



WILLINGHAM PARISH COUNCIL

Minutes of the Planning Committee meeting held on Wednesday 30th November 2016
at 7.30 pm in the Parish Office, Ploughman Hall, West Fen Road, Willingham

Present: Councillors: Law (Chair), Croucher, Slater, Manning, Harris, Cook

Parishioners: Three

Clerk: Mandy Powell

	ACTIONS
1. To receive apologies for absence	
Apologies were received from Councillor King due to holiday	
2. Declarations of interest	
Item 6(iii) 158 Station Road Councillor Manning declared an interest as he is a neighbour of the applicant.	
3. Public forum (maximum 3 minutes per person, with an overall limit of 15 minutes) 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	
<i>The meeting was adjourned</i>	
<i>Mr Wake raised concerns regarding the development at 12 Station Road and the revised plans. He felt that the site was still overdeveloped and was concerned about the access and bin storage. He was also not clear what height the houses would eventually be as an adjacent development had raised the height of the land and if this is the same it would be impact greatly on his home.,</i>	
<i>Mr Chris Anderson – agent for application 6(i) 17-19a Green Street summarised the application and explained that the dwellings would be sited on the last part of the old farm yard adjoining the settlement framework.</i>	
The meeting was reconvened.	
4. To approve the minutes of the meeting held on 15th November 2016	
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 two abstentions due to not being at the meeting.	
5. To deal with any matters arising from the minutes of the meeting held on 15th November, not covered elsewhere on this agenda.	
None	
6. Planning Applications for consideration	
(i) S/3032/16/OL – 17-19a Green Street, Willingham, E Garner and Sons – outline planning permission for the erection of two dwellings with all matters reserved except for access.	
Councillor Manning proposed the council make no recommendation, seconded by Councillor Cook and agreed unanimously.	
(ii) S/2221/16/FL – 33 Earith Road, Willingham, A Gardiner – two new semi-detached houses in the rear garden of number 33 Earith Road and remodelling of the existing bungalow to include first floor accommodation.	
Councillor Harris proposed the council recommend refusal due to the following reasons:	
<ul style="list-style-type: none">- The close proximity of the development to the Lode- Inadequate, dangerous and narrow access.- Inadequate parking facilities - The proposal is extending the size of the house but removing a parking space- The density of the development	
This was seconded by councillor Croucher and agreed unanimously.	

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(iii) **S/2620/16/OL** – 158 Station Road, Willingham, Mr S Parker – outline permission with all matters reserved for the erection of one dwelling.

Councillor Manning left the room

Councillor Law proposed that the council recommend refusal as the development is contrary to the aims of sustainable development as specified in Paras 7, 17 and 55 of the NPPF 2012. This was seconded by Councillor Croucher and **agreed** unanimously.

Councillor Manning returned to the meeting.

(iv) **S/3043/16/FL** – 12 Station Road, Willingham, Mr A Bacon – proposed conversion of existing single storey detached bungalow and the provision of 2 x three storey detached houses with associated cart lodges and hard standings.

Councillor Croucher proposed the council recommend refusal. They would reiterate their previous objections and would further stress that the site is still overdeveloped with inadequate parking for the number of bedrooms. The plans still do not accurately reflect visibility splays as when you visit the site the inadequate splay becomes apparent. The Council would stress that a site visit would be essential. This was seconded by Councillor Harris and **agreed** unanimously.

(v) **S/3145/16/FL** – Land at Belsar Farm, Willingham – Greater Cambridgeshire Housing Development Agency – Erection of 25 dwellings including 40% affordable along with access, car and cycle parking and associated landscaping.

Councillor Law proposed the council recommend refusal for the following reasons, seconded by Councillor Croucher and **agreed** unanimously:

General/Local Plan Issues

1. The development is outside the village framework
2. There has been a longstanding agreement that the area North of Meadow Road is not suitable for development as Meadow Road forms a natural boundary into open countryside. This has been supported by both SCDC and the Planning Inspectorate in September 2012 and 2016.
3. The cumulative negative effect of the quantity of current outstanding proposals and developments with consent (approximately 200 homes) within Willingham on its limited infrastructure and services.
4. The application makes the following claims which the Council would refute:
 - (a) Content of the development – The village has already received several development applications which would better serve the identified needs of the village for market housing (see below).
 - (b) The development reflects local housing need – The applicant refers to a recent housing survey conducted in the village. This survey referred to only 12 households wanting to address their housing needs through the open market (market rent or purchase) within Willingham. This has been more than covered by existing and pending development applications. The adjacent application (S/2833/15/OL) alone offers 13 x 2bed houses, 15 x 3bed houses and 15 x 4+bed houses. The survey mainly indicated a greater need for social housing within the village totalling: 15 x 1bed houses, 22 x 1bed bungalows, 26 x 2bed houses, 2 x 2bed bungalows, 12 x 3bed houses, 2 x 3bed bungalows, 2 x 4bed houses and 1 x 5bed house. (Survey was conducted by Cambridgeshire ACRE in November 2015)
 - (c) That there are good existing public transport links - The Council would state that the guided busway at Longstanton is approximately 1.5 miles away from the development and the local village bus runs every 2 hours and not at all on a Sunday.
5. The site is agricultural land of low financial value. As such should the land be developed it should only be as an exception site for social housing at affordable rents alone to fit the needs identified for the village.

Highway Safety/Traffic

1. The proposed pedestrian link to Spong Drove has no footpath and leads directly onto the highway.
2. The proposed entry to the site would be outside the 30mph limit, is close to the junction of Spong Drove/Rockmill End and offers inadequate visibility splays.
3. The proposed entry to the farmhouse is too close to the junction, is also outside the 30mph limit and being close to the junction of Spong Drove/Rockmill End and Meadow Road has inadequate visibility splays.

Impact on Landscape

1. The cumulative negative impact on the views of open countryside to the north of Willingham when approaching the village from Earith.
2. The Design Access Statement quotes the South Cambridgeshire Local Development Framework Development control policies which states that developments should preserve or enhance the character of the local area. The Council would refer to item (1) above where development North of Meadow Road has continually been opposed due to its location within open countryside.

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In addition to the above the council would comment that the application has been poorly assembled:

- The application contains many ambiguities for example using interchangeable terminology such as market sale, market rent, affordable and intermediate houses, making it difficult to establish exactly what the development contains.
- Page 18 of the Design and Access Statement appears to refer to a different development entirely referring to Collins Close and the close proximity to a railway.
- The applicant did not make adequate provision for public consultation for the proposed development. This took place within 3 weeks of first meeting the Parish Council and no advertising for the event was evident leading to a very low participation rate at the event.
- The application states that the applicant has presented to the Parish Council and their comments are attached in the appendices – These do not appear to be included.

(vi) **S/3016/16/RM** – Parcel H12, Phase 1, Northstowe, Station Road, Longstanton, Linden Homes - Application for approval of reserved matters (appearance, landscaping, access, layout and scale) for 271 residential units including play areas, parking and necessary infrastructure following outline permission S/0388/12/OL. The outline application was EIA and an environmental statement was submitted.

Councillor Croucher proposed the council make no recommendation, seconded by Councillor Law and **agreed** unanimously.

(vii) **S/2011/14/OL** – Land to the East of B1050 & Longstanton, West of Cambridgeshire Guided Busway and North of Oakington, Mr Kitson, Homes and Communities Agency - Development of Phase 2 of Northstowe with details of appearance, landscaping, layout, scale and access reserved (save for the matters submitted in respect of the Southern Access Road (West)) comprising: (1) development of the main Phase 2 development area for up to 3,500 dwellings, two primary schools, secondary school, town centre including employment uses, formal and informal recreational space and landscaped areas, eastern sports hub, remainder of the western sports hub (to complete the provision delivered at Phase 1), busway, a primary road to link to the southern access, construction haul route, engineering and infrastructure works; and (2) construction of a highway link (Southern Access Road (West)) between the proposed new town of Northstowe and the B1050, improvements to the B1050, and associated landscaping and drainage.

Councillor Cook proposed the council make no recommendation, seconded by Councillor Law and **agreed** unanimously.

(viii) **S/2011/14/OL** – Land to the East of B1050 & Longstanton, West of Cambridgeshire Guided Busway and North of Oakington, Mr Kitson, Homes and Communities Agency - Affordable Housing amendment

Regrettably noted.

7. Correspondence

(i) Correspondence from SCDC re change of use at 66 Station Road

Noted


(ii) Any other correspondence.

- To receive notice of SCDC planning committee meeting on the 7th December. Councillors Manning and Slater agreed to attend.

8. Items for future meetings

9. To decide date of next meeting.

Meeting closed at: 8:46pm

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