



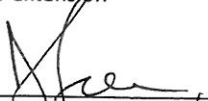
WILLINGHAM PARISH COUNCIL




Minutes of the Planning Committee meeting held on
Wednesday 31 July 2013 at 7 30 pm in the Parish Office, Ploughman Hall, West Fen Road, Willingham

Present: Councillors: Harris (Chair), Cook, King, Pake, Watson

Parishioners: Seven

	Actions
<p>1. Apologies for Absence</p> <p>Apologies were received and accepted from Cllrs Jacques and Law (both on holiday)</p>	
<p>2. Declarations of Interest</p> <p>None</p>	
<p>3. Public forum (maximum 3 minutes per person, with an overall limit of 15 minutes) <i>The Chairman adjourned the meeting</i></p> <p>Several members of the public wished to speak regarding item 6(i). In summary they were concerned about the impact of the development on the surrounding residential area as well as the poor quality of the construction materials planned for the building. They felt that it should be of a brick and slate construction and more in keeping with local plan requirements. Concern was also expressed over the impact of the increased traffic and increased parking around the Covent Garden area. It was felt that this would cause a potential danger to local children on their way to school and add to the already existing problem of access and parking for local residents.</p> <p><i>The meeting was reconvened</i></p>	
<p>4. Minutes of the meeting held on 15 July 2013</p> <p>The minutes should show that the meeting ended at 7:52pm and not 8:52pm.</p> <p>Subject to the above alteration, Councillor King proposed the minutes be accepted as a true record of the meeting. This was seconded by Councillor Cook and agreed unanimously.</p>	
<p>5. Matters arising from the minutes of the meeting held on 15 July 2013, not covered elsewhere on this agenda</p> <p>None</p>	
<p>6. Planning applications for consideration</p> <p>(i) S/1494/13/FL – 44 High Street, Willingham, Ms J Muiry – New two storey office building, two office units joined by a single storey link.</p> <p>Councillor Pake proposed that the Parish Council make no recommendation however they would re-iterate their comments on the previous application regarding construction and feel that they've not been fully addressed. They would also request that Highways take a close look at the traffic flow and ensure that the parking is adequate for the development. This was seconded by Councillor Cook and agreed with three votes in favour and two abstentions.</p> <p>(ii) S/1391/13/VC – 12 Green Street, Willingham Miss D Moore – erection of 9 dwellings following demolition of existing dwelling – variation of condition 2 (approved plans) of planning consent S/2011/12/VC involving the omission of car port and covered access drive attached to plot 1)</p> <p>Councillor Cook proposed the Parish Council recommend approval. This was seconded by Councillor Harris and agreed unanimously.</p>	
<p>7. Planning Permissions granted (for information only)</p> <p>(i) S/1071/13/FL – 2 Pyrethrum Way, Willingham, Mr and Mrs Riddell – single storey rear extension</p> <p>Circulated and noted</p> <p style="text-align: right;"> 21/8</p>	

	Actions
<p>(ii) S/0858/13/FL – 3 Rose and Crown Yard, Willingham, Mr and Mrs G James – extension to dwelling</p> <p>Circulated and noted</p>	
<p>8. Planning Refusals (for information only)</p>	
<p>(i) S/0825/13/FL – Alwyn Park, Willingham Road, Over, Mr P Pickering – change of use of land to Gypsy and Traveller site (3 pitches)</p> <p>Circulated and noted.</p>	
<p>9. Planning Appeal Decisions allowed (for information only)</p>	
<p>(i) S/2020/12/FL – Cadwin Nurseries, 37A Rampton Road, Dr Sangray, siting of portacabin for educational purposes . In addition application for costs in relation to the above application appeal.</p> <p>Circulated and noted</p>	
<p>10. Community Infrastructure Levy (CIL) draft charging schedule</p>	
<p>The committee agreed that it was not beneficial to put together their own development plan at this stage for the additional 10% CIL that would be available as the costs that this would incur are not fully known at the present time.</p> <p>It was agreed to write to the Leader of SCDC and request a statement that would show a comparison between what the Parish Council have received over the last 5 years in S106 monies as opposed to what that would have meant had the new scheme been in place. If this data is not available then the Council would like any comparable figures that are available in order to help them understand the impact of the change more clearly.</p>	Clerk
<p>11. Proposed South Cambridgeshire Local Plan submission.</p>	
<p>These have been received by the Committee and Councillor King agreed to look through the local plan and submit feedback for consideration at the next planning meeting.</p>	PK
<p>12. CCC Transport strategy Survey</p>	
<p>Councillor Harris agreed to look at this and submit feedback for consideration at the next planning meeting</p>	NH
<p>13. Northstowe Update.</p>	
<p>Councillor Harris provided a written report (attached) which was tabled at the meeting.</p>	
<p>14. Parish ^{Planning} Forum Update (meeting 17th July)</p>	
<p>Councillor Law provided a written report (attached) which was tabled at the meeting.</p>	
<p>15. Correspondence</p>	
<p>(i) Housing needs survey request from Cambridgeshire ACRE</p> <p>The committee agreed not to respond to this request.</p>	
<p>(ii) Any other correspondence</p> <p>None received.</p>	
<p>16. To decide date of next meeting. – TBA</p>	
<p>Meeting closed at 8.35pm</p>	
	

Parish Planning Forum Report

17th July 2013 at Council Chamber, SCDC Offices

There were two items discussed – the Local Plan and the Community Infrastructure Levy. The presentation materials are available on the SCDC website:

<http://www.scams.gov.uk/sites/www.scams.gov.uk/files/documents/Proposed%20Submission%20Local%20Plan%20Briefing.pdf>

<http://www.scams.gov.uk/sites/www.scams.gov.uk/files/documents/CIL%20FOR%20PARISH%20COUNCILS.pdf>

Local Plan

The Council have been working hard on this new format plan, a Government initiative which replaces several older planning policies. They have assessed that there is a requirement for 22000 jobs and 19000 houses. 14000 of these houses are already planned. Of the remaining 5000, most will come from new developments at Waterbeach New Town, Bourn Airfield and Cambourne West but with 900 houses built in villages.

For villages, the Council asked for landowners to offer sites. These were then assessed for suitability, although there is no guarantee that any builders will take up these sites, or even that there are any interested. In Willingham, the land east of Rockmill End has been selected for 50 houses.

There is also a “Strategic Reserve” of additional land east of Northstowe but still south of the guided busway, which could be used to make up any shortfalls (e.g. if no builders are interested in the identified village sites).

Most of the meeting was taken up with discussion of the minutiae of various village sites, including a long interlude questioning whether “Cambourne West” should be called “Caxton North”.

Consultation is now taking place, until 30th September, before submission to the Secretary of State in Spring 2014. After Public Examination by an independent planning inspector, the plan should be adopted in Summer 2015.

Community Infrastructure Levy

The CIL is a partial replacement for Section 106 payments. The officer considered it unlikely to survive should there be a change of government at the next general election.

It is based on a fixed charge by area, which the Council must spend on a specified list of infrastructure items. Parish Councils will receive 15%, or 25% if they have a neighbourhood plan. I asked if any PCs had one, they said no and appreciated that it was an expensive option with no guarantee of recouping the costs.

PCs will probably receive substantially less money from CIL than S106. As a minor bonus, a PC can spend the CIL money on anything they choose. However, S106 will still be available for some developments which are exempt from CIL – particularly affordable housing and charities.

Consultation is now taking place on the rates which SCDC will charge.

Derek Law, 2013-07-31

Northstowe Traffic meeting - 17th July

This was mainly about the first full set of results of the traffic monitoring.

Concern was expressed that the figures weren't correct e.g. the traffic between Over & Willingham was peaking at 900 vehicles per hour in one direction. Geoff Twiss from Over PC raised this as he'd done a sort of check from his home & it was much less than this. I pointed out that I was concerned at the level of less than 200 vehicles peak on Earith Road in Willingham was wrong & that I'd done a half hour count Monday morning that week with 372 vehicles southbound & 70 northbound. I suggested the readings had been transposed. Whilst this may be the case, it does concern me what else may be inaccurate.

The rest of the meeting discussed the figures and the site locations, but the highways people seemed satisfied the monitoring met the predictions of their modelling.

The next meeting will be in October when more figures will be available.

Northstowe Parish Forum - 24th July

The planning process is hopefully proceeding to timetable. The application should be made August/September and should be decided on soon after that. If successful, work could start later this autumn, but any holdups will mean a start next spring.

There was much discussion on the formation of the new town council. This will depend on definition of the town boundary and its relationship with Longstanton & Oakington. Also the new residents along with those in Rampton Drift will need to elect the council and the timescale will coincide with the boundary decisions

I commented that Willingham was also concerned with the boundary as Station Road north of the busway will be cut off from the main part of Longstanton. I suggested that maybe the new boundaries would be an opportunity to look at the broader picture e.g. the north & west limits of Willingham. This was met with outrage by Geoff Twiss of Over PC that 'we weren't getting Highgate Farm & its business rates'. I just tried to point out the planning issues where properties that appeared to be in Willingham were in fact in Over.

The next meeting will be in September where there should be more to report on the planning application. That meeting will also look at some of the education issues.