

WILLINGHAM PARISH COUNCIL



Minutes of the Planning Committee meeting held on
Monday 28 July 2014 at 7.30 pm in the Parish Office, Ploughman Hall, West Fen Road, Willingham

Present: Cllrs Watson, Harris, Jacques, Cook, King, Slater, Manning, Law (Chair)
Parishioners: Six

	Actions
<p>1. Apologies for absence None.</p>	
<p>2. Declarations of interest None.</p>	
<p>3. Public Forum <i>The meeting was adjourned.</i></p> <p>Item 6 (iii) Two members of the public wished to speak in relation to item 6 (iii) S/1511/14/FL - 18 Station Road. Mrs. Pearson and Ms. Bovair, neighbours to 18 Station Road, presented their concerns to the committee (these had been circulated to Councillors prior to the meeting taking place). Councillor King, on behalf of the Planning Committee, acknowledged receipt of correspondence from both of the concerned parties.</p> <p>Item 7 (ii) Prof. Underwood alerted Councillors to the fact that item 7 (ii) had been incorrectly described as 'work on trees situated within a tree preservation order' when the tree works application should read 'work on trees situated within a tree conservation area'.</p> <p><i>The meeting was reconvened.</i></p>	
<p>4. Approval of the minutes of the meeting held on 14 July 2014 Councillor King proposed these be accepted as a true record of the meeting, seconded by Councillor Harris and agreed with seven votes in favour and one abstention due to non-attendance of the meeting.</p>	
<p>5. Matters arising from the minutes of the meeting held on the 14 July 2014, not covered elsewhere on this agenda None.</p>	
<p>6. Planning applications for consideration</p> <p>(i) S/1514/14/FL - The Oaks, Meadow Road, Ms Phoebe Buckley - Upgrading the existing equestrian development by the installation of a horse exerciser and a riding arena, together with the siting of a residential mobile home as a dwelling to support the rural based enterprise. Councillor Manning proposed that the Council recommended refusal (with no objection to the horse exerciser and riding arena) with concerns about the viability of the business proposal. The Council also asked that SCDC refer back to their decision made last year regarding refusal of planning for a mobile home on this site. Seconded by Councillor Cook with seven votes in favour and one abstention.</p> <p>(ii) S/1577/14/FL - 1 Cadwin Lane, Off Schole Road, Miss Esther Smith - Use of the land for the temporary siting of one gypsy mobile home, day room, two caravans and lean to horse shelter and stables. Councillor King proposed that the Council recommended approval for a <u>temporary siting only</u>. Seconded by Councillor Cook with seven votes in favour and one abstention.</p> <p>(iii) S/1511/14/FL - 18 Station Road, Willingham, Mr. & Mrs. Griffiths - Part two storey and part single storey side and rear extensions. Councillor Harris proposed that the Council recommended refusal due to a massive overdevelopment of the site relative to the existing building, leading to intrusion on neighbouring properties; that the proposed parking was not</p>	

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	Actions
<p>deemed viable, and that access was considered inadequate. Seconded by Councillor King and agreed unanimously.</p> <p>(iv) S/1455/14/FL - 62 Rampton Road, Mr. & Mrs. Peter & Nicola Dreuitt - Single & two storey extension to side of bungalow. Councillor Law proposed that the Council recommended approval. Seconded by Councillor Manning and agreed unanimously.</p> <p>(v) S/1500/14/OL - Kerley & Co, Haden Way, Mr. & Mrs. T. Kerley, Kerley & Co - Outline proposal for the erection of an agricultural dwelling. Councillor Manning proposed that the Council recommended approval. Seconded by Councillor Slater and agreed unanimously.</p> <p>(vi) S/1654/14/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 in relation to earthworks pertaining to outline planning application S/0388/12/OL 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 silt 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 that 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 Slater with six votes in favour and two abstentions.</p> <p>(vii) S/1203/14/FL - Dillons One Stop Shop, 56 Church Street, Mr. S. S. Sahota, Sahota Design & Build - Extension to existing retail unit. Councillor Law proposed that the Council recommended refusal on the grounds that the submitted plans were inaccurate, and that the proposed side door would open onto a street with no pavement. Seconded by Councillor Jacques and agreed unanimously.</p>	
<p>(7) Tree works applications</p> <p>(i) C/11/40/100 - 31 Church Street, Mr. S. White – Application to undertake work on trees situated within a conservation area. Councillor King proposed that the Council recommended approval. Seconded by Councillor Law and agreed unanimously.</p> <p>(ii) C/11/40/100 – Pin Mill, Love's Lane, Prof. C. Underwood - Application to undertake work on trees situated within a tree preservation order. Councillor Law proposed that the Council recommended approval. Seconded by Councillor Watson and agreed unanimously.</p>	
<p>(8) Planning application approvals (for information only)</p> <p>(i) S/0574/14/FL - 2 The Willow, Rear of Greenacre, Meadow Road, Mrs. Caroline Smith - Removal of condition 2 of planning approval S/0097/12/FL to seek permanent consent for use of land as gypsy site for the stationing of two mobile homes, touring caravan and amenity block.</p> <p>(ii) S/1168/14/FL - 2 Greenacres, Meadow Road, Mrs Eileen Webb - Seek permanent consent for use of land as gypsy site for the stationary of 2 mobile homes, touring caravan and amenity block.</p> <p>(iii) S/0368/14/AD – Stocks Corner, High St, Willingham, Mr Alistair Brown and Mr Andrew Jackman – display of replacement non-illuminated signs.</p>	
<p>(9) Planning application agreed under delegated powers (for information only)</p> <p>(i) S/1141/14/FL - Ripley House, George Street, Mr. & Mrs. Chris Harrison- Repairs to boundary wall and demolition and reconstruction of outbuilding. <u>Planning application amendment – reduction in length and height of building.</u> The following recommendation was made by email on the 11th July 2014 (due to a short timescale in which to reply to SCDC, which did not allow for a planning meeting to be convened): <i>Councillor Law proposed that the Council recommended approval. Seconded by Councillor Harris and agreed unanimously.</i></p>	

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<p>(10) Update on Northstowe Councillor Harris attended the meeting held on the 16th July 2014 and reported the following:</p> <ul style="list-style-type: none"> - A presentation was given on the current and forthcoming construction at the Northstowe site for Phase 1. - Councillor Harris had highlighted the fact that recent Northstowe planning applications had been issued with a two week deadline in which Parish Councils might submit their comments to the District Council. Councillor Harris was informed that all future planning applications would allow for 21 days (from issue of notification). - The next meeting was scheduled for Wednesday 20th August 2014. 	
<p>(11) Update on Parish Planning Forum Councillor Law attended the meeting held on the 21st July and reported the following:</p> <ul style="list-style-type: none"> - An update was given on the Local Plan and 5 year housing land supply. - SCDC had proposed to deliver Parish Planning Training before December 2014 with two places available to representatives from each Parish. Councillor Law voiced his intention to attend the training, and asked members of the Planning Committee to step forward if they were similarly interested. - A proposal was made to increase charges for pre-application advice. - The development of solar farms and related planning considerations was discussed. - A presentation was given on the Tree Service offered by SCDC. 	
<p>(12) Correspondence</p> <p>(i) Received from SCDC a notification of appeal by Mr. Shaun Andrews with regards to planning application S/2339/13/FL - 8 High Street, Detached 3 bedroom dwelling. Appeal reference: APP/W0530/A/14/2221665. Circulated and noted. The Clerk was asked by Councillor Law (and all present agreed) to reiterate the Council's original objection to the planning application made in December 2013.</p> <p>(ii) Received from SCDC notification of change to planning application S/0368/14/AD - Stocks Corner, High Street, Mr. & Mrs. Alistair & Andrew Brown & Jackman - Display of replacement non-illuminated signs. Circulated and noted.</p> <p>(iii) Received from SCDC Northstowe Parish Forum Work Programme draft. Circulated and noted.</p> <p>(iv) Any other correspondence.</p> <p>a) Received from SCDC a notification that planning application S/1352/14/FL - 130, Station Road, Mr. Ray Manning - 2 x 4 Kilowatt Solar Panels, will be considered by SCDC at the Planning Committee meeting to be held on 6th August 2014. Circulated and noted.</p> <p>b) Received from SCDC a notification that planning application 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, will be considered by SCDC at the Planning Committee meeting to be held on 6th August 2014. Circulated and noted.</p> <p>c) Received from ECDC a notification that planning application 14/00769/ESF – Red Hill Farm, Cambridge Road, Stretham – Erection of 2x wind turbines, hub height of 75 metres with height to blade tip metres, has been received by the Authority. Circulated and noted.</p> <p>d) Received from ECDC a notification that planning application 14/00728/ESF, Berry Fen Dam Bank Drove, Haddenham – Installation of three wind turbines with a maximum height to blade tip from existing ground level of 125m; construction of permanent ancillary development comprising site access tracks, permanent crane hard-standing areas and external switchgear buildings for each turbine, a substation, and underground onsite electrical cabling; and creation of a temporary construction compound and laydown area, and temporary secondary crane hard-standing areas for each turbine, has been received by the Authority. Circulated and noted.</p> <p>(13) To decide date of next meeting TBA.</p> <p><i>Meeting Closed at: 8.50pm.</i></p>	<p>Clerk</p>

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