



# WILLINGHAM PARISH COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 12<sup>th</sup> January 2016  
at 7.30 pm in the Parish Office, Ploughman Hall, West Fen Road, Willingham

**Present: Councillors:** Croucher, Slater, Harris, Watson, Cook, Law (Chair), King  
**Clerk:** Mandy Powell  
**Parishioners:** Nine

## 1. To receive apologies for absence

Apologies were received from Councillor Manning due to prior commitment

## 2. Declarations of interest

**Item 6(i)** Councillor Watson declared an interest as he lives in Haden Way  
(Councillor Watson took no part in the discussion or vote on this item)

3. **Public forum** (maximum 3 minutes per person, with an overall limit of 15 minutes) All parishioners wishing to speak and who are on the Electoral register, must make their name known to the Clerk prior to commencement of the meeting. Maximum of five people to speak. Large groups will need to decide on a spokesperson representative.

*The meeting was adjourned*

*David Hunt raised concerns regarding item 6(i). His land neighbours the proposed site and he was concerned regarding flood water from the development onto his land. He raised concerns about the accuracy of the figures stated in the accompanying documentation and felt that all these issues should be clarified prior to any approval.*

*Ann Hayward raised concerns regarding item 6(i). Ms Hayward had forwarded a report detailing her concerns that had been previously circulated to councillors. In summary, her property is next to the proposed development and she was very concerned about increased flood risk and the increased pressure on an already overworked sewerage system. Ms Hayward also raised concerns about the increased levels of traffic the development would result in.*

*David Young raised concerns regarding item 6(i). Mr Young owns land which runs along the side of the proposed site trackway. He reported that alterations to the track would result in blocking the gateway of Flack and Chapman and also make it difficult for agricultural vehicles to gain access. Mr Young also reported that the site is currently waterlogged following the recent moderate rainfall and that and as the ditches have not been maintained for many years they would be unable to cope with the water flow from the site. Mr Young pointed out that he and several other neighbours had not been notified of the development by SCDC.*

*Melvin Smith raised concerns regarding item 6(i). Mr Smith reiterated many of the comments already made and expressed concern regarding the pressure already stretched village amenities would come under should the development go ahead. Mr Smith also raised concern regarding the increased traffic movements in and out of the village and using the junction with Haden Way and Over Road. This is a junction that has poor visibility and leads onto a road where traffic is often speeding. Mr Smith also confirmed that there have been two incidents of sewerage blockages in the last six months and that drainage was inadequate.*

*The meeting was reconvened*

ACTIONS

2016-01-27

**4. To approve the minutes of the meeting held on 21 December 2015**

Councillor Watson proposed the minutes be accepted as a true record of the meeting, seconded by Councillor Harris and **agreed** with six votes in favour and one abstention due to not being at the meeting.

**5. To deal with any matters arising from the minutes of the meeting held on 21 December 2015, not covered elsewhere on this agenda.**

None

**6. Planning Applications for consideration**

- (i) S/2456/15/OL – Land off Haden Way, Willingham, Manor Farm Developments Ltd, Mr R Munns – residential development, estate road, open space and associated works.

Councillor King proposed that Council recommend refusal for the following reasons:

The scale of the site, the location and the impact to the village resources (drainage, school etc), on a village designated as a minor rural centre.

The proposal would be filling the gap between Northstowe and Willingham which the Council were told by SCDC would not happen.

Drainage – The land is often waterlogged as the Council have discovered themselves in the past when carrying out their own tests.

Flood Risk would be high in the centre of the development and is of great concern and indeed is recognised within the proposal.

This was seconded by Councillor Cook and **agreed** with six votes in favour and one abstention due to declaration of interest.

*All members of the public left the meeting.*

- (ii) S/3017/15/RM – Land south of Longstanton Park and Ride, Gallagher Longstanton Ltd – Reserved matters application for the waterpark strategic engineering element) an area of informal open space incorporating two permanent water features associated with the flood attenuation of the wider site). The outline planning application was an environmental impact assessment application and environmental statement submitted to planning authority at the time (Feb 2012).

Councillor King proposed the Council make no recommendation, seconded by Councillor Cook and **agreed** unanimously.

- (iii) S/3018/15/RM – Land south of Longstanton Park and Ride, Gallagher Longstanton Ltd –reserved matters application for the strategic swale and ditch corridor strategic engineering element (including the strategic greenways through the site). The outline planning application was an environmental impact assessment application and an environmental statement was submitted to the planning authority at the time (Feb 2012)

Councillor King proposed the Council make no recommendation, seconded by Councillor Cook and **agreed** unanimously.

- (iv) S/3057/15/FL – 7 Short Lane, Willingham, M Lockyer – two storey side extension

Councillor Watson proposed the Council recommend refusal as the Council remain to be convinced regarding the accuracy of the plot measurements as there would appear to be insufficient space between the proposed site and the neighbouring property. The Council would ask that SCDC check the plans and request new drawings are issued if necessary. This was seconded by Councillor Cook and **agreed** with six votes in favour and one abstention.

*John 2016-01-27*

**7. To receive notice of Planning Applications (information only)**

- (i) S/2942/15/PA – Slawek Farm, West Fen Road, Willingham, Mr and Mr Sarbinowski – prior approval – conversion of agricultural building to residential dwelling with operational development – amended to alter the address point of the site in the proposed description.

Circulated and noted.

**8. Planning decisions (for information only)**

- (i) S/1746/15/FL – 33 Wilford Furlong, Willingham, Mr K Bell – erection of single storey rear extension and front porch – APPROVAL
- (ii) S/2353/15/FL – The Lockhouse, Shelfords Road, Willingham, Mrs A Smith – two storey rear extension – APPROVAL

The above were circulated and noted.

**9. Correspondence**

- (i) To receive notice from SCDC regarding strategic policies consultation – local plan

This had been previously circulated to Councillors and the Chairman reminded them that they had until the 19<sup>th</sup> February to comment if they wished to.

- (ii) Any Other Correspondence

Planning policy update

Previously circulated to Councillors and noted.

**10. Items for future meetings**

**11. To decide date of next meeting: Wednesday 27<sup>th</sup> January 2016**

Meeting closed at 8.20pm

*John* 2016-01-27

