

WILLINGHAM PARISH COUNCIL

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Minutes of the Planning Committee meeting of Willingham Parish Council held on Monday 22 February 2021 at 7.30pm, (the meeting was held remotely)

Present:

Councillors: McKee, Hutchcraft, Law, Harris (Chair), Watson (arrived 20:00), P King, L King (non-committee member)

Parishioners: None

Clerk: Mandy Powell

1. To receive apologies for absence

None received.

2. Declarations of interest

Item 11 (i) – Councillor Hutchcraft declared a personal interest as his house backs onto one of the proposed sites.

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

No public present, but Councillor L King spoke in relation to the calls for sites and requested that the committee bear in mind that more open recreational space is needed and that three of the sites were central to the recreation ground and could be suitable for this purpose.

4. To approve the minutes of the meeting held on 2nd February 2021.

Councillor Law proposed the minutes be accepted as a true record of the meeting, seconded by Councillor McKee, 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 2nd February 2021, not covered elsewhere on this agenda.

None

6. Planning Applications for consideration

(i) 20/05354/HFUL – 17 Newington, Willingham, Mr & Mrs Brittain – two storey front extension and renovation.

Councillor Law proposed the Council make no recommendation, seconded by Councillor McKee, and **agreed** unanimously.

(ii) 20/05294/FUL – 39 Berrycroft, Willingham, Mr Akdogan – installation of new shop front.

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

(iii) 21/00065/HFUL – 68 Long Lane, Willingham, Mr A Smith – first floor side extension & ground floor rear extension.

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

(iv) S/3854/19/OL – Digital Park, Station Road, Longstanton – outline planning application for residential development of up to 80 dwellings and associated infrastructure (considering access only) following demolition of existing buildings (amendment).

Councillor Harris proposed the Council make no recommendation, seconded by Councillor Law, and **agreed** unanimously.

(v) 20/02171/OUT – Northstowe Phase 3A, Rampton Road, Longstanton - Outline planning application for the development of Northstowe Phase 3A for up to 4,000 homes, two primary schools, a local centre (including employment, community, retail and associated services, food and drink, community, leisure, residential uses and other accommodation), secondary mixed use zones (including employment, community, retail and associated services, food and drink, community, leisure, residential uses), open space and landscaped areas, sports pitches, associated engineering and infrastructure works, including the retention of the existing military

lake and creation of a new lake, with details of appearance, landscaping, layout, scale and access reserved. Application is accompanied by an Environmental Statement and involves works to/affecting existing Public Rights of Way (amendment).

Councillor Harris proposed the Council make no recommendation but with the comment that there does not appear to be mention of a dedicated medical practice and the Council were led to believe that this would be included in Phase 3. The Council are concerned that this may put yet more pressure on Willingham Surgery. Seconded by Councillor P King and **agreed** unanimously.

(vi) 20/02142/OUT – Northstowe Phase 3B, Station Road, Longstanton -Outline planning application for the development of Northstowe Phase 3B, comprising up to 1,000 homes, a primary school, secondary mixed-use zone (with retail and associated services, food and drink, community, leisure, employment, and residential uses), open space and landscaped areas, engineering and infrastructure works, with details of appearance, landscaping, layout, scale, and access reserved. Application accompanied by an Environmental Statement (amendment)

Councillor Harris proposed the Council make no recommendation but with the comment that there does not appear to be mention of a dedicated medical practice and the Council were led to believe that this would be included in Phase 3. The Council are concerned that this may put yet more pressure on Willingham Surgery. Seconded by Councillor P King and **agreed** unanimously.

(vii) 21/00256/FUL – 49 Newington, Willingham, Mr M Etteridge – demolition of existing garage, carport and shed. New dwelling to rear of existing dwelling with access and parking.

Councillor Harris proposed the Council recommend refusal due to overdevelopment of the site and inadequate parking. The site only has one parking space for a two-bedroom house and the access to the site is very narrow. The Council would also request the application be passed to SCDC Committee. Seconded by Councillor McKee and **agreed** unanimously.

Councillor Watson joined the meeting.

(viii) 21/00146/S73 – Land at Belsar Farm, Meadow Road, Willingham, Accent Homemade Ltd - Variation of condition 2 (approved plans) of planning permission S/3145/16/FL (Erection of 25 dwellings including 40% affordable along with access, car and cycle parking and associated landscaping)

Councillor Law proposed the Council make no recommendation, seconded by Councillor Hutchcraft, and **agreed** unanimously.

(viii) 21/00179/FUL – Queenholme Farm, Queenholme Way, Willingham, E Gilbert & Son – change of use of a former poultry building – Agriculture to B8 (storage and distribution)

Councillor Harris proposed the Council make no recommendation but with the comment that the Council would like Highways to check if the road could cope with the potential increase in traffic as a result of the change of use. Seconded by Councillor McKee and **agreed** unanimously.

7. Planning applications for information only

(i) 21/00010/CL2PD – 111 Station Road, Willingham, Mr & Mrs Larbey – Lawful development certificate for a proposed loft conversion with rear dormer

(ii) S/4441/18/CONDC – Land to the South Haden Way, Willingham, Mr D Ward – submission of details required by conditions 5 (street management & maintenance), 6 (materials), and 9 (pumping station & substation) of permission S/4441/18/RM.

The above were both noted.

8. To receive an update following meeting with SCDC to discuss ongoing planning issues.

Councillors Harris and King had attended a meeting with SCDC officers and District Councillor Handley to discuss the impact of development in Haden Way and elsewhere in the village. The meeting gave them the opportunity to meet with the manager of the Haden Way development and raise concerns more generally regarding development issues in the village.

9. To appoint a Deputy Chairperson for the committee

It was agreed that Councillor Watson would take on the role of Vice Chair of the committee.

10. To consider adjusting the start times of planning meetings

Councillor McKee proposed that the committee trial a start time of 6.30pm until the elections, seconded by Councillor King and **agreed** with five votes in favour and one objection.

11. Correspondence

(i) To receive and consider response to SCDC's consultation on their Local Plan – site information.

Following some discussion, it was agreed that Councillor Harris would draft a response to the survey and circulate it to the committee the following morning.

Action: N Harris

(ii) To receive and consider response to correspondence from SCDC regarding housing needs survey.

This was deferred until the next meeting.

(iii) To receive correspondence from East Cambs regarding their supplementary planning document adoption.

Noted

(iv) To receive correspondence from SCDC regarding Waterbeach Neighbourhood Plan and consider any response.

It was agreed not to comment on the documentation.

(v) To receive correspondence from SCDC regarding the Housing Strategy consultation and consider any response.

This was deferred to the next meeting.

(vi) Correspondence from resident regarding development on Haden Way

This had been previously circulated and noted.

(vii) Correspondence from Keepmoat Homes regarding phase 2B Northstowe

Previously circulated and noted.

12. Items for future meetings

- 21/00396/FUL – The Oaks, Meadow Road
- To agree parameters for referring applications to SCDC committee
- SCDC housing needs survey
- SCDC Housing Strategy consultation

13. To decide date of next meeting.

10th March 2021 – 6.30pm

Meeting closed at 20:52