



WILLINGHAM PARISH COUNCIL



Minutes of the Planning Committee meeting held on
16 April 2012 at 7 30 pm in the Parish Office, Ploughman Hall, West Fen Road

Present: Councillors: Pake, Jacques, Cook, Jones (Chair), King, Barratt

Parishioners: None

ACTIONS

1. Apologies for absence

Apologies were received and accepted from Councillor Purnell

2. Declarations of interest

None

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

None

4. Minutes of the meeting held on 22 March 2012

Councillor Pake proposed these be accepted as a true record. This was seconded by Councillor Cook and **agreed** with three votes in favour and three abstentions due to not being at the meeting

5. Matters arising from the minutes of the meeting held on 22 March 2012, not covered elsewhere on this agenda

None

6. Planning applications for consideration

- (i) S/0582/12/FL Brooklands House, 2 Station Road, Willingham – Miss R Seary – dropped kerb to gain access from Over Road

Councillor Barratt proposed that the Parish Council make no recommendation on the assumption that this is for and will remain a single residence. The council would also request highways look at the proximity to the junction and a full assessment be carried out prior to any permissions. This was seconded by Councillor King and **agreed** unanimously.

- (ii) S/0634/12/FL 25 Millfield, Willingham – Ms F D'arcy – single storey rear extension.

Councillor King proposed that the Parish Council recommend approval. This was seconded by Councillor Pake and **agreed** unanimously.

7. Planning application approval (for information only)

- (i) S/0373/12/FL – 167 Station Road, Willingham – Mr and Mrs Williams - extensions – circulated and noted
(ii) S/0309/12/FL – Fen View, Over Road, Willingham – Mr G Koshy – Garage conversion and new garage – circulated and noted.
(iii) S/1585/08/F – Land south of Spong Drove, Willingham – Mr E Nolan – erection of agricultural building to house boars and semen processing laboratory with associated office and parking – circulated and noted.
(iv) S/0182/12/FL – 11 Haden Way, Willingham – Mr T Carman – Extension – circulated and noted

8. Update on Northstowe application following the Full Parish Council Meeting 4 April 2012.

The Parish Council's recommendations on the above application have been forwarded to SCDC as amended and approved at the above meeting (copy attached).

11/5/12

9. Correspondence

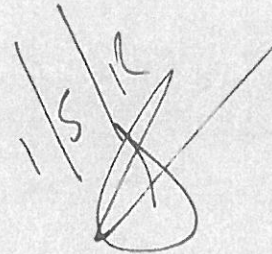
- (i) Updated Northstowe FAQs from SCDC – circulated and noted and also placed of WPC website for information.
- (ii) Any other correspondence
 - S/0307/12/FL – notification of planning application refusal has been received from SCDC – circulated and noted

10. Date of Next Meeting

Tuesday 1 May 2012.

Meeting closed at: 7:50pm

ACTIONS



Willingham Parish Council recommended refusal of the whole Northstowe plan. In the main, this is down to the fact that nowhere within the planning application is any consideration given to the impact that the development will have on the currently overloaded and dilapidated B1050; the villages it runs through; and the impact on satellite villages such as Over and Longstanton. These will all be impacted by traffic trying to avoid the Northstowe traffic funnel.

B1050

The developer, the District and County Council have a very blinkered outlook when it comes to the development of Northstowe.

Scant thought has been given to the overall economic development of the wider area which includes not only the villages surrounding Northstowe but as far out as Fenland, whose dependencies on arterial routes out of the Fen are critical for the economic viability of the area.

To be frank, the B1050 is not fit for its current usage. When you start adding in construction and residential traffic for Northstowe, you are building a traffic time bomb.

The plan shows that all traffic from Phase 1 of the development will enter and exit Northstowe on to the B1050. This may be fine in isolation i.e. For Northstowe, however the impact on the surrounding villages will be immeasurable and this issue should not be brushed under the table with poorly collated County Council traffic surveys.

Our grave issues:

- a. Increased traffic in and out of the village of Willingham.
- b. Northstowe traffic avoidance (rat runs) through the villages of Willingham, Over, Longstanton and Swavesey.
- c. 5 roads joining the B1050 at Northstowe further backing up traffic into Willingham and Earith in the morning and from Bar Hill, Longstanton and Willingham in the evening. Any traffic calming measures will exacerbate the issue further.
- d. Construction traffic speeding through Willingham when the A14 can not be accessed (which is a very regular occurrence)
- e. Distinct lack of any joined up thinking by politicians and Officers of District and County councils regarding how to solve the current and inevitable traffic chaos.

Our Proposal

In the original plans for Northstowe, Willingham was to be bypassed when the building started on the current Golf Course end of the development. This was initially to be one of the latter areas of development. However the development has been turned on its head with the Golf Course site being the first site for development. District and County Council should as a result and as a matter of urgency start planning to bypass the village of Willingham at Earith Bridge Now, as per the original plan alongside the Golf Course Development. By doing this one initiative will take away the majority of the traffic currently travelling along the dilapidated B1050, reducing the impact of traffic on Willingham, Over, Swavesey, Longstanton and of course Northstowe itself, allowing the new settlement of Northstowe to flourish as first planned as well as taking pressure off the A14 Bar Hill junction.

A14 Junction Bar Hill

As a council we also have great concerns over the Bar Hill A14 junction. There will be an undisputable escalation in overall traffic - initially a massive increase in construction traffic followed by the resulting residential traffic. We do not believe for one moment that:

- a) All people living in Northstowe will use the guided busway as a form of transport
- b) That residents in Northstowe will live and work in the village.

This is a rural location and cars are needed to access facilities across the county for work, leisure and other activities.

The Highways agencies own modeling of the A14 Bar Hill junction with Northstowe predicted gridlock with Bar Hill isolated for up to four hours a day.

The simple answer to relieving the traffic congestion at the A14 Bar Hill junction, is to bypass the village of Willingham at Earith Bridge and join the bypass further up the A14 thus reducing the load on the A14 Bar Hill junction.

Facilitates and Local Services

The development of Northstowe was proposed to be started in the Airfield site with all facilities being put in place to enable a self sustaining development. However this is no longer the case. Northstowe will now start to built on the B1050 with very little facilities put in place at the start. We are extremely concerned on the impact of this development on the services and infrastructure of the village of Willingham. There is the likelihood that institutions such as Schools, Doctors, retail and recreation will come under increased pressure to provide for all. We are concerned that they will not be able to cope with this demand in the period to when new provision is developed.

We feel that any development at Northstowe will be detrimental to the village life of Willingham until Northstowe is self sustaining. Consideration should be within the development plan for the improvement of the facilities of Willingham and other surrounding villages to ensure that incumbent villagers and those from Northstowe choosing to use their facilities have a positive experience.