



WILLINGHAM PARISH COUNCIL



Minutes of the Planning Committee meeting held on
Tuesday 10 December 2013 at 7 30 pm in the Parish Office, Ploughman Hall, West Fen Road, Willingham

Present: Councillors: Pake, Watson, Law (Chair), Jacques, Cook

Parishioners: One

1. Apologies for Absence

Apologies were received and accepted from Cllr King due to a prior engagement and Councillor Harris who will be attending as a member of the public only.

2. Declarations of Interest

None

3. Public forum (maximum 3 minutes per person, with an overall limit of 15 minutes)

The meeting was adjourned

The Clerk took down the names of those wishing to speak in numerical order and their electoral register number and presented this to the Chairman. The Chairman read out the 3rd paragraph of Scope section of the Public Speaking Policy Document

Mr Harris stated that he wanted to object to item 6(ii), S/2385/13/FL, 18 Mill Road. Mr Harris felt that the application for change of use was simply a device to change the building into a dwelling at a future date. The site had been refused historically for multiple dwellings and he felt that should this change of use be allowed then it would be very easy to change it later to residential. He also felt that the supporting documentation had many inaccuracies within it.

The meeting was reconvened.

4. Minutes of the meeting held on 18 November 2013

Councillor Pake proposed these be accepted as a true record of the meeting, seconded by Councillor Jacques and **agreed** unanimously.

5. Matters arising from the minutes of the meeting held on 18 November 2013, not covered elsewhere on this agenda

None

6. Planning applications for consideration

- (i) S/2339/13/FL – 8 High Street, Willingham, Mr S Andrews – detached 3 bedroom dwelling

Councillor Cook proposed that the Parish Council recommend refusal as there is still no evidence of visibility splay and in addition the width of the access is still potentially dangerous when exiting onto the bend. Also the development is contrary to the DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007. This was seconded by Councillor Watson and **agreed** unanimously.

- (ii) S/2385/13/FL – 18 Mill Road, Willingham, Mr and Mrs Cowley – part change of use from office to short term holiday let accommodation.

Councillor Jacques proposed that the Parish Council recommend refusal on the grounds that this would increase, even if temporarily, the residential development of this site of historical interest. This was seconded by Councillor Law and **agreed** unanimously.

Actions

[Handwritten signature] 13-JAN-14

- (iii) S/2126/13/FL – Land to the North of the Piggery, Haden Way, Willingham (in the parish of Over), Mr D Flack, Flack and Chapman – provision of two temporary mobile homes.

Actions

Councillor Law proposed that the Parish Council recommend refusal as the application is an over provision for the development works previously approved for this site. If approval is given the Council would ask that the caravans must be removed within 30 days of completion of the works. This was seconded by Councillor Cook and **agreed** unanimously

7. Planning Application for discharge of conditions (for information only)

- (i) S/2347/13/DC – New Farm, Station Road, Longstanton, Mr R Ambrose – application for approval of details reserved by condition 3 of planning permission S/1630/13/FL

Previously circulated and noted.

8. Planning Application approvals (for information only)

- (i) S/1773/13/FL – Unit 7, High Gate Farm, Over Road, Willingham, Mr and Mrs Foreman – change of use from D1 (Vets) to D2 (Gymnasium)
(ii) S/2041/13/FL – 7&9 Mill Road, Willingham, Mr S Swann – part two storey and part single storey rear extension.

The above were both previously circulated and noted

9. Planning Appeal Decisions (for information only)

- (i) APP/W0530/C/13/2195121 - Planning application S/0077/74, Dr Sangray, enforcement notice, **appeal allowed.**
(ii) APP/W0530/A/13/2195130 – Planning application S1987/12/VC, Dr Sangray to erect house and garage without complying with condition 1 of S/0077/74/F – **appeal allowed.**

The above were both previously circulated and noted

10. To receive update on S106 payments for development at Rockmill End.

The Clerk had requested an update from SCDC and is still waiting for a response. Clerk to follow up.

Clerk

11. To receive an update on Berry Fen Dam Bank Drove, Haddenham scoping proposal for a wind farm.

Councillor Law had looked at the initial scoping documentation and confirmed that information on visibility will be issued with the plans at a later date. It was agreed that the committee did not want to comment further at the present time.

12. To receive an update on Cambridgeshire Statement of Community Involvement.

Councillor Law had read the CCC draft document detailing how they will liaise with the community. The only major change at the moment seemed to be that they had decided to move to a committee system instead of cabinet. This would take effect in 2014. The committee agreed that it did not wish to comment further on the document.

13. To receive an update on Northstowe.

An update was given at the FPC Meeting on the 4 December where Councillor Harris reported that he had attended the latest Northstowe Planning Forum and discussion had been around the timings for phase 1 and phase 2 of the development. Phase 2 would not be started until the Southern access roads becoming available and a suggested start date was given as 2019

14. To receive a report on the Parish Forum meeting held on 3 December

This was reported on at the FPC Meeting on the 4 December where Councillor Law reported that the local plan is still ongoing and changes are being made to the CIL proposals to include certain exemptions. He confirmed that it is planned to stop S106 payments in April 2015.

Councillor Law added that Community Right to Bid (securing community assets) was also discussed and explained at the meeting.

15. Correspondence

- (i) Any other correspondence.
- Planning Policy Monthly Update- circulated and noted
- Communication had been received from the developer of a site on Over Road (Paul Ashley). Mr Ashley would like to meet with the Parish Council and show them his proposals for the site. It was agreed to notify Mr Ashley of the next planning meeting date.

- (ii) **To decide date of next meeting** – To be decided.

John 13-Jan-14