



WILLINGHAM PARISH COUNCIL

Minutes of the Planning Committee meeting held on Monday 23rd October 2017
at 7.30 pm in the Parish Office, Ploughman Hall, West Fen Road, Willingham

Present: Councillors: Law (Chair), P King, Harris, Manning, Anderson, Croucher, Carlton (*non committee member*)
Parishioners: Two

Clerk: Mandy Powell

ACTIONS

1. To receive apologies for absence

None

2. Declarations of interest

Item 6(iv) Councillor Manning declared a non pecuniary interest as the applicant is a neighbour

Item 6(ii) Councillor Harris declared a non pecuniary interest as the applicant is a nearby neighbour

3. Public forum (maximum 3 minutes per person, with an overall limit of 15 minutes) All parishioners wishing to speak must make their name known to the Clerk prior to commencement of the meeting. Maximum of five people to speak. Large groups will need to decide on a spokesperson representative.

Meeting adjourned

Mr Beattie addressed the committee regarding item 6(ii) and raised concerns that the development would have an adverse effect on them. They would suffer from a loss of light as the distance between the properties would be significantly reduced. Due to the density of the development it would change the landscape of a small cul-de-sac and would set a precedent. Their garden would also be overlooked by the ensuite

Meeting reconvened

4. To approve the minutes of the meeting held on 2nd October 2017

Councillor Harris proposed the minutes be accepted as a true record of the meeting, seconded by Councillor Manning and agreed with four votes in favour and two abstentions due to not being at the meeting.

5. To deal with any matters arising from the minutes of the meeting held on 2nd October, not covered elsewhere on this agenda.

None

6. Applications for consideration

(i) S/3474/17/FL – 47 Millfield, Willingham, Mrs and Mrs Allen – first floor side extension and single storey rear extension and front porch.

Councillor Harris proposed the Council support the application, seconded by Councillor Manning and agreed unanimously.

(ii) S/3178/17/FL – 37 Balland Field, Willingham, Mr and Mrs Leith – Erection of a 2 storey side extension
This item was taken after item 3

Councillor King proposed the Council object to the application as the development is overbearing in layout and density and would result in a loss of light for neighbouring properties (No 35). The proposal would also result in reduced parking which would cause an issue due to the location along a private driveway. The Parish Council would suggest that the proposal is reviewed. This was seconded by councillor Croucher and agreed unanimously.

(iii) S/3441/17/FL – The Porterhouse Pub, 1 Station Road, Willingham, Barry Todd – two storey side and rear extension, new boundary treatments, landscaping, car park alterations, staff accommodation building and raised external terrace.

Councillor King proposed the Council support the application but would stress their concern regarding parking and access on this busy junction. Highways should be consulted regarding these concerns. This was seconded by councillor Harris and agreed with four votes in favour and two objections.

(iv) S/3457/17/VC – Oasis Nursery, 178 Station Road, Willingham, Mr M Wright – removal of condition 7 (agricultural occupancy) of planning permission S/0480/12/OL – outline application for erection of dwelling to replace existing mobile home.

Councillor Law proposed the Council object to this application. If the development was an agricultural dwelling, then it still is an agricultural dwelling. The business is still in place and running and nothing else has changed. If the applicant wishes to develop then they should apply to develop. Seconded by Councillor Croucher and agreed with five votes in favour and one abstention due to declaration of interest.

7. Applications for information only

(i) S/3382/17/DC – 76 High Street, Willingham, W Hopkins - discharge of conditions 9 and 18 of planning permission

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S/0508/15/FL

(ii) S/3479/17/LD – 1 Conference Close, Willingham, Mr and Mrs Mills – lawful development certificate – proposed single storey extension.

The above were both noted

8. Planning Decisions (for information only)

(i) S/2646/17/FL – 38 Silver Street, Willingham, Byron – internal alterations - retention and extension of boundary fence to garden (retrospective) and erection of shed – **approved**.

(ii) S/2749/17/FL – 41 Berrycroft, Willingham, Mr and Mrs Scrivener – first floor rear extension – **approved**

(iii) S/1916/17/OL – Land to rear of 111 Station Road & 103 Station Road, Willingham, Mr and Mrs Larbey – outline permission for 9 dwellings and some matters reserved apart from access – **refused**.

(iv) S/2800/17/FL – Brooklands House, 2 Station Road, Willingham, Mr I Ross – erection of garage – **approved**

(v) S/2814/17/FL – 1 Short Lane, Willingham, Les Meadows – renovation of bungalow to include front, side and rear extensions, new openings, enlarge dormer and raising garage roof. Render and timber cladding to external surfaces - **approved**.

(vi) S/2794/17/FL – 25 Earith Road, Willingham, Mr N Blood – part two and part single storey rear extension – **approved**.

The above were all previously circulated and noted

9. Correspondence

(i) Correspondence from SCDC regarding applications S/2960/17/FL and S/2864/17/FL and the Council's request for them to be forwarded to committee.

Previously circulated and noted

(ii) Planning policy monthly update – September '17

Previously circulated and noted

(iii) Any other correspondence

- Correspondence from SCDC regarding the postponement of the inquiry re The Oaks, Meadow Road -noted

10. Items for future meetings

11. To decide date of next meeting.

Meeting closed at: 8:16pm

J. Lee 2017-11-13