

WILLINGHAM PARISH COUNCIL

Parish Council Office, Ploughman Hall
West Fen Road, Willingham, Cambridge, CB24 5LP, Tel: 01954 261027
Email: clerk@willinghamparishcouncil.gov.uk
Website: www.willinghamparishcouncil.gov.uk

Minutes of the Planning Committee meeting of Willingham Parish Council held on Wednesday 28th October 2020 at 7.30pm (the meeting was held remotely)

Present:

Councillors: Harris (Chair), Law, Croft, Watson, P King, Hutchcraft (non-committee member)
Parishioners: None

Clerk: Mandy Powell

1. To receive apologies for absence

In line with resolution 119/20 apologies were received and accepted from Councillors Todd and Manning.

2. Declarations of interest

Item 6 (vii) – Councillor Harris declared a non-pecuniary interest as he knew the applicant.

3. Public forum (*maximum 3 minutes per person, with an overall limit of 15 minutes*)

None

4. To approve the minutes of the meeting held on 14th October 2020

Councillor Law proposed the minutes be accepted as a true record of the meeting, seconded by Councillor Croft, and **agreed** with four votes in favour and one abstention due to not being at the meeting.

5. To deal with any matters arising from the minutes of the meeting held on 14th October, not covered elsewhere on this Agenda

NALC survey on Government white paper – Councillor Harris was working on a reply and would pass the information to the Clerk.

Action: Cllr Harris/Clerk

6. Planning Applications for consideration

(i) 20/04063/HFUL – 74 Rampton Road, Willingham, Mr & Mrs Balaam – single storey rear extension including roof, window, and door amendments.

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

(ii) 20/04122/HFUL – 11 Fen End, Willingham, Mr Wake – single storey rear extension

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

(iii) 20/04097/HFUL – 31 Over Road, Willingham, Mr & Mrs Worledge – single storey front and two storey rear extension.

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

(iv) 20/04073/S106A – 1-4 (inclusive) Aspinalls Yard, Willingham, BPHA Ltd – modification of planning obligations contained in section 106 agreement dated 13 August 2015 and a deed of variation dated 5 March 2018 pursuant to planning permission S/0524/14/FL relating to land South of Over Road, Willingham.

Councillor Harris proposed the Council object to the application. The Council would like further clarification on the implications of the amendment to the S106 agreement as they are concerned

about developers removing affordable housing from a scheme once approval has been granted. The Council would also like confirmation of how such a move affects the S106 contributions payable to the Parish Council. This was seconded by Councillor King and **agreed** unanimously.

(v) 20/04080/FUL – land adjacent to 167 Station Road, Willingham, Mr Moss – proposed detached chalet bungalow and garage.

Councillor Law proposed the Council object to the application as the development is outside the village envelope, seconded by Councillor Harris and **agreed** with four votes in favour and one abstention.

(vi) 20/04121/FUL – 49 Newington, Willingham, Mr Etteridge – demolition of existing garage, carport and shed. Erection of two storey detached dwelling to rear with access and parking

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

- The application is background development with the building sited right against the rear boundary to number 7 Pyrethrum Way and will completely dominate their garden
- The windows on the back of the proposed property will overlook the garden of No 7 Pyrethrum Way
- The application proposes removing the garage which will result in limited parking on the site.

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

(vii) 20/04113/FUL – Land east of Merton Lodge, 11 Silver Street, Willingham, Mr Matthew, and Ms Leach – erection of a detached dwelling.

Councillor Law proposed the Council support the application, seconded by Councillor Croft, and **agreed** with four votes in favour and one abstention.

7. Planning applications (for information only)

(i) 20/01943/NMA1 – 1 Church Lane, Willingham, Mr Bovett & Ms Daugherty – nonmaterial amendment to application 20/01943/HFUL for the PV roof panels to become a recessed system comprising 13No. black panels fitted to GSE in-roof system replacing the 8No. PV panels sitting above the roof finishes on the rail system, omission of the roof-light to the rear, west roof face, omission of the MVHR tile vents to the east and west roof faces, to be replaced with a single extract vent on the east roof surface.

(ii) S/0595/17/CONDA – Land West of 168 Rampton Road, Willingham, Mr Bradford – submission of details required by conditions 3 (archaeology), 8 (foul water drainage) and 9 (surface water drainage) of permission S/0595/17/FL.

(iii) S/1428/CONDA – Land south and east of 77 Station Road, Willingham, Cross Keys Homes – submission of details required by condition 4 – boundary treatment of planning permission ref S/1428/17/FL.

(iv) S/0218/19/CONDA – 77 Station Road, Willingham, Mr Sampson – submission of details required by condition 4 (arboricultural method statement and tree protections strategy) of planning permission S/0218/19/FL

The above were all previously circulated and noted.

8. Correspondence

(i) Any Other Correspondence - None

9. Items for future meetings - None

10. To decide date of next meeting. - To be decided

Meeting closed at: 20:07