

WILLINGHAM PARISH COUNCIL

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Minutes of the Planning Committee meeting of Willingham Parish Council held on Wednesday 18th November 2020 at 7.30pm (the meeting was held remotely)

Present:

Councillors: Harris (Chair), Law, Watson, P King, Hutchcraft, McKee

Parishioners: three

Clerk: Mandy Powell

1. To receive apologies for absence

Apologies were received and agreed from Councillor Croft due to personal commitments

2. Declarations of interest

No pecuniary interests were declared.

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

Members of the public raised concerns about the following:

item 6 (vi) Dogrose Barn and the fact that the new height of the Annex would be very overbearing and was not shown on the original plans. The Annex would now overlook neighbouring properties significantly.

Item 6(iv) land to the south of Haden Way. Residents were very concerned that it appeared work had started without the necessary conditions having been met and also the level of noise and vibration on neighbouring properties was overbearing. District Councillor Handley was visiting the neighbouring properties to monitor the noise. The Clerk was asked to write to enforcement.

Action: Clerk

4. To approve the minutes of the meeting held on 28th October 2020

Councillor Watson 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 due to not being at the meeting.

5. To deal with any matters arising from the minutes of the meeting held on 28th October, not covered elsewhere on this Agenda

None

6. Planning Applications for consideration

(i) 20/04339/HFUL – 38 Bourneys Manor Close, Willingham, Mr Burkin – dormer loft conversion

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

(ii) 20/04309/S73 – 130 Rampton Road, Willingham, Mr and Mrs Webster – S73 application to vary condition 2 (approved drawings) of permission S/0123/20/FL (erection of a 5-bedroom house and 1-bedroom ancillary annex with associated parking) to relocate approved dwelling.

Councillor Harris proposed the Council recommend refusal as the development was totally inappropriate and the applicant was taking advantage of the use of paper measurements. This was seconded by Councillor Watson and **agreed** unanimously.

(iii) 20/04416/PRI03Q – 2 Tibbets Farm - Prior approval for change of use of agricultural buildings to 4 No. dwelling houses (class C3)

Councillor Harris proposed the Council recommend refusal for the following reasons:

- The development was outside the village envelope and a long way from amenities
- The development is North of Meadow road in rural open countryside
- The Parish Council had consistently objected to development North of Meadow Road due to the encroachment into open countryside. This was seconded by Councillor Watson and **agreed** unanimously.

(iv) S/2456/15/CONB – Land to the South of Haden Way, Willingham, Mr Ward – submission of details required for conditions 12 (sustainability report), 16 (travel plan), 18 (site waste management plan), 23 (external lighting) and 34 (EV Strategy) pursuant to planning permission S/2456/15/OL

Councillor Harris proposed the Council make no recommendation but would ask that the officers ensure that all conditions are met prior to work taking place. Seconded by Councillor Law and **agreed** unanimously.

(v) 20/04431/FUL – The Arches, Schole Road, Willingham, E&P Building Design – removal of existing mobile chalet unit and erection of new single storey dwelling with new 'link' to existing brick and tile 'medical unit with temporary provision for the siting of 2 static caravans for occupation during construction phase.

Councillor Harris proposed the Council make no recommendation but would comment that the development is outside the village envelope and could set a precedence for converting mobile dwellings into permanent dwellings. Seconded by Councillor Law and **agreed** unanimously.

(vi) 20/04414/FUL – Dogrose Barn, 6A Green Street, Willingham, Mr and Mrs Rose – Barn conversion and extension to form residential dwelling.

This item was taken before 6(i)

Councillor Harris proposed the Council recommend refusal for the following reasons:

- The proposed annex is significantly higher than previously approved.
- The development scheme is vastly different to that originally agreed and will be both overbearing and invasive for neighbours
- The new balconies on the first floor will overlook neighbours
- The development is so vastly different to what was previously submitted that this should be a completely new planning application.
- It is unacceptable for the applicant to go ahead with work because they assumed permission would have been granted if they'd applied at the time (as stated in their application)
- The Council request that this application is considered by SCDC planning committee

Seconded by Councillor Hutchcraft and **agreed** unanimously.

7. Planning applications (for information only)

(i) S/3236/18/CONDA – 47 Church Street, Willingham, Mr Wake – submission of details required for conditions 4 (materials), 5 (door, window, and roof light details), 6 (rear extension details), 7 (dormer windows) and 8 (internal works) pursuant to listed building consent S/3236/18/LB

The above was noted.

8. Correspondence

(i) To receive correspondence from residents of Westfield and consider any action

The Clerk was asked to check with SCDC for an update on the application.

Action: Clerk

(ii) To receive correspondence relating to the Cambridgeshire and Peterborough Minerals and Waste Local Plan and consider any response.

The Committee agreed not to comment on the plan.

(iii) To receive notification of Greater Cambridge Local Plan workshop and consider response

The Committee agreed not to attend or comment.

(iv) Any Other Correspondence

Land adjacent to 67 Station Road

Correspondence had been received from SCDC regarding the decision being made under delegated powers. The Clerk was asked to confirm the Committee were happy for SCDC to proceed.

Piggery – Haden Way

Correspondence had been received from SCDC regarding S/2442/19/FL to confirm that the application will be referred to SCDC planning committee for consideration. Date to be advised.

MUGA Application – Recreation Ground

Correspondence had been received regarding 20/04283/FUL having gone for consultation. As this was an application by the Parish Council, they would not be commenting on it.

9. Items for future meetings

20/04643/PRI03Q – Slawek Farm, Willingham

20/04645/HFUL – Old Gate House, Earith Road, Willingham

20/04602/HFUL – 41 Millfield, Willingham

To decide date of next meeting: 7th December 2020

Meeting closed at: 20:38