



WILLINGHAM PARISH COUNCIL



Minutes of the Planning Committee meeting held on
Monday 8 September 2014 at 7.30 pm in the Parish Office, Ploughman Hall, West Fen Road, Willingham

Present: Cllrs Watson, Harris, Cook, Slater, Law (Chair)

Parishioners: None

Other: Two

	Actions
<p>1. Apologies for absence Apologies received from Cllrs Jacques and King due to holiday and Cllr Manning due to a prior commitment.</p>	
<p>2. Declarations of interest None.</p>	
<p>3. Public Forum <i>The meeting was adjourned.</i></p> <p>Two representatives from A. J. Lee Developers Ltd attended the planning meeting in order to discuss their proposed redevelopment of land purchased to the rear of Daniels Close for 12 affordable houses (6 two-bedroom and 6 three-bedroom properties). Cllrs were shown plans of the development and examples of the style of planned dwellings.</p> <p>Cllr Harris voiced the concern that the redevelopment could encourage a future extension of the estate.</p> <p>The Chairman thanked A. J. Lee Developers Ltd for their presentation.</p> <p><i>The meeting was reconvened.</i></p>	
<p>4. Approval of the minutes of the meeting held on 28 July 2014 Councillor Harris proposed these be accepted as a true record of the meeting, seconded by Councillor Watson and agreed unanimously.</p>	
<p>5. Matters arising from the minutes of the meeting held on the 28 July 2014, not covered elsewhere on this agenda In response to notification of appeal by Mr. Shaun Andrews - planning application S/2339/13/FL - 8 High Street, Detached 3 bedroom dwelling. Appeal reference: APP/W0530/A/14/2221665 - SCDC were informed on the 28th July 2014 that WPC wished to reiterate their original objection to the planning application made in December 2013. Reasons for refusal included no evidence of visibility splay, and concerns that the width of the access was 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.</p>	
<p>6. Planning applications for consideration</p> <p>(i) S/1577/14/FL – 1 Cadwin Lane, Off Schole Road, Miss. Esther Smith - Use of the land for the permanent siting of one gypsy mobile home, day room, two caravans and lean to horse shelter and stables Councillor Slater proposed that the Council recommended refusal on the grounds that Willingham already has a disproportionate number of traveller sites. Seconded by Councillor Watson and agreed unanimously.</p> <p>(ii) S/1858/14/FL – 48 Millfield, Willingham, Mr and Mrs Cotton - Conservatory Councillor Cook proposed that the Council recommended approval. Seconded by Councillor Harris and agreed unanimously.</p>	

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John 2014-09-25

7. Planning application considered under Delegated Powers (for information only)

Actions

- (i) S/1203/14/FL - Dillons One Stop Shop, 56 Church Street, Mr. S. S. Sahota, Sahota Design & Build - Extension to existing retail unit.

On the 18th of August 2014 WPC reiterated their original recommendation that the planning application be refused on the grounds that the proposed side entrance would force users to step directly onto a road with no footpath that is extremely narrow (due to the close proximity of walls on either side) at the point of the planned new exit. Cllrs also asked SCDC to clarify the submitted Location Plan, which shows the footpath on Long Lane extending much further than it does - conveniently reaching the proposed side entrance.

A final concern, expressed by WPC, was the planned reduction in the size of the service yard that would no longer allow for delivery vehicles to turn around but force them to reverse out onto a very narrow lane.

8. Planning application approvals (for information only)

- (i) S/1352/14/FL - 130 Station Road, Mr. R. Manning - 2 x 4 Kilowatt Solar Panels.
- (ii) S/0940/14/FL - QE II Field, Ploughman Hall, West Fen Road, Willingham Parish Council - Improvements to existing play area and erection of new play equipment.
- (iii) S/1141/14/FL - Ripley House, George Street, Mr. & Mrs. Harrison - Repairs to boundary wall and demolition and reconstruction of outbuilding.
- (iv) S/1294/14/FL - The Limes, 12 Fen End, Miss Hanna Douglas - Fencing.
- (v) S/1237/14/FL - Plot 5, Meadow Lane (Longacre), Miss. M. Wenman - Permanent consent for use of land as gypsy site including two mobile homes, two touring caravans and shed.
- (vi) S/1224/14/FL - 69 Station Road, Mr. J. Corney - Erection of a garage and alterations of existing garage to a utility room.
- (vii) S/1112/14/FL - 164 Station Road, Mr. A. Easy - Reinstatement of access bridge for paddock.
- (viii) S/1518/14/FL - 22 Haden Way, Mr. A. Joolia - Insertion of French doors and fixed balustrade (part retrospective).
- (ix) S/0773/14/FL - 3 Whites Path, Mr. Paul Ashley - Demolishment of existing dwelling and construction of 3No. detached properties with new shared access and drop curb off Over Road Willingham including alterations to 10 Over Road Willingham to improve vehicular visibility.
- (x) S/1455/14/FL - 62 Rampton Road, Willingham, Mr and Mrs Dreuitt - single and two storey extension to side of bungalow.
- (xi) S/0189/14/FL - 31 High Street, Mr Jonathon Edney - new front wall and general maintenance to frontage of site.
- (xii) S/0195/14/LB - 31 High Street, Mr Jonathon Edney - alterations: clean brick work, rake out and repoint mortar joints, remove loose paintwork, demolition of existing front boundary wall, replacement wall with new railings, new paving, gravel and planning at front garden.

The above were all circulated and noted.

9. Planning applications withdrawn (for information only)

- (i) S/1511/14/FL - 18 Station Road, Mr. & Mrs. Griffiths - Part two storey and part single storey side and rear extensions.
- (ii) 14/00769/ESF - Red Hill Farm, Cambridge Road, Stretham, CB6 3LR - Erection of 2 x wind turbines, hub height of 75 metres with height to blade tip of 102 metres.

The above were all circulated and noted.

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<p>10. Update on Northstowe Cllr Harris had attended the last meeting on Northstowe and reported that the main topic had been the proposed Primary School. Meeting attendees were shown plans and elevations of the structure, and building materials had been discussed.</p> <p>11. Representatives to attend both Northstowe drop-in sessions on Tuesday September 30th 5pm to 7pm and Saturday October 18th 10am to 12 noon. It was agreed unanimously that Cllr Law would attend the session on September 30th and Cllr Harris would attend the drop-in on October 18th.</p> <p>12. Correspondence</p> <ul style="list-style-type: none"> (i) Planning Policy Monthly Update (August 2014 and September 2014). Circulated and noted. (ii) Northstowe Parish Forum Agenda for meeting on 20th August 2014. Circulated and noted. (iii) Northstowe Parish Forum: Draft of Phase 2 Consultation Topics. Circulated and noted. (iv) Any other correspondence. None. <p>13. Date of next meeting: Thursday 25th September 2014</p> <p><i>Meeting Closed at: 8.20pm.</i></p>	<p>Actions</p> <p>DL / NH</p>
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