pl08.11 There was no report

5. Planning Matters:

- pl08.12.1 **S/0646/08/F:** Mr. A. Cook, 10 Bannold Road – extensions. Approved subject to neighbours. If approval is granted there should be a condition that all materials and equipment are kept on site and not on the road.
- pl08.12.2 **S/0605/08/F:** Mr. M. Drayton, 14 Pieces Terrace – extensions and front porch. Refused. The site plans are very unclear and it is difficult to see the effect on adjacent properties. Overdevelopment of the site. Appears to be 100% on the ground floor and 50% on the first floor. Size of extension could lead to pressures on parking.
- pl08.12.3 **S/0671/08/F:** C. Crickmore, Traveller's Rest Caravan Park, Ely Road, Chittering – amendment to planning permission S/0447/06/F to enable use of one holiday (touring) pitch to provide warden's caravan accommodation for all year occupancy on a permanent basis. Refused. The plans which were presented do not represent the site as it is now.
The existing conditions preclude permanent caravans on the site (8month occupancy only permitted)
Conditions 2, 3, 4 for S/12170/04/F state that improvements to School Lane and the access must be made prior to any caravans entering the site.
The existing caravan was installed for use by staff at the pub which is now under separate ownership. It was initially given permission for one year and this is coming to an end.
- pl08.12.4 **S/0654/08/F:** Mrs. A. Dant, Mr. N. Foster and Mr. T. Brown, land r/o 10a Rosemary Road and 3 St. Andrews Hill – erection of 9 dwellings and associated vehicular access.
Dr Grant and Mr Grant withdrew from the meeting.
Refused
Overdevelopment of site
Inadequate provision for parking and movement of vehicles, visitors likely to park on Rosemary Rd which is already overcrowded
Adjacent to a listed property
Concern about view from the Gault and the Green
Concern about light pollution due to street and security lighting at rear of neighbouring properties
Crowded site could led to noise disturbance for neighbouring residents.
If loft space developed there could be overlooking – would want a condition that no expansion allowed into loft space
Inadequate access which does not appear to conform to Highway standards although drawings are not clear
Appears to be inadequate access for refuse collection vehicles, delivery vans emergency vehicles
Concern that elevation drawings do not show relationship with surrounding buildings
Appears to be inadequate pedestrian access
Concern that earth moving could cause damage to the listed wall.
landscaping.

SCDC approvals:

6. To receive District Councillor's Report:

- pl08.13 Hall Farm stables – a SCDC officer has visited the site and taken photographs. The new stable block is on skids, therefore not a permanent fixture, and does not require planning permission. The lights do not require planning permission as they can be taken down and re-erected.

The concerns of the parish council are that of the amount and time of the access and uses of the land. Cllr Johnson would be asked to pursue. It was also noted that the site is run as a business enterprise ménage and should probably have planning permission as such.

pl08.13.1 White Horse PH – no further information

pl08.13.2 11 Station Road – Cllr Johnso has contacted SCDC Environmental Department about the broken guttering and shattering broken windows. SCDC Building Controls wil issue a notice under Section 79 of the Building Act 1984 in respect of boarding up the windows on the first floor and repairing the guttering. It was noted that not all the ivy has been cleared from the back of the property. The enforcement team should be asked to assess this and consult with Dr. Grant, party wall, before further action.

7. Planning correspondence

pl08.14 SCDC – Proposed scoping opinion with respect to a proposed 6 wind turbine development on land northwest of Chittering. It was thought that the land is north east of Chittering. There were no objections.

Chairman Date

