



WILLINGHAM PARISH COUNCIL

Minutes of the Planning Committee meeting held on Monday 4th June 2018
at 7.30 pm in the Parish Office, Ploughman Hall, West Fen Road, Willingham

Present: Councillors: Law (Chair), King, Croucher, Carlton, Anderson, Harris, Manning (*arrived 7:40pm*)

Parishioners: None

Clerk: Mandy Powell

	ACTIONS
<p>1. Election of Planning Committee Chairman Councillor Croucher proposed Councillor Law for Chair, seconded by Councillor Anderson and agreed unanimously.</p>	
<p>2. Election of Planning Committee Vice Chairman Councillor King proposed Councillor Harris for Vice Chair, seconded by Councillor Anderson and agreed unanimously.</p>	
<p>3. To receive apologies for absence None</p>	
<p>4. Declarations of interest None</p>	
<p>5. 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</p>	
<p>6. To approve the minutes of the meeting held on 14th May 2018 Councillor Harris proposed the minutes be accepted as a true record of the meeting, seconded by councillor Carlton and agreed with five votes in favour and two abstentions due to not being at the meeting.</p>	
<p>7. To deal with any matters arising from the minutes of the meeting held on 14th May, not covered elsewhere on this agenda. None</p>	
<p>8. Applications for consideration</p> <p>(i) <u>S/1798/18/FL – 2 Covent Garden Willingham, Mr & Mrs Ian Smith – Proposed first floor side/rear extension</u> Councillor Harris proposed the Council support the application, seconded by Councillor Anderson and agreed unanimously.</p> <p>(ii) <u>S/1836/18/RM – Land and Parcel Adjacent Highgate Farm Over Road Willingham, Mr Papworth – Layout of site scale of proposal, appearance of proposed landscaping for application S/3238/16/OL</u> Councillor Law proposed the Council support the application, seconded by Councillor Croucher and agreed unanimously.</p> <p>(iii) <u>S/0122/18/RM – Land off Rockmill End and Meadow Road Willingham, Hollie Howe, Kier Cross Keys Dev LLP - Reserved Matters application for 72 residential dwellings, including Parking, Public Open Space, Local Equipped Area for Play, Pumping Station, Swale, Landscaping and associated infrastructure pursuant to outline planning application S/2833/15/OL</u> Councillor Croucher proposed the Council support the application, seconded by Councillor Law and agreed with six votes in favour and one objection. Councillor King requested his objection be minuted. He was opposed to approval of the application as the council have always objected to large major developments within the village.</p>	

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9. Tree Applications for consideration

- (i) S/2027/18/TC – 6 Green Street Willingham, Jeremy Sweet – Fell or pollard 3 poplar trees, fell 1 Birch tree, replace some of the poplars with Sorbus aria and/or Acer campestris if felled.

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

10. Applications (for information only)

- (i) S/1528/18/NM – 6 Green Street Willingham, Jeremy Sweet – non-material amendment of planning permission S/2436/06/F
- (ii) S/1765/18/DC – Land South and East of 77 Station Road Willingham – Mr Macaulay Annis – Discharge of Conditions 16 (Foul Water Drainage), 20 (Airborne Dust), 21 (Construction Programme), 23 (Waste Management), 24 (Fire Hydrants), 25 (Piling Method Statement) & 26 (Energy Delivery Strategy) of Planning Permission S/1428/17/FL
- (iii) S/1766/18/DC – Land South and East of 77 Station Road Willingham – Mr Macaulay Annis – Discharge of Condition 13 (Traffic Management Plan) of Planning Permission S/1428/17/FL
- (iv) S/1960/18/DC – Land south and East of 77 Station Road Willingham – Mr Macaulay Annis – Discharge of Condition 3 (Materials) of Planning Permission S/1428/17/FL
- (v) S/1836/18/RM – Land and Parcel Adj Highgate Farm Over Road Willingham, Mr Papworth – 1 no. dwelling (reserved matters application following application S/3238/18/OL Matters of appearance, landscaping, layout and scale to be considered) – description of development proposal amended.
- (vi) S/2014/18/NM – Land South & East of 77 Station Road, Willingham, Mr Annis – non material amendment of S/1428/17/FL

The above were all noted.

11. Planning Decisions (for information only)

- (i) S/3122/17/FL – Merles West Fen Road, 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 – **permission granted**
- (ii) S/1238/17/OL – Land between Shepherds Court and 29 Schole Road Willingham, Mr Law – Outline planning application for the construction of 8 dwellings and new field access with all other matters reserved – **permission granted**
- (iii) S/0948/18/FL – 69 Saxon Way Willingham, Ms Julie Knight – demolish existing conservatory and replace with single storey rear extension – **permission granted**

The above were all previously circulated and noted.

12. Correspondence

- (i) To receive Monthly Planning Update (May 2018)

Noted

- (ii) To receive and consider a response to Cambridgeshire and Peterborough Minerals and Waste Local Plan Preliminary Draft.

Noted, the committee did not wish to comment.

- (iii) To receive and consider a response to Appeal APP/W0530/W/18/3195536 - S1916/17/OL – Land to rear of 111 Station Road and 103 Station Road Willingham, Mr & Mrs P Larbey – Application for outline planning permission for 9 dwellings with some matters reserved apart from access

It was agreed that the Committee had nothing to add to its previous comments.

- (iv) To receive and consider a response to Appeal APP/W0530/W/18/3198751 - S/1935/17/FL – The Piggery, South West of Haden Way, Willingham, Mr Joe Rooney – Proposed Bungalow to replace the piggery

It was agreed to object to the application with the following statement: Willingham Parish Council were not consulted on the original application for this development. Although when the application was considered it was within the boundary of Over, Willingham Parish Council would normally have been consulted as it is situated extremely close to the boundary. Following the Boundary review the development now falls within the parish of Willingham. Had the Parish Council been consulted on the original application they would have objected and having now been consulted regarding the appeal they

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object for the following reasons:

The District Council has now identified their five year housing supply and this development is outside the village envelope and should therefore not be allowed to proceed.

The development is situated in open countryside, an area used for agriculture and is sited on a privately owned green track.

The site does not have any mains sewerage, drainage or gas etc.

(v) South Cambridgeshire District Council Five Year Housing Land Supply Briefing Note, 21 May 2018
Noted

(vi) Any other correspondence

Trees on Haden Way

The Clerk had been notified of trees being cut down on Haden Way, she had notified the enforcement officer and trees officer at SCDC who were investigating.

S106

The Clerk had received further correspondence from SCDC regarding S106 allocations and had put together a plan of future allocations. S106 was on the agenda for the FPC meeting to be held on the 6th June but options discussed included: The footpath to the community orchard, Meadow Road site, toilet facilities on QEII, Improvements to the Ploughman Hall and improvements/MUGA on the Recreation Ground.

13. Items for future meetings

None

14. To decide date of next meeting.

To be decided

Meeting closed at: 8:04pm

J. Jew 2018-07-03

