



WILLINGHAM PARISH COUNCIL

**Minutes of the Planning Committee meeting held on 20th July 2016
at 7.30 pm in the Octagon, St Mary and All Saints Church, Church Street, Willingham**

Present: Councillors: D. Law (Chair), P. King, R. Croucher, N. Harris, A Slater, L King, B Mansfield, S Mellows (*arrived 7.35pm*), J Smith, R Tassell,

Clerk: Mandy Powell

Parishioners: Five

Representatives from CCC and Saunders Boston: Stephen Conrad, Nick Green, Aldri Visagie

Representative from Kingswater Lindum: Christopher Callahan

1. To receive apologies for absence	ACTIONS
<p>Apologies were received from Councillor Cook due to holiday, Councillor Manning due to a prior commitment and Councillor Watson due to a prior commitment.</p>	
<p>2. Declarations of interest</p> <p>None</p>	
<p>3. Public forum (<i>maximum 3 minutes per person, with an overall limit of 15 minutes</i>) All parishioners wishing to speak 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</p>	
<p>4.</p> <p>None</p>	
<p>5. To approve the minutes of the meeting held on 21ST June 2016</p> <p>Councillor Croucher proposed the minutes be accepted as a true record of the meeting, seconded by Councillor Slater and agreed with four votes in favour and one abstention due to not being at the meeting (<i>only planning committee members voted on the minutes</i>)</p>	
<p>6. To deal with any matters arising from the minutes of the meeting held on 21ST June, not covered elsewhere on this agenda.</p> <p>None</p>	
<p>7. Presentation from Kingswater Lindum regarding proposed development on Station Road</p> <p>Chris Callahan of Kingswater Lindum presented their outline proposal for the development on Station Road. This would be for 22 all affordable houses. The development was on an exception site outside of the development area of the village. Concerns were raised regarding the volume of traffic on Station Road and the visibility at the entrance to the site. Mr Callahan confirmed they were aware of this and should the speed limit be reduced to 30mph as the Council were currently applying for, the visibility splay would need to be 43 metres either way from the centre of the road.</p> <p>Mr Callahan also confirmed that although the ACRE survey had highlighted the need for 1 bedroom homes the plan did not include these as funding was not available for them.</p> <p>Mr Callahan then went on to explain what the public consultation would involve and outlined the proposed programme timing for the project.</p> <p><i>No questions were raised from the public</i></p>	
<p>8. Presentation from CCC/SCDC regarding proposed development on Belsar Field</p> <p>Stephen Conrad (CCC) explained the history around the site and stated that the proposal was being put forward by CCC in conjunction with the Housing Development Agency (HDA). The HDA was a joint enterprise between Cambridgeshire City and South Cambridgeshire District Council to work with public sector projects. It was hoped</p>	

that the development would generate income for CCC from the market led rental part of the scheme. The scheme was for 25 houses, 10 of which would be affordable.

Aldri Visagie and Nick Green then went on to explain the process that they had gone through so far and confirmed that they had spoken to planners, been through the design enabling process and liaised with SCDC regarding the housing mix needed. They had looked at other developments within the village and had endeavoured to design the site to fit in with a farm character.

The Committee Chair pointed out that both the Parish Council and SCDC had always objected strongly to any development North of Meadow Road. A brief discussion took place and it was agreed to write to SCDC to confirm the Council's reservations with regards to any development North of Meadow Road and to point out that SCDC planners had also objected in the past.

Stephen Conrad confirmed that the boards showing the development would be available to view in the library.

No questions were raised from the public.

9. Planning Applications for consideration

- (i) S/1611/16/FL – 19 Westfield, Willingham, Mr C Cook – two semi detached dwellings
Councillor Law proposed the Council make no recommendation, seconded by Councillor Croucher and **agreed** unanimously.
Only committee members voted on this application.

10. Applications for information only

- (i) S/1351/16/DC – 76 High Street, Willingham, W Hopkins – discharge of conditions 3 (materials), 4 (hard & soft landscaping details), 6 (boundary treatment), 7 (foul water drainage), 8 surface water drainage) and 18 (traffic management plan) of planning permission S/0508/15/FL
(ii) S/1467/16/LD – 81 Covent Garden, Willingham, Mr B Farzad – single storey side extension
(iii) S/1506/16/DC – 1A Over Road, Willingham, Mr H Lavers – discharge of conditions 3,5,6,7,8,10,13,14,17 * 23 of planning application S/0524/14/FL

Noted.

11. Planning Decisions (for information only)

- (i) S/2797/15/FL – 10 Berrycroft, Willingham, Mr and Mrs Julian – demolition of existing dwelling and erection of 2 detached dwellings with new access via Berrycroft – **granted**

Noted.

12. Appeal Decisions (for information only)

- (ii) S/1748/15/FL -22 Fen End, Willingham, Mr D Bowyer (Deceased) – erection of two storey house – **granted**

Noted

13. New Tree Preservation Orders (for information only)

- (i) 77 Station Road, Willingham – Oak Tree in the front garden

Noted

14. Correspondence

- (i) Correspondence from 3C Shared Services re naming of former Aspinalls Builders Yard.

Noted

- (ii) Notice of the Needingworth Liaison meeting – 19th September 2016

Councillor Law agreed to attend.

- (iii) Update on the boundary between Willingham and Over

A meeting was due to be held on the 28th July which Councillor Manning would be attending. Councillor P King

Clerk

agreed that should he be available he would also attend the meeting.

(iv) Any other correspondence

Revised programme for inspectors examination of SCDC Local Plan
This had been previously circulated and noted.

Planning Policy Monthly Update – July
Previously circulated and noted.

15. Items for future meetings

None

16. To decide date of next meeting.

To be decided

Meeting closed at 8:30pm

Neil Hanna
16.3.10