



WILLINGHAM PARISH COUNCIL

Minutes of the Planning Committee meeting held on Tuesday 5th March 2019
at 7.30 pm in the Parish Office, Ploughman Hall, West Fen Road, Willingham

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

Parishioners: Seven

Clerk: Mandy Powell

	ACTIONS
<p>1. To receive apologies for absence Apologies were received from Councillor Carlton due to a personal commitment</p>	
<p>2. Declarations of interest Non-pecuniary interests Item 6(i) Councillor Harris, Item 6(ii) Councillor Croucher, Item 6(iv) Councillor Manning Item 6(v) Councillor Harris</p>	
<p>3. Public forum (maximum 3 minutes per person, with an overall limit of 15 minutes) 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</p> <p><i>Meeting adjourned</i> <i>A resident of Balland Field raised concerns regarding item 6(i). He was concerned about the parking issues that would be caused by the application and also the number of businesses operating from the property.</i> <i>The applicant for item 6(i) summarised the application and reported that as appointments would be staggered with around 10 to 12 appointments a day, the impact on traffic, noise and parking would be minimal and that a neighbour had offered the use of their drive for parking during the day.</i> <i>A resident raised concerns regarding item 6(iv) and the proposal to increase the height of the property. They felt that the proposal would have an impact on the wildlife in the area and although the application stated the development would not be seen from a public right of way, believed that this was not the case and the second storey would indeed be visible.</i> <i>Meeting reconvened</i></p>	
<p>4. To approve the minutes of the meeting held on 13th February 2019 Councillor Anderson 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.</p>	
<p>5. To deal with any matters arising from the minutes of the meeting held on 13th February, not covered elsewhere on this agenda None</p>	
<p>6. Planning Applications for consideration (i) S/0142/19/FL – 88 Balland Field, Willingham, Mr Merrill – retrospective – construction of a single storey outbuilding and change of use from garden land to a treatment room (sui generis) Councillor Manning proposed the Council recommend refusal for the following reasons, seconded by Councillor Harris and agreed with five votes in favour and one abstention:</p> <ul style="list-style-type: none">- Inappropriate development on a residential street- Inadequate parking - the use of informal parking arrangements with a neighbour cannot be relied upon to provide sufficient parking- Concerns regarding the extended business hours beyond the normal working day and the impact on extra traffic/parking issues for residents returning from work	

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(ii) S/0583/19/FL – The Studio, 53A Saxon Way, Willingham, Mr & Mrs Kloek – single storey link extension
Councillor Manning proposed the Council recommend approval, seconded by Councillor Anderson and **agreed** with five votes in favour and one abstention.

(iii) S/0517/19/FL – Braeburn Cottage, Haden Way, Willingham, Mr J Tyrrell – single storey side extension
Councillor Croucher proposed the Council recommend approval, seconded by Councillor Manning and **agreed** unanimously.

(iv) S/0437/19/VC – 124 Rampton Road, Willingham, Mr Westbrook – removal of condition 5 (Height) of planning permission S/4280/17/OL – for a proposed dwelling and ancillary access arrangements with some matters reserved except for access

Councillor Harris proposed the Council recommend **refusal** for the following reasons, seconded by councillor Law and **agreed** with five votes in favour and one abstention:

- The development is outside the village envelope and two storeys would both impinge onto the open countryside and have a negative impact on wildlife.
- The second storey would be visible from a public right of way
- This would set a precedent for further similar development

(v) S/0566/19/LD – 4 Westmeadow Close, Willingham, Mr and Mrs Atherton – certificate of lawful development for a proposed side extension and replacement single storey side extension.

It was agreed to make no comment on the application.

(vi) S/0634/19/PN – AH Farm, West Fen Road, Willingham, Mr Wake – agricultural building
Councillor Manning proposed the Council recommend approval, seconded by Councillor Anderson and **agreed** unanimously.

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

(i) S/0614/19/DC – Land off Rockmill End and Meadow Road, Kier Living - Discharge of Conditions 8(Planting Retention Plan) & 29(Biodiversity Plan) of Planning Application S/2833/15/OL - Outline planning permission 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.

(ii) S/0621/19/DC – Land off Rockmill End and Meadow Road, Kier Living - Discharge of conditions 17(travel plan) and 23 (external lighting) of planning consent 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.

(iii) S/0616/19/DC – Land off Rockmill End and Meadow Road, Kier Living - Discharge of condition 20 (boundary treatments) of planning consent 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.

(iv) S/0498/19/NM – 132 Rampton Road, Willingham, Mrs Scarlett - Non-Material Amendment to increase the height of the double garage by 1m to allow for additional storage space. All other dimensions and materials remain the same of Planning Application S/3995/18/FL.

(v) S/0497/19/NM – 132 Rampton Road, Willingham, Mrs Scarlett - Non-Material Amendment to reduce the length of the existing approved extension from 12.3m to 4m. width and height remain the same. Materials remain the same. This amendment is just to shorten the extension which has already been approved of Planning Application S/3995/18/FL.

The above were all previously circulated and noted



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8. Planning decisions (for information only)

- (i) S/4407/17/OL – Land rear of 26 Newington, Willingham, SWG Partnership – proposed dwelling – Appeal Decision **refused**
- (ii) S/4814/18/VC – Hygate Farm, West Fen Road, Willingham, J Wood – variation of condition 2 (agricultural occupancy) of planning permission C/0147/73/F – **refused**
- (iii) S/4670/18/FL – 33 Earith Road, Willingham, Morrison, Feilden, Mawson – single storey dwelling in the rear garden of number 33 and remodelling of the existing bungalow to include first floor accommodation – **approved**.
- The above were all previously circulated and noted.

9. Correspondence

- (i) Any Other Correspondence
Notice of Parish Planning Forum 14th March
Councillors Harris and Law agreed to attend.

Notice of Consultation on the proposed 2019 revision of the local validation guidance list and local validation check list for planning applications for the County Councils own development and for waste development

It was agreed to make no comment

- (ii) **Items for future meetings**
Update on the parish planning forum meeting

- (iii) **To decide date of next meeting.**
The next meeting will be on the 20th March

Meeting closed at 20:15pm:

Jhu 2019.03.20

