



# WILLINGHAM PARISH COUNCIL

Minutes of the Planning Committee meeting held on Monday 27<sup>th</sup> February 2017  
at 7.30 pm in the Octagon, St Mary and All Saints Church, Church Street, Willingham

**Present:** Councillors: Law (Chair), Croucher, Harris, King, Manning  
**Parishioners:** Ten

**Clerk:** Mandy Powell

ACTIONS

**Presentation from Kingswater Lindum regarding the proposed development on Station Road. (Matthew Carter, Kingswater Lindum; Darren Heffer and Anna Broadbent, Saunders Boston Architects; Azhar Ahmed, Crosskeys Housing Association)**

Matthew Carter summarised the proposal for 22 affordable units to be sited on Station Road and presented the plans to the meeting. Several concerns were raised by the public in attendance regarding access to the site on the corner and the dangers this would present. The development representatives confirmed they had liaised with Highways who were satisfied with visibility splays at both 30mph and 40mph limits on this stretch of road.

To clear up recent confusion from parishioners, the developers were asked for confirmation of the land owner and also confirmation that the Parish Council were not paying for the 30mph limit to allow the development to take place. A member of the public confirmed the land owner was not a current Councillor or believed to be or pre-serving Councillor. It was also confirmed that Highways do not require the limit to be reduced to 30mph and the Council had been seeking this change independently to the proposed development. It had been temporarily put on hold due to the increasing costs applied by CCC Highways for the project.

The Clerk was asked to contact Highways for accurate figures in relation to accidents on this stretch of road. Any request for funds towards mitigating issues with the road/entrance because of the development would need to be made under the S106 system.

Clerk

The meeting commenced at 8.05pm and all members of the public and the developers left the meeting.

**1. To receive apologies for absence**

Apologies were received from Councillor Cook due to being unwell and Councillor Slater with a prior commitment.

**2. Declarations of interest**

None

**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.**

None

**4. To approve the minutes of the meeting held on 31 January 2017**

Councillor Croucher proposed the minutes be accepted as a true record of the meeting, seconded by Councillor King and agreed with four 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 31<sup>st</sup> January, not covered elsewhere on this agenda.**

None

**6. Planning Applications considered under delegated powers - 14<sup>th</sup> February 2017**

S/2221/16/FL – 33 Earith Road, Willingham, Mr A Gardiner – amendment – two semi detached houses in rear garden at no 33 Earith Road, and remodelling of the existing bungalow to include first floor accommodation.

Due to time constraints, this application was considered under delegated powers. Councillor Law proposed that the Council recommend refusal and reiterate their previous comments of 31<sup>st</sup> November 2016, ie,

- The close proximity 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 King and agreed with five votes in favour and two abstentions

*[Handwritten signature]* 2017-03-14

**7. Applications for consideration**

- (i) **S/0569/17/FL – 21 Berrycroft, Willingham, Mr Mendham – two storey rear extension & canopy over front porch**

Councillor Manning proposed the Council make no recommendation, seconded by Councillor Croucher and agreed unanimously.

- (ii) **S/0352/17/FL – Cherrytrees, Priest Lane, Willingham, Mr B Hancock – removal of agricultural occupancy condition 1 of planning permission C/0012/67**

Councillor King proposed the council object to the application for the following reasons:

- The applicant has no material reason to remove the agricultural dwelling condition.
- The property is marketed at an unreasonable price and this should be adjusted accordingly.
- The site was purchased with the agricultural tie and should remain as such
- To change the status would mean the loss of an agricultural dwelling in a farming area.

This was seconded by Councillor Law and agreed unanimously.

- (iii) **S/0362/17/FL – The Porterhouse Pub, 1 Station Road, Willingham Mr B Todd – two storey side and rear extension to existing Public House to provide restaurant facility and additional bed and breakfast accommodation. New boundary treatments, landscaping, car park alterations, staff accommodation building and raised external terrace.**

Councillor Harris proposed the Council recommend approval with the following comment:

- The staff accommodation should remain tied as part of the site as a whole and not be able to be sold separately in the future.
- With the increase in development size, adequate alleviation of noise from pedestrians and vehicles should be in place

This was seconded by Councillor Law and agreed with four votes in favour and one abstention.

- (iv) **S/0414/17/FL – Kerley and Co, Haden Way, Willingham – extension to provide germination rooms, staff rest room and WCs.**

Councillor Croucher proposed the Council recommend approval, seconded by Councillor King and agreed unanimously.

**8. Notice of applications (for information only)**

- (i) **S/3636/16/DC – Land rear of 17 and 19a Green Street, Willingham, E Garner and Sons – discharge of condition 6 (land contamination) of planning permission S/0710/04/O**

Noted

- (ii) **S/3238/16/OL – Land parcel adjacent to Highgate Farm, Willingham Road, Mr Papworth – outline planning permission for a two storey dwelling and access with some matters reserved - additional information – submission of noise assessment report**

Noted

- (iii) **S/0198/17/FL – 34 Fen End, Willingham, Mrs Hitt – erection of timber garage - additional information – revised position of garage – moved 300mm from boundary fence.**

Noted

**9. Notice of planning decisions (for information only)**

- (i) **S/3478/16/DC – 38 Silver Street, Willingham, Mr and Mrs Byrom – Discharge of Conditions 7 (windows and doors), 8 (boundary treatment), 10 (brickwork), 11c (extract), d (flexible flue), f (internal timber repairs), g (external render), h (plinth), j (fireplace), k (rainwater goods), m (staircases), p (brick repairs), 13 (gutters and drainpipes) and 14 (roof tiles) of Planning Application S/0192/08//LB -approved**

Noted

- (ii) **S/3378/16/FL – 63 Haden Way, Willingham, Mr D Flack – single storey out-building to form a granny annex to the rear of the property – approved.**

Noted

**10. Correspondence**

- Correspondence relating to SCDC session on affordable housing – 13<sup>th</sup> March. The Chair read out the information and invited Councillors to advise the Clerk if they wished to attend.

**11. Items for future meetings**

**12. To decide date of next meeting – 14<sup>th</sup> March 2017**