



WILLINGHAM PARISH COUNCIL



**Minutes of the Planning Committee meeting held on
Monday 17 November at 7.30 pm in the Parish Office, Ploughman Hall, West Fen Road, Willingham**

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

Parishioners: Three

ACTIONS

1. Apologies for absence

Apologies were received and accepted from Councillors Law and Jacques due to prior commitments.

2. Declarations of interest

Item 6(i) – Councillor Harris declared a non-pecuniary interest as the Applicant was known to him socially.

3. Public forum

The meeting was adjourned.

Item 6(ii) – Applicant Mr Daniel Peacock wanted to reassure the Parish Council that the houses were family builds only (for himself and his brother) and not a development for sale/profit. Mr Peacock also wanted to point out two errors in planning application S/2023/14/OL: (i) as the Applicant his first name had been incorrectly given as 'David'; (ii) that the maximum floor area was not 1605sqm (as stated) but 160sqm.

Item not on the Agenda – Mr William Scott, currently resident in Histon, explained to the Planning Committee that he was in the process of buying 45 Church Street, Willingham. Due to the existing condition of the roof he was unable to secure a mortgage and, having spoken to Planning at SCDC, was now in the process of submitting a pre-planning application to replace the existing tin roof with one of natural slate. SCDC had suggested that Mr Scott present his proposal to WPC for comment.

The Chair, having stated that personally he would welcome due care and attention being paid to 45 Church Street, asked those present to comment. Councillor King remarked that the proposal would improve the appearance of the property, but had reservations about the (successful) partial replacement of what is a continuous roof on two adjacent properties. The general consensus of the Planning Committee was that they would be supportive of the pre-planning application, but could comment no further until such application was received.

The meeting was reconvened.

4. To approve the minutes of the meeting held on 3 November 2014

Councillor Slater proposed these be accepted as a true record of the meeting, seconded by Councillor Watson with three votes in favour and three abstentions due to being absent from the meeting.

5. Matters arising from the minutes of the meeting held on 3 November 2014, not covered elsewhere on this agenda

Item 6(iv) - S/2341/14/FL – Land to the North of Daniels Close - Having recommended refusal, WPC had been notified by the Agent that the planning application had been changed (with reference to the comments made by the WPC Planning Committee) and would be resubmitted. New plans showed the proposed houses at the end of Daniel Close repositioned to block any further extension to the estate.

Item 8 – Update on Northstowe - Councillor King, having been unable to attend the 3 November meeting, wanted his severe reservations noted on the proposed new traffic lighting phasing, as well as the relocation of the zebra crossings, at the Over Road/Berrycrofts/High Street/Station Road crossroads in Willingham.

SLW 2015-01-12

6. Planning applications for consideration

ACTIONS

(i) S/2507/14/FL - 19 High Street, Mr Tony Clews – Single storey side and rear extensions.

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

(ii) S/2023/14/OL - Land adjacent to 155 Rampton Road, Mr David Peacock – Outline Planning for 2 four bedroom houses with a maximum floor area of 1605sqm and a ridge height of 8.5m.

Councillor Manning proposed the Council recommended approval, because the Applicant had attended the Parish Council Planning Meeting and reassured Councillors that the houses were family builds only - and not a development for profit. Seconded by Councillor King and agreed unanimously.

(iii) S/2478/14/FL - 81 Covent Garden, Mr Bahman Farzeab – Loft conversion & side extension.

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

(iv) S/2580/14/DC - Land south of Longstanton Park and Ride and adjacent to B1050 at Station Road, Longstanton and Hatton's Road, Longstanton, Gallagher Longstanton Ltd – Discharge of Conditions 31 (Construction Environmental Management Plan) of S/0388/12/OL.

Councillor King proposed that the Council made no recommendation, because the application relates to a Discharge of Conditions that do not affect the village of Willingham directly. Seconded by Councillor Watson and agreed unanimously.

(v) S/2546/14/DC - Land south of Longstanton Park and Ride and adjacent to B1050 at Station Road, Longstanton and Hatton's Road, Longstanton, Gallagher Longstanton Ltd – Request to Discharge Condition 31 (Construction Environmental Management Plan) of S/0388/12/OL in so far as it relates to the First Phase Primary Roads.


Councillor King proposed that the Council made no recommendation, because the application relates to a Discharge of Conditions that do not affect the village of Willingham directly. Seconded by Councillor Watson and agreed unanimously.

7. Planning application approvals (for information only)

(i) S/1134/14/RM – Decision Notice that supersedes the Decision Notice dated 17th October 2014 - 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. The above had been circulated and noted.

(ii) S/1116/14/DC conditions 22 & 38 - Land south of Longstanton Park and Ride and adjacent to B1050 at Station Road, Longstanton and Hatton's Road, Longstanton, Gallagher Longstanton Ltd – Discharge of Conditions 22 and 38 of planning reference S/0388/12/OL. The above had been circulated and noted.

(iii) 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 site re-profiling and associated drainage works, foul and surface water pumping stations, two flood attenuation ponds on land east of Hattons Road; and

 2015-01-12

associated works including the demolition of existing buildings and structures.

The above had been circulated and noted.

ACTIONS

8. Update on Northstowe

Councillor Harris explained that there had been a proposal by SCDC that every alternate Northstowe Forum should be open to attendance by the general public. This would be in addition to the existing Northstowe Drop-in sessions planned for the New Year.

Councillor King suggested, and fellow Councillors concurred, that WPC would like to ask SCDC to hold another Drop-in at Willingham since all future sessions are to be held in Longstanton and Cottenham. Although WPC broadly supports the development of Northstowe, there are local concerns about the increase in traffic (especially on the B1050) and worries about the issue of flooding.

NH

9. Correspondence

(i) Notice of SCDC advertising for the Community Engagement Worker for Northstowe.

SCDC had invited a person to be nominated by WPC to join the initial interviewing panel. Those present felt that it was not necessary to do so, because the appointment of the Community Engagement Worker would have no direct relevance to the village of Willingham. Clerk to inform SCDC of the decision.

Clerk

(ii) SCDC Planning Policy Monthly Update (November 2014).

The above had been circulated and noted.

(iii) Any other correspondence.

Councillor Harris had received an email from SCDC informing him that Gallagher Longstanton Ltd were appealing to the Secretary of State for the removal of condition 14 (housing-room sizes) of outline planning permission S/0388/12/OL for Northstowe. (**APP/W0530/A/14/2228514 - Appeal Under Section 78 of the Town and Country Planning Act 1990**). SCDC invited WPC to comment on the appeal.

Councillor Harris proposed that a reduction in room sizes would especially affect the quality of the affordable housing at Northstowe, and that this was contrary to Northstowe being publicised as an exemplary development. An additional concern was that the removal of Condition 14 would lead to a drop below the national standard of house building for Phase 1, which would be impossible to raise (again) for Phase 2. The proposal was seconded by Councillor Slater with five votes in favour and one abstention. Clerk to advise SCDC.

Clerk


10. Items for future meetings

None.

11. Date of next meeting

TBC.

The meeting closed at: 8.25pm

 2015-01-12