



# WILLINGHAM PARISH COUNCIL

Minutes of the Planning Committee meeting held on Monday 13<sup>th</sup> November 2017  
at 7.30 pm in the Parish Office, Ploughman Hall, West Fen Road, Willingham

Present: Councillors: Law (Chair), P King, Harris, Manning, Anderson, Carlton

Parishioners:

Clerk: Mandy Powell

	ACTIONS
<p><b>1. To receive apologies for absence</b> Apologies were received from Councillor Croucher due to a prior commitment</p>	
<p><b>2. Declarations of interest</b> Item 6(ii) Councillor Manning declared a non pecuniary interest as he knows the applicant Item 6(iii) Councillor Manning declared a non pecuniary interest as he knows the applicant</p>	
<p><b>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.</b> None present</p>	
<p><b>4. To approve the minutes of the meeting held on 23<sup>rd</sup> October 2017</b> Councillor Harris proposed the minutes be accepted as a true record of the meeting, seconded by Councillor Law and agreed with four votes in favour and two abstentions.</p>	
<p><b>5. To deal with any matters arising from the minutes of the meeting held on 23<sup>rd</sup> October, not covered elsewhere on this agenda.</b> None</p>	
<p><b>6. Applications for consideration</b> (i) S/3775/17/OL – Rear of 130 Rampton Road, Willingham – Mr &amp; Mrs S Webster – proposed detached dwelling and ancillary access arrangements. Councillor Harris proposed the Council object to the application for the following reasons:</p> <ul style="list-style-type: none"><li>• Gross overdevelopment of the site</li><li>• The application is unclear with regards to the number of dwellings</li><li>• The development would be outside the village envelope and intrudes into open countryside</li><li>• The plans show the development being right up to the site boundary</li><li>• The application is not clear as to whether adequate parking has been allocated for the proposed eight additional bedrooms</li><li>• The Council would request that the application be forwarded to committee</li></ul> <p>This was seconded by Councillor Manning and agreed unanimously.</p> <p>(ii) S/3122/17/FL – Merles, West Fen Road, Willingham – E Garner and Sons – retention of addition to cattle building, proposed extension to cattle building, new chemical and sprayer store and revised roadway and hardstanding. Councillor Law proposed the Council support the application, seconded by Councillor Manning and agreed unanimously.</p> <p>(iii) S/3063/17/RM – Land adjacent to 155 Rampton Road, Willingham, S Peacock – application for approval of reserved matters for appearance, landscaping, layout and scale details following outline planning permission S/1093/15/OL for two self-build 3 bedroom houses. Councillor King proposed the Council make no recommendation, seconded by Councillor Manning and agreed unanimously.</p>	
<p><b>7. Planning Decisions (for information only)</b> (i) S/0116/17/FL – Land to rear of 54 Station Road, Willingham, Mr E R Hewlett – bridge (retrospective) – <b>approved</b> (ii) S/2828/17/OL – Land West of 120 Rampton Road, Willingham, Mr S M Mumford – erection of dwelling and garage with new orchard with some matters reserved except for access. - <b>approved</b> (iii) S/1232/17/FL – Land at Rampton Road, Willingham, Mr J Bullock – erection of steel portal frame building for storage of agricultural machinery and crops - <b>approved</b>.</p> <p style="text-align: right;">2017-11-28</p>	

(iv) S/3052/17/FL – 12 Balland Field, Willingham, Mrs L Davies – first floor extension and garage conversion – **approved**

(v) S/2960/17/FL – 45 Fen End, Willingham, W & K Ward and Farrow – first floor extension – **approved**

The above were all previously circulated and noted.

**8.** To receive an update on the Over/Willingham boundary review and consider any actions.

Councillor Manning advised that the meeting would be held on the 7<sup>th</sup> December at 4.30pm. The Clerk was asked to advise Councillor Croucher who intended to represent the Council at the meeting.

Councillor King stated it was vital the Council attend and/or submit a written statement and made the following proposal:

- The Clerk would obtain a definitive response from Over Parish Council
- The Clerk would write to SCDC to ask what alternate boundary they would suggest given that the proposed boundaries tabled were selected by the applicant following the advice of SCDC officers who advised that they needed to follow clearly defined boundary lines. Willingham had subsequently chosen the option that meant the least transfer of land and SCDC had objected to both boundaries stating that they both resulted in the transfer of too much land.
- Councillors King and Croucher would put together representation for the meeting and circulate this to the committee for approval.

This was seconded by Councillor Law and **agreed** unanimously.

Councillor King further proposed that the Council enlist the services of an independent land surveyor to report on the options available for a boundary at a cost of no more than £900. The Clerk would issue a round robin email to all councillors to this effect and the monies would be taken from G&B budget. This was seconded by Councillor Law and **agreed** unanimously.

#### **9. Correspondence**

(i) To receive correspondence from SCDC and consider any actions regarding appeal hearing for S/1092/17/FL The Oaks, Meadow Road, Mr D Buckley – change of use of part of the site to residential with the provision of two gypsy and traveller residential pitches.

It was agreed that Councillor Manning would attend on behalf of the Parish Council and Councillor King would draft a statement for approval by the committee.

(ii) To receive correspondence from SCDC and consider any actions regarding appeal hearing for ENF/0012/17 – The Oaks, Meadow Road – unauthorised change of use.

It was agreed that Councillor Manning would attend on behalf of the Parish Council and Councillor King would draft a statement for approval by the committee.

(iii) Planning policy monthly update – October '17  
Noted

(iv) Any other correspondence

- Notice of Parish Council Liaison meeting 29<sup>th</sup> November 2017  
Councillor Law agreed to attend on behalf of the Council.
- Notice of East Cambridgeshire Local Plan Consultation  
It was agreed unanimously that the committee did not wish to comment

#### **10. Items for future meetings**

Boundary Review update

**11. To decide date of next meeting: Tuesday 28<sup>th</sup> November 2017**

Clerk /  
Croucher

Clerk

Clerk

Manning /  
King

Manning /  
King

Law

Meeting closed at: 20:20

*Law* 2017-11-28