

Minutes of the meeting of Waterbeach Parish Council Planning Committee held on Tuesday, 17 August, 2010 at 7.30 p.m. in the New Pavilion

Present: Mr A Ball; Mr W Bullivant; Mrs J Cornwell; Dr C Grant (Chairman); Mrs J Rabbett; Mr A Wright.

Absent: Mrs C Smith

In attendance: Mr S Reid (SCDC legal); Mr P Reynolds (Morris Homes); the clerk

2010.37 Apologies:

Mr P Johnson (holiday); Mrs B Bull (holiday)

2010.38 Declarations of Interest for items on the agenda

Mr W. Bullivant declared a personal interest in planning application S/1120/10 as being related to the agent submitting the application.

2010.39 Open Session for the Public

- Standing Orders suspended

Questions relating to the occupancy of the original site and the site of undeveloped land yet to receive planning permission and the subject of the amended s.106 agreement were put to Mr. S Reid, SCDC, and Mr P Reynolds, Morris Homes. Councillors were concerned that the original s.106 had been breached as the Local Equipped Area of Play had not been provided at the required time and that surface water drainage issues, whilst in the process of being resolved, had not been done in accordance with the planning permission. The Council had raised concerns in their consultation on the latest planning application and at a meeting where Mrs Cornwell had reiterated these, and were disappointed that these aspects had not been adequately addressed in the Deed of Variation (DofV).

It was established that four houses on the undeveloped land are already occupied meaning that there is a breach of the unsigned DofV of the s.106. The Committee expressed dissatisfaction at the suggestion that the site boundary of the "undeveloped land" on the plan in the proposed DofV be adjusted to reflect this as this would have had a serious impact on many of the "trigger points" which relate to specific numbers of houses. Mr Reid gave an assurance that the wording relating to public open space would be improved to ensure that all open spaces were open and available to the general public at all times.

It was agreed that a timescale for the development (completion and estimated occupation of houses) and the probable timing of the provision of the LAP and the payment of the Off Site Outdoor Sport Capital contribution would be provided to the Council.

The Committee agreed to recommend to the Council that the existing DofV with minor amendments to cover requirements for public access at all times to the play areas could be progressed but that a letter needed to be attached to the DofV setting out the current status of the development since the DofV is clearly no longer accurate. The Council were still awaiting the response from the RSL (via their solicitors) which would allow them to accept the terms of the latest DofV.

Standing Orders re-instated

2010.40 To approve the Minutes of the meeting held on 20 July 2010

It was agreed that the Minutes be approved.

2010.41 To receive Clerks report and matters arising

School Lane, Chittering – no further information had been received from SCDC/CCC regarding breach of the planning conditions.

KG/JC/the
clerk

2010.42 To consider amended s.106 for Bannold Road development

See 2010.39 above

2010.43 To consider planning application:

- i. **S/1150/10:** Kingsmead Park, Denny End Road – erection of office building. **Refuse.** It is unclear from the planning application whether it is for a replacement office or for an additional office. Specific parking provision needs to be provided for the office facility in accordance with SCDC policies.
- ii. **S/1099/10:** Scimitar Care Hotels plc, Waterbeach Lodge, Ely Road – erection of 40 bedroom care home and associated landscaping following demolition of existing 43 bedroom care home. **Refuse.**
 - Additional landscaping is necessary along southern boundary in area of car parking to prevent use for parking.
 - Additional landscaping to southern boundary of drive with a requirement that a boundary hedge is maintained at a height of 2 metres
 - Need for a full archaeological survey on areas and surrounding areas where groundworks will be undertaken.
 - In appropriate retention of narrow driveway without provision for passing places or footpath for pedestrian visitors.
 - Insufficient road area between A10 and gates to allow for safe entrance and egress. In the interests of highway safety adequate space should be provided to permit vehicles not to have to wait on the A10 to turn right into the site or to block the cycleway along side the A10 due to closed gates
 - No provision for cycle storage shown on plans
 - No screened bin area shown on plans.
 - Concern that security lights may adversely affect the enjoyment of the neighbouring properties
 - Condition that riparian ditch at front of property (along A10) is cleared and maintained to a proper standard (refer to Mr P Matthews, SCDC)
 - In appropriate development for the environment because of the additional storey which imply additional height of the rebuild.
- iii. **S/0996/10/F:** Mr N Brown, Denny Lodge Business Park, erection of 3 wind turbines on 18m towers **Refuse.**
 - Sound impact on adjacent properties and occupants of the business park is not clear in the application. The Council would also like to see confirmation that notification of the application has been given to these properties.
 - Noise assessment of the impact on the closest property of the cumulative and harmonic effect of the three turbines required.
 - Information on the spectrum of noise
- iv. **S/1120/10:** Mr P Munro, 7 Way Lane – extension **Approve.** Subject to neighbours. All materials to be on site
- v. **S/0803/10/F:** Mr Mrs Bracey, 25 Spurgeons Avenue – extension and alterations and first floor side window. Amendment. **Noted.**
- vi. **S/1120/10/F:** Mr P Munro, 7 Way Lane – Amended. The proposal includes erection of a balcony and amended plan shows screening at the sides of the balcony. **Note.d**
- vii. **S/1187/10:** Mr M Wong, 11 Way Lane – extension to dwelling and garage. **Refuse.** Overdevelopment of the site. Adverse impact to

neighbouring property due to the close proximity of the windows to the southern boundary. Mr. Johnson and Mr Hockney to be requested to make representation at SCDC regarding the property due to the status of the neighbouring property.

- viii. **S/1093/10:** Mr Mrs B Davis, 130 Cambridge Road – raising of roof. **Approve.** It was considered that the proposed works would deem the property capable of being used as a separate dwelling/annexe and therefore a condition should be attached to any approval that it should not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as 130 Cambridge Road.
- ix. **S/1350/10:** Cambs ACF Headquarters, Denny End Road - Extension to form 2 Lecture Rooms & Internal Alterations to form 2 Offices. **Approve.** Concern that adequate parking to meet SCDC policies is provided. Concern regarding additional traffic use of the entrance in close proximity to the Denny End/A10 traffic light controlled junction. All materials during building works to be on site.

It was noted that the response to items vii. viii and ix would be advertised would be returned in weeks time once they had been advertised on the noticeboard.

2010.44 **Replies from SCDC:**

Approval:

S/0681/10/F: Waterbeach Parish Council, Village Green – replacement noticeboard

Refusal:

S/0814/10/F: Mr T Brown, Homeleigh, School Lane, Chittering – self contained annexe

Prior notification

S/1020/10/PNA: Mr Mrs G Lock, Rush Hill Farm – approval not required for timber framed, timber clad barn with open-fronted cart shed entrance and secure workshop area

2010.45 **District Councillors Report**

- i. matters arising – listed buildings/conservation areas/green belt
- ii. 5 Cambridge Road – visibility splay – the occupants acknowledge that the required visibility splay needs to be provided. They are currently waiting for CCC highways to inspect the sunken road where puddles form giving rise to the property being splashed before proceeding with the work
- iii. Fruit Farm, Chittering – the site has been visited by a SCDC enforcement officer who is satisfied that there are no breaches in permission. The site will be visited again.