

WATERBEACH PARISH COUNCIL

Minutes of the Planning Committee meeting held at the Old Pavilion, Cambridge Road, Waterbeach
on Tuesday 16 June 2020 at 7.00 pm

Due to the current Covid-19 Coronavirus situation, the Parish Council met virtually via Zoom.

20/14 THOSE PRESENT / APOLOGIES FOR ABSENCE

Present: Cllrs Baverster, Bull, Gilzean, Grant, Howlett, B Johnson, P Johnson, Rabbett, Seamarks, B Williams, J Williams, J Williamson, and Wright

Apologies: Cllrs M Williamson

Also in Attendance: C Whitehouse (Ass. Clerk), Tim Slater (Planning Consultant), Cllr Bradnam (District Councillor)

20/15 OPEN FORUM

No members of the public recorded.

20/16 MINUTES

The minutes of the planning committee held on Tuesday 19 May 2020 were agreed and signed as a true record of the meeting with one correction regarding 20/6(i), to reflect that Cllr Wright Proposed the item and Cllr Bull seconded.

Proposed: Cllr Wright Seconded: Cllr Bull Unanimous

20/17 MEMBERS' INTERESTS

The following Members' Interests were recorded:

Cllr Grant 20/20(vii) – Neighbour

Cllr Gilzean 20/20(iii) – Relative

Cllr Howlett 20/20(iii) – Known to applicant

Cllrs B&P Johnson 20/20(iii) – Known to applicant

Cllrs B&P Johnson 20/19 – Association with the Construction Industry

All Councillors present acknowledge that Cllr Shipp (Item 20/20(v)) had been a Parish Councillor and was known to them as a colleague.

20/18 SCDC PLANNING SERVICES

a) To review the advice from Tim Slater regarding formal Complaint Procedures and determine whether to move forwards with a complaint on the process for handling the SCDC Design Code approved at SCDC Planning Committee on 10 June (see text of verbal submissions made to the Committee).

Tim Slater (Planning Consultant) reviewed the SCDC Complaints Procedure and stressed that as complaints go forward, they become process related. To move forward from the current situation whereby the Council feels they are not being listened to, and relevant information has not been made available in good time for the Council to comment, a meeting will be arranged with SCDC planning officers to address these issues and find a way of working together going forward.

b. To agree to pull together other concerns into a list of issues/questions/concerns to form the basis of a future discussion with SCDC officer.

It was agreed to set up a meeting with SCDC Planning Officers whereby an agenda would be set by Waterbeach PC to reflect their concerns. The meeting agreed to delegate the Agenda to Cllrs Bull, J Williams and Grant plus Dis. Cllr Bradnam and Tim Slater. The Agenda will be circulated to all Councillors for comment and additional input prior to the meeting.

Concerns regarding accessing the Greater Cambridge Planning portal would be raised with SCDC by Cllr Anna Bradnam in the first instance.

Items 20/24 and 20/25 were now heard to allow Tim Slater to leave the meeting on completion.

20/19 SCDC PROPOSED EXTENSION TO CONSTRUCTION HOURS
To receive letter from SCDC and determine if there are any views to forward.

Due to the impact of Covid 19 SCDC have proposed a temporary extension to construction hours. Following discussion, the Council agreed to submit the following recommendations for Waterbeach:

- Each site should be judged on its own merits taking into consideration neighbours
- No machinery or material deliveries to take place after 6 pm
- No Sunday working
- Fit out works to be extended to 9 pm
- Working hours on a Saturday extended to 6 pm
- Above to be reviewed at the end of September

Proposed: Cllr Seamarks Seconded: Cllr B Williams In Favour: 11 Abstentions: 2

20/20 PLANNING APPLICATIONS

To comment on the following planning applications submitted: -

i) [20/02020/HFUL](#)

Two storey side extension and internal alterations
10 Kirby Terrace, Waterbeach, CB25 9PU

Waterbeach PC has no objections in principle but would prefer to see a pitched roof, with matching building materials, on the extension as this would be more in keeping with the street scene. The Council requests that all building materials and contractor vehicles are kept off road.

Proposed: Cllr Wright Seconded: Cllr J Williams Unanimous

ii) [S/4415/17/VC](#)

Variation of Condition 6 (Travel Plan), Condition 9 (Landscaping), Condition 12 (ecology), Condition 19 (Renewable Energy), Condition 21 (Scheme for the provision and location of fire hydrant) of planning permission S/0558/14/0L for outline planning permission for erection of up to 57 dwellings including affordable housing public open space new roads and associated infrastructure including a sustainable drainage system with main access off Bannold Road Land off Bannold Road and Bannold Drove, Waterbeach, CB25 9JT

Due to the background of this planning application Tim Slater agreed to review the history of the application to clarify the actual description of the submission and the level of documentation submitted as it is evident that there is a discrepancy between these two areas.

Post Meeting Note: An email will be sent to the relevant Planning Officer pointing out the discrepancy of documentation and seek clarification.

iii) [20/02511/HFUL](#)

Single storey side and rear extension following demolition of existing conservatory
7 Winfold Road, Waterbeach

Waterbeach PC supports this planning application but requests that all building materials and contractor vehicles are kept off road.

Proposed: Cllr J Williamson Seconded: Cllr Wright In Favour: 10 Abstentions: 3

iv) [20/01834/HFUL](#)

Single and two storey rear extension, increase of first floor ceiling height and garage conversion
6B Green Side, Waterbeach

Waterbeach PC supports this planning application subject to any neighbours' objections being taken into consideration.

The Council requests that all building materials and contractor vehicles are kept off road.

Proposed: Cllr Rabbett Seconded: Cllr Gilzean Unanimous

v) [20/02460/FUL](#)

Residential development for 21 dwellings including affordable housing with associated access, landscaping, open space, garages and one self-build/custom build plot (Re-submission of S/4744/18/FL Land north of Bannold Road, Waterbeach

Waterbeach PC recommends refusal of this planning application. The Traffic Plan submitted is totally out of date and the traffic data shown refers to the 2011 census. The village has changed considerably within this time. The site sits outside the village envelop and would be a loss of open green space. The Council stands by its previous comments from the first submission (S/4744/18/FL) of this application.

Proposed: Cllr J Williams Seconded: Cllr Rabbett In Favour: 11 Abstentions: 1

vi) [20/1365/TTPO](#)

To remove a dangerous and dying ash (T1) tree situated in the front garden of 23 Lode Avenue. The tree is leaning towards a neighbouring property and if it was to fall would land on top of the neighbour's house. The ash has no bark around the base of the tree and has barely any life left in it. The tree is leaning on a shed and has a high chance of coming down in ay high winds.
23 Lode Avenue, Waterbeach

The Council noted permission had been granted.

vii) [20/01977/S73](#) (Chair taken by Cllr J Williams for this agenda item)

Variation to Condition 2 (Approved Plans) of planning permission S/2313/19/VC
Land to the rear of 10A Rosemary Road, Waterbeach

Waterbeach PC objects to the Variation of Condition 2 because the plans do not show the impact on the neighbours situated behind the development. The Council fully supports the comments by the Tree Officer.

Proposed: Cllr J Williams Seconded: Cllr Rabbett In Favour: 10 Abstention: 1

20/21 CLAYHITHE BRIDGE, WATERBEACH

To discuss the proposal by local cycling groups to close of Clayhithe Bridge to vehicular traffic (Letter sent by Council Chair to CCC)

Cllrs B & P Johnson left the meeting.

Cllr Bull updated the meeting on her letter to CCC. The CCC are funding "pop up" traffic restrictions to benefit both pedestrians and cyclists and a suggestion has been put forward to close Clayhithe Bridge to vehicular traffic. Cllr Bradnam reassured the meeting that village residents would be consulted on before any decisions are made. It was also pointed out that Waterbeach would have 4 cycle routes into Cambridge within the next 5 year period. At this point there is no further action the Council can take.

The Council agreed to extend the meeting by 15 minutes.

Cllr B Williams left the meeting.

20/22 PLANNING ENFORCEMENT

[S/3865/17/FL](#)

Land at the corner of Capper Road and Cody Road, Waterbeach

Concerns regarding the lack of safety measures in place following the demolition of Lancaster House and Walmington House. The site has been left unsecured with no safety fencing around the site.

Cllr Bradnam reported to the meeting that she had raised the H & S issues for the site with the Enforcement Officer but as there had been no safety fencing conditions in the application, they had nothing to enforce against, and would be taking no further action. However, a one metre plastic mesh fence has now been erected around the site.

The Council felt that this was not a satisfactory outcome and Cllr Seamarks would be following up with SCDC Enforcement Officer

20/23 NEIGHBOURHOOD PLAN

Cllr J Williams reported that there was nothing new to update the meeting on.

20/24 U&C UPDATE [S/0559/17/OL](#)

Tim Slater reported that there were no new applications, however, due to the recent issues relating to the Design Code, Tim would inform the Council of any alterations that are made to documents. He would also seek agreement that he is copied in on both U&C and RLW applications to be in a better position to support the Council.

An email has been received from U&C to set up a briefing meeting to discuss recent issues relating to the Design Code.

20/25 RLW UPDATE [S/2075/18/OL](#)

RLW are still discussing viability using figures prior to any Covid-19 adjustments. There will be another round of consultation.

20/26 PLANNING DECISION NOTICES

i) [S/0558/14/OL](#)

Variation of Conditions 21 (Scheme for the provision and location of fire hydrants) of Planning Application S/0558/14/OL Land north of Bannold Road, Waterbeach

Withdrawn

The meeting closed at 9.27 pm

Chair: **Date:**