



# WILLINGHAM PARISH COUNCIL



Minutes of the Planning Committee meeting held on  
Monday 9 June 2014 at 7.30 pm in the Parish Office, Ploughman Hall, West Fen Road, Willingham

Present: Cook, Harris, King, Watson, Manning, Slater, Law (Chair)

Parishioners: Six.

	Actions
<p>1. Election of Planning Committee Chairman</p> <p>Councillor Cook proposed that Councillor Derek Law be Chairman of the Committee. This was seconded by Councillor Watson and agreed unanimously.</p> <p>2. Election of Planning Committee Vice Chairman</p> <p>Councillor King proposed that Councillor Neil Harris be Vice Chairman of the Committee. This was seconded by Councillor Cook and agreed unanimously.</p> <p>3. Apologies for absence</p> <p>Apologies were received and accepted from Councillor Jacques due to holiday.</p> <p>4. Declarations of interest</p> <p>No pecuniary interests were declared.</p> <p>Item 8 (i) Councillors Law and King declared a personal interest as Mr &amp; Mrs Mullet were known to them and they would therefore abstain from voting on item 8 (i). Councillor Law further declared that he would abstain from chairing item 8 (i).</p> <p>5. Public Forum</p> <p><i>The meeting was adjourned.</i></p> <p><i>Councillor Law delegated Councillor Harris to chair the forum due to having declared a personal interest in item 8 (i). Councillor Law left the meeting.</i></p> <p>Item 8 (i) Three members of the public wished to speak in relation to item 8 (i) 31 Long Lane. Mr Chris Anderson, Agent for the applicant, summarised the application being submitted. Mr Dennis and Mr Norman, neighbours to 31 Long Lane, presented their concerns to the committee (these had been circulated to Councillors prior to the meeting taking place).</p> <p>Item 8 (ii) Ms Dougherty presented her concerns to the committee in relation to item 8 (ii) 3 Church Lane (these had been previously circulated to Councillors prior to the meeting).</p> <p><i>Councillor Law rejoined the meeting and resumed chairmanship of the meeting.</i></p> <p><i>The meeting was reconvened.</i></p> <p><i>NB: Two members of the public did not wish to speak.</i></p>	
<p>6. Minutes of the meeting held on 12th May 2014</p> <p>Councillor Law proposed these be accepted as a true record of the meeting, seconded by Councillor Cook and agreed with six votes in favour and one abstention due to non-attendance of the meeting.</p>	

*2014-06-23*

7. Matters arising from the minutes of the meeting held on 12th May 2014, not covered elsewhere on this agenda

Councillor Law asked the Clerk if they had contacted Mead Construction with regards to the developer's email request for a suitable name for the housing development to be built adjacent to 23 Long Lane, Willingham. The Clerk confirmed that they had emailed Mead Construction on Tuesday 13th May with the suggested names of *Geranium* or *Pelargonium*, as put forward by the Planning Committee.

8. Planning applications for consideration

*Councillor Law delegated Councillor Harris to chair item 8 (i). Councillors Law and King left the meeting.*

- (i) S/1117/14/FL – 31 Long Lane, Dr & Mrs J A J & J Mullett – Erection of one new dwelling & works to existing outbuilding to create a home-office & cycles/bin store.

Councillor Harris proposed the Council recommended refusal on the grounds that the new dwelling was too large for the intended plot, and that it was felt that the height of the building would not be sympathetic to the (closely) adjacent bungalow at 15 Silver Street. The proposal was seconded by Councillor Watson and agreed unanimously.

*Councillors Law and King rejoined the meeting. Councillor Law resumed chairmanship of the meeting.*

- (ii) S/1070/14/FL – 3 Church Lane, Mr & Mrs G Brennan – Proposed erection of 3 bedroom house including demolition of existing house.

A discussion took place during which members of the public consistently interjected until asked by the Chairman to refrain from interruption. They were reminded by Councillor Law that they were not permitted to speak once the meeting had been reconvened after the public forum.

Councillor Harris proposed the Council made no recommendation, but asked that SCDC examine closely the need for demolition of the existing property, whilst taking into account the possible impact of demolition and rebuild on the adjacent dwelling at 5 Church Lane which has a full height cellar. Seconded by Councillor Manning, with five votes in favour and two abstentions.

- (iii) S/1131/14/RM – Land south of Longstanton Park and Ride and adjacent to B1050 at Station Road, Longstanton and Hatton's Road, Longstanton, Mr Andy Lawson, Gallagher Longstanton Ltd - Reserved matters submission (appearance, landscaping, layout, access and scale) for 'primary roads and dedicated busway' pertaining to outline planning application for phase 1 of Northstowe comprising up to 1,500 dwellings; a primary school; a mixed-use local centre (including a community building, and provision for non-residential institutions, financial and professional services, shops, cafes and restaurants, drinking establishments, and hot food take-aways); leisure, community, residential institutions, cultural, health, and employment provision (business, general industry and storage & distribution) including a household recycling centre; formal and informal recreational space and landscaped areas; and infrastructure works including site re-profiling and associated drainage works, foul and surface water pumping stations, two flood attenuation ponds on land east of Hattons Road; and associated works including the demolition of existing buildings and structures.

Councillor King proposed the Council recommended refusal until outstanding issues surrounding the B1050 were fully addressed, at which point Willingham Parish Council would be happy to support and contribute to the development of Northstowe. Seconded by Councillor Watson with five votes in favour and two against.

- iv) S/0584/14/FL – 35 Millfield, Mrs Tedstone – Application amendment – Reduction in ridge height, stepping back of the extension and new layout showing two parking spaces. S/1133/14/RM – Land south of Longstanton Park and Ride and adjacent to B1050 at Station Road, Longstanton and Hatton's Road, Longstanton, Mr Andy Lawson, Gallagher Longstanton Ltd - Reserved matters submission (appearance, landscaping, layout, access and scale) for 'access from the B1050' strategic engineering pertaining to outline planning application for phase 1 of Northstowe comprising up to 1,500 dwellings; a primary school; a mixed-use local centre (including a community building, and provision for non-residential institutions, financial and professional services, shops, cafes and restaurants, drinking establishments, and hot food take-aways); leisure, community, residential institutions, cultural, health, and employment provision (business, general industry and storage & distribution) including a household recycling centre; formal and informal recreational space and landscaped areas; and infrastructure works including site re-profiling and associated drainage works, foul and surface water pumping stations, two flood attenuation ponds on land east of Hattons Road; and associated works including the demolition of existing buildings and structures.

Councillor King proposed the Council recommended refusal until outstanding issues surrounding the B1050 were fully addressed, at which point Willingham Parish Council would be happy to support and contribute to

*M.*

the development of Northstowe. Seconded by Councillor Watson with five votes in favour and two against.

## Actions

- v) S/1134/14/RM - Land south of Longstanton Park and Ride and adjacent to B1050 at Station Road, Longstanton and Hatton's Road, Longstanton, Mr Andy Lawson, Gallagher Longstanton Ltd - Reserved matters application for 'surface water pumping station and rising main' strategic engineering element pertaining to outline planning application for phase 1 of Northstowe comprising up to 1,500 dwellings; a primary school; a mixed-use local centre (including a community building, and provision for non-residential institutions, financial and professional services, shops, cafes and restaurants, drinking establishments, and hot food take-aways); leisure, community, residential institutions, cultural, health, and employment provision (business, general industry and storage & distribution) including a household recycling centre; formal and informal recreational space and landscaped areas; and infrastructure works including site re-profiling and associated drainage works, foul and surface water pumping stations, two flood attenuation ponds on land east of Hattons Road; and associated works including the demolition of existing buildings and structures.

Councillor King proposed the Council recommended refusal until outstanding issues surrounding the B1050 were fully addressed, at which point Willingham Parish Council would be happy to support and contribute to the development of Northstowe. Seconded by Councillor Watson with five votes in favour and two against.

- vi) S/1116/14/DC - Land south of Longstanton Park and Ride and adjacent to B1050 at Station Road, Longstanton and Hatton's Road, Longstanton, Mr Andy Lawson, Gallagher Longstanton Ltd - Discharge of Conditions 17, 22, 23, 24, 26, 38, 41 and 43 pertaining to outline planning application for phase 1 of Northstowe comprising up to 1,500 dwellings; a primary school; a mixed-use local centre (including a community building, and provision for non-residential institutions, financial and professional services, shops, cafes and restaurants, drinking establishments, and hot food take-aways); leisure, community, residential institutions, cultural, health, and employment provision (business, general industry and storage & distribution) including a household recycling centre; formal and informal recreational space and landscaped areas; and infrastructure works including site re-profiling and associated drainage works, foul and surface water pumping stations, two flood attenuation ponds on land east of Hattons Road; and associated works including the demolition of existing buildings and structures.

Councillor King proposed the Council recommended refusal until outstanding issues surrounding the B1050 were fully addressed, at which point Willingham Parish Council would be happy to support and contribute to the development of Northstowe. Seconded by Councillor Watson with five votes in favour and two against.

- vii) S/1208/14/OL - Land between 23 and 27 Station Road, Willingham - Mr J Corney - outline application for erection of dwelling (including approval of access).

Councillor Cook proposed the Council recommended approval, seconded by Councillor Manning and agreed unanimously.

### 9. Update on Northstowe

No update.

### 10. Update on Section 106 contributions for the development of Rockmill End

The Indemnity has been received from SCDC, and will be passed to the FPC for approval at the next FPC meeting to be held in July 2014.

### 11. Discharge of Conditions - for information only

- (i) S/1086/14/DC - Land to the rear of 94 Rampton Road, Mr & Mrs Clive & Jeanne Jones - Discharge of conditions 3, 4 & 5 of Appeal Ref: APP/W0530/A/13/2196488 regarding S/2096/12/FL.

Circulated and noted.

### 12. Application for non-material amendment - for information only

- (i) S/0284/14/FL to alter front door and side window and reduce the size of the en-suite window.

Circulated and noted.

M

2014-07-22

13.	Correspondence	Actions
(i)	<p>Notification of appeal by Ms D Beaver with regards to planning application S/1237/13/FL – Use of land as Gypsy site, received from SCDC. Appeal reference: APP/W0530/A/13/2208768.</p> <p>The Appeal will take place on Tuesday 24th June 2014 at 10.00am at the Council Offices, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridgeshire, CB23 6EA. Councillor Slater agreed to attend and speak on behalf of WPC. The Chair of the Planning Committee and the Chair of the Parish Council to compose a statement for Councillor Slater to read at the Appeal.</p>	AS / DL / AC
(ii)	<p>Correspondence received from Debra Bell (SCDC Planning Officer) regarding the planning application submitted by WPC for the development of a new Play Area on the QEII Field, Willingham (S/0940/14/FL).</p> <p>SCDC apologised for the delay in processing the application, which was due in part to non-payment of the application fee and a request by SCDC for a more detailed block plan. The application (S/0940/14/FL) was validated on 9<sup>th</sup> June 2014.</p>	
(iii)	<p>Planning policy monthly update – June 2014.</p> <p>Previously circulated.</p>	
(iv)	<p>Any other correspondence</p> <p>None.</p>	
14.	<p>Date of next meeting</p> <p>To be advised.</p>	
The meeting closed at: 8.35 pm		

*DFW* 2014-06-23