



WILLINGHAM PARISH COUNCIL

Minutes of the Planning Committee meeting held on Thursday 29th June 2017
at 7.30 pm in the Parish Office, Ploughman Hall, West Fen Road, Willingham

Present: Councillors: Law (Chair), Manning, Harris, King, Harding, Croucher
Parishioners: One

Clerk: Mandy Powell

1. To receive apologies for absence

Apologies were received from Councillor Anderson due to a personal commitment.

2. Declarations of interest

Items 6(i) and 6(vi) – Councillor Manning declared a non-pecuniary interest as he is a neighbour to both applicants. Councillor Manning abstained from voting on both items.

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.

Meeting adjourned

Ms Barden raised concerns regarding item 6(i) and objected to the development for several reasons including:

- its location and density
- The dangerous access
- Impact of flooding onto neighbouring land and potential subsidence issues
- Loss of privacy and noise and light pollution
- Inadequate visibility splays and the impact on highway traffic and the safety of pedestrians and cyclist at the entrance

The meeting was reconvened.

4. To approve the minutes of the meeting held on 5th June 2017

Councillor Harris proposed the minutes be accepted as a true record of the meeting, seconded by Councillor Manning 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 5th June, not covered elsewhere on this agenda.

None

6. Applications for consideration

(i) S/1916/17/OL – Land rear of 111 Station Road and 103 Station Road Willingham, Mr and Mrs Larbey - Application for outline planning permission for 9 dwellings with some matters reserved apart from access.

Councillor Harris proposed that the Council **object** to the application for the following reasons:

- The development would be an intrusion into the countryside and would set a precedent for neighbouring land owners.
- The development would be visible from open countryside to the rear of the development
- The visibility splays are not adequate (They are not 2.4 meters from the curb line)
- The Council are very concerned about the risk of flooding from surface water and the lack of provision for its control in the development.
- The access road is inadequate – Service vehicles such as emergency vehicles and refuse vehicles would not be able to gain access to the properties

The Council would also request that this application is referred to committee.

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

ACTIONS

DP 2017-07-12

(ii) S/1908/17/FL – Co-operative, 5 High Street, Willingham, Mr W James – installation of new plant, various changes including shopfront colour changes and construction of new enclosed canopy
Councillor Law proposed the Council support the application, seconded by Councillor Harris and **agreed** unanimously.

(iii) S/1394/17/OL – Foxes Meadow, Priest Lane, Willingham, Mr W Coates – application for outline planning permission with all matters reserved for the erection of 2 x bungalows to replace mobile homes.

Councillor proposed the Council make no recommendation, seconded by Councillor Harris and **agreed** with five votes in favour and one objection.

(iv) S/1917/17/FL – 78 Rampton Road Willingham – Mr and Mrs Hoayun – Replacement of existing single storey dwelling and outbuildings with new two storey detached dwelling and detached double width garage.

Councillor Manning proposed the Council support the application, seconded by Councillor Croucher and **agreed** unanimously.

(v) S/2034/17/FL – 77 Rampton Road Willingham – Mr R Fuller – proposed detached double garage with store above.

Councillor Manning proposed the Council support the application, seconded by Councillor Law and **agreed** unanimously.

(vi) S/2112/17/OL – Land parcel adjacent, 167 Station Road Willingham, Mr and Mrs Pickering – outline planning permission for the erection of two detached dwellings and garages, dwellings of one and a half storey (chalet style).

Councillor Croucher proposed the Council support the application, seconded by Councillor Harris and **agreed** with five votes in favour and one abstention due to declaration of interest.

(vii) S/2116/17/TP – Jamez, Fen End, Willingham, Luke Williams – notification to carry out tree works subject to a Tree Preservation Order or situated within a conservation area; T1 and T 2 Lime stumps/pollarded - remove suckers from base and new regrowth from stump as part of maintenance as a pollard.

Councillor Law proposed the Council support the application, seconded by Councillor King and **agreed** unanimously.

7. Planning Decisions (for information only)

(i) S/1275/17/PA – Land at Fox Corner, Rampton Road, Rampton, Mr D Bullen – prior approval for a proposed change of use of agricultural building to a dwelling house (class C3) and for associated operational development - **approved**

(ii) S/1092/17/FL – The Oaks, Meadow Road, Willingham, Mr D Buckley – change of use of part of the site to residential with the provision of two gypsy and traveller residential pitches and one transit pitch – **refused**

(iii) S/1826/16/FL (Appeal Decision) – 62 Earith Road Willingham – Mr Bentham – new box dormer window to extend over existing first floor balcony, with minor modelling to front façade – allowed.

(iv) S/1005/17/LB – The Barn, Long Lane, Willingham, Sally Price – replace the lead flashing on the ridge of the roof with sympathetically coloured ridge tiles to improve the structure of the roof to resist water penetration after future probable storms – approved

(v) S/3238/16/OL – Land parcel adjacent to Highgate Farm Over Road Willingham, Mr Papworth – application for outline planning permission for a two storey dwelling and access with some matters reserved – approved subject to conditions

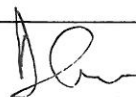
The above had been circulated and noted.

8. Correspondence

(i) To receive and consider correspondence from parishioner regarding the location of interactive speed signs on Station Road.

Correspondence had been received from a parishioner regarding the interactive sign. Councillors noted the correspondence and also noted that the signage is the responsibility of CCC Highways. The Clerk was asked to respond accordingly.

Clerk

 2017-07-12

(ii) To receive the planning policy monthly update – June

Circulated and noted.

(iii) Any other correspondence

- Correspondence from SCDC regarding Supreme Court Judgement relating to policies for supply of housing

Circulated and noted.

- To receive Invitation to opening of Daniels End – 7th July

Councillors Croucher and/or Harris will attend.

- To receive information regarding upcoming planning training and consider attendance.

Earith Parish Council had organised some training via LCPAS. Councillor Harding and Croucher would attend both sessions (7th August & 14th August) and Councillors Law and Harris, along with the Clerk would attend session 2 on the 14th August.

(iv) Items for future meetings

(v) To decide date of next meeting: Wednesday 12th July.

Meeting closed at: 8.30pm

JLW 2017-07-12