



WILLINGHAM PARISH COUNCIL

**Minutes of the Planning Committee meeting held on Monday 22 July 2019
at 7.30 pm in the Parish Office, Ploughman Hall, West Fen Road, Willingham**

Present: Councillors: J Anderson, Carlton, Croucher, Harris, Croft, Law (Chair), Manning,

Parishioners: Eleven

Clerk: Mandy Powell

	ACTIONS
<p>1. To receive apologies for absence None received</p> <p>2. Declarations of interest Item 6 (i) – Councillor Manning declared a non-pecuniary interest as the development neighbours a family members property. Councillor Manning took no part in the debate or decision on this application. Item 6(ii) – Councillors Law and Harris declared a non-pecuniary interest as the development neighbours a property owned by the Combined Charity and both Councillors are representatives on the Charity. Neither Councillor voted on this application.</p> <p>3. Public forum (<i>maximum 3 minutes per person, with an overall limit of 15 minutes</i>) All parishioners wishing to speak and who are on the Electoral register, 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>Meeting adjourned (19:31)</i> <i>Item 6(i) – The agent for the development summarised the application and confirmed that new hedges would be placed around the boundary and additional fruit trees would be included. The development would have a contemporary look at the rear and conventional appearance to the front</i> <i>Item 6(ii) – The remainder of the public in attendance wished to raise concerns regarding the development and a spokesperson presented them on their behalf. These included: the development being outside the village envelope, loss of privacy, poor access, wildlife concerns and density.</i> <i>Meeting reconvened (19:38)</i></p> <p>4. To approve the minutes of the meeting held on 17 June 2019 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>5. To deal with any matters arising from the minutes of the meeting held on 17th June, not covered elsewhere on this agenda None</p> <p>6. Planning Applications for consideration (i) S/2165/19/RM – Land South Rampton Road, Willingham, Mr & Mrs Ashwort – reserved matters application for layout of site, scale, appearance of buildings and landscaping following outline permission S/2828/17/OL for erection of dwelling and garage with orchard. Councillor Law proposed the Council make no recommendation, seconded by Councillor Croucher and agreed with six votes in favour and one abstention due to declaration of interest.</p>	

(ii) S/2127/19/FL – 31 Haden Way, Willingham, Manor Farm Land Ltd – erection of 7 dwellings including garages, parking and landscaping

Councillor Croucher proposed the Council object to the application for the following reasons, seconded by Councillor Carlton and **agreed** with five votes in favour and two abstentions due to declaration of interests.

- Village Envelope - The development is outside the village envelope
- Access - There is very poor access to the site with an entrance of only approximately 3m wide. Given the development is for 7 dwellings this would be insufficient for two-way traffic and would cause difficulties for disabled residents due to the inadequate pedestrian provision
- Nature Conservation – there are known to be badgers and bats on the neighbouring land
- Loss of privacy – The application is for three storey dwellings which would overlook neighbouring bungalows.
- Density – The design density does not appear to comply with planning guidelines
- Highways – The council would reiterate the concerns raised by Highways
- Risk to children – The assumption seems to be that children play on the green but these are family houses and children will be put at risk due to the lack of pavements

The Council requested that this goes to committee

(iii) S/2157/19/AD – 1 & 2 Church Street and 2 Priest Lane, Willingham, Mr Griffiths – 3 x 1000mm by 1000mm temporary directions signage.

Councillor Harris proposed the Council object to the application for the following reasons, seconded by Councillor Law and **agreed** unanimously:

Commercial advertising should not be encouraged in a conservation area when it is not specific to the property it is attached to and the Council would not support an increase in the size of the advertisements. They would also request that the existing signage is removed within a maximum of two years

(iv) S/2066/19/FL – 5 Fen End, Willingham, Mr MacDonald – single storey rear extension

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

7. To receive notice of Planning Applications (information only)

(i) S/2034/19/DC – 168 Rampton Road, Willingham, Mr Bradford – discharge of condition 4 (contamination) and 13 (biodiversity enhancement scheme) of planning permission S/0595/17/FL (plot 2 only)

(ii) S/2164/19/DC – Land South Rampton Road, Willingham – Discharge of conditions 10 (traffic management plan), 12 (archaeology), 13 (Foul water drainage) and 14 (surface water drainage) pursuant to planning permission S/2828/17/OL.

(iii) S/1957/19/DC – Land off Rockmill End, Willingham, Kier Crosskeys Dev LLP – discharge of condition 16 (bus stops and public footpaths) of planning permission S/2833/15/OL for outline application with full details of access for up to 72 residential units, relocation of allotments and provision of public open space with matters relating to layout, scale, landscaping and appearance reserved for future determination.

The above were all noted

8. Planning decisions (for information only)

(i) S/1683/19/FL – Land at 20 Rampton End, Willingham, G Mumby – proposed new dwelling – **approved**

(ii) S/0065/19/CM – Land at Needingworth Quarry off B1050 Shelford Road, Willingham - visitor car park and access road improvements - **approved**

(iii) S/1745/19/PN – Queen Holme Farm, Sponge Drove, Willingham, MD Anthony Ltd – prior notification of agricultural or forestry development – proposed replacement grainstore – **approved**

(iv) S/1294/19/FL – Homeleigh, 43 Earith Road, Willingham, G Camberlain – demolition of existing

<p>Conservatory & erection of larger conservatory to side of dwelling – approved.</p> <p>The above were all noted.</p> <p>9. To receive an update on the GC Local Plan Workshop Councillor Law had attended the workshop and summarised the session. He reported that the plan was still in its very early stages.</p> <p>10. Correspondence</p> <p>(i) To receive notification of the Draft Greater Cambridge sustainable Design and Construction Supplementary Planning Document and consider any response It was agreed that the Council did not wish to comment.</p> <p>(ii) To receive notice of the consultation on the Cambridgeshire and Peterborough Combine Authority Local Transport Plan and consider any response. Councillor Harris agreed to look at the Plan and report back to the next planning meeting</p> <p>(iii) To receive notice of the South Cambridgeshire Planning Consultation and consider any response It was agreed that the Council did not wish to comment.</p> <p>(iv) To receive monthly planning police update (July)</p> <p>Noted</p> <p>(v) Any Other Correspondence None</p> <p>11. Items for future meetings</p> <ul style="list-style-type: none"> - The consultation on the Cambridgeshire and Peterborough Combine Authority Local Transport Plan <p>12. To decide date of next meeting: 5th August 2019</p>	<p>Harris</p>
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Meeting closed at: 20:06