

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 30th June 2021 in the Octagon at All Saints Church at 6.30pm.

Present:

Councillors: Law, Harris, Watson, McKee

Parishioners: None

Clerk: Mandy Powell

1. To receive apologies for absence

Apologies were received and agreed from Councillor Hutchcraft due to personal reasons and Councillor King with prior Council commitment. No apologies received from Councillor Todd

2. Declarations of interest

Items 7 (ii) and 7(iii) – Councillor Law declared a personal interest as he knew the applicants and did not take part in the discussion or vote on this item.

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.**

None

4. To elect Vice Chair for the planning committee

Councillor Harris proposed that Councillor Todd be Vice Chair, seconded by Councillor McKee and **agreed** unanimously.

5. To approve the minutes of the meeting held on Monday 7th June 2021.

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

6. To deal with any matters arising from the minutes of the meeting held on Monday 7th June, not covered elsewhere on this agenda.

Item 7(ii). The Clerk had written to Kingswater Lindum but had yet to receive a response.

7. Planning Applications for consideration

(i) 21/02102/CLUED – Barns and outbuildings at Redcroft, Station Road, Longstanton - Certificate of lawfulness under Section 191 for existing barns and outbuildings used to provide residential accommodation including: playroom, kitchen, home office, storage, and media room with toilet.

Councillor Harris proposed the Council make no recommendation for the use of the building but with the following conditions:

- Use is limited to the current occupants only.
- One of the plans shows a second access on the adjacent side of the building on Station Road. The Council would ask that access is only provided from the existing Redcroft residence and no additional access points are created.

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

(ii) 21/02249/LBC – 60 Church Street, Willingham, Foster - Erection of single storey garden room with glazed link. Raise garage roof height, with addition of Juliet balcony. Replacement of eastern boundary fence with wall

Councillor Harris proposed the Council make no recommendation, seconded by Councillor Watson, and **agreed** with three votes in favour and one abstention due to a declaration of interest.

(iii) 21/00248/HFUL – 60 Church Street, Willingham, Foster - Erection of single storey garden room with glazed link. Raise garage roof height, with addition of Juliet balcony. Replacement of eastern boundary fence with wall

Councillor Harris proposed the Council make no recommendation, seconded by Councillor Watson, and **agreed** with three votes in favour and one abstention due to a declaration of interest.

(iv) 21/02578/PRI103Q – Land North East of 155 Rampton Road, Willingham, Mrs Crisp -prior approval for change of use of an agricultural building to 2 x dwelling house (class C3)

Councillor Law proposed that despite the development being outside the village envelope, the Council make no recommendation. Seconded by Councillor McKee and **agreed** unanimously.

(v) 21/02321/S73 – 1 Melrose Farm, West Fen Road, Willingham, Mr Knowles - Removal of condition 5 (provision of a single vehicular passing place along West Fen Road) of planning permission S/4337/19/FL (Proposed change of use of three existing agricultural units to Class B1 use and the demolition and replacement of two existing agricultural units for the same class B1 use)

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

(vi) 21/02792/PRI03R – West Fen Farm West Fen Road Willingham, Miss Maedee – Prior approval for Change of Use of Agricultural building to a flexible use within shops (Class A1), Financial and Professional Services (Class A2), Restaurants and Cafes (Class A3) Business (Class B1), Storage or Distribution (Class B8), Hotels (Class C1) or Assembly and Leisure (Class D2)

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

- The development would cause noise and disturbance to neighbouring properties.
- Lack of access and passing points on West Fen Road.
- This is not a change of use of a building but only of a field on the site.
- The Council would like to see more detailed information before a decision is made.

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

(vii) 21/02541/S73 – Belsar’s Hill Stud and Farm Sponge Drove Willingham, KWA Architects – Variation of condition 5 (occupant of house and garage) and second schedule of S106 agreement of planning permission S/0783/30/O (Bloodstock stables including indoor and outdoor training facilities house and staff accommodation) so that the occupancy tie is limited to only the bungalow (not main dwelling)

Councillor Watson proposed the Council recommend refusal as this would be setting a precedent for separating the agricultural dwelling status. A dwelling with a non-agricultural tie would not be given permission on this site. Seconded by Councillor McKee and **agreed** unanimously.

8. To receive notice of Planning Applications/decisions (information only)

(i) S2760/19/CONDA – Land between Shepherds Court and 29 Schole Road, Willingham –

submission of details required by condition 2 (materials) of planning permission S/2760/19/RM.

(ii) S/1266/18/CONDA – 4 Pounds Lane, Willingham – submission of details required by conditions 5 (hard landscaping), and 6 (visibility splays) of planning permission S/1266/18/FL.

(iii) 21/02387/CL2PD – 25 Rockmill End, Willingham – certificate of lawfulness under S192 for a proposed front garage extension and garage conversion.

The above were all noted.

9. Correspondence

(i) To receive correspondence from Reach Parish Council re neighbourhood plan and consider any response.

The committee had no comments to make.

(ii) To receive correspondence from Tilia homes regarding the allotments at Rockmill End and consider any response.

Noted

(iii) To receive notification and consider written representations of planning appeal for 20/01499/OUT, Land North of Westfield, Willingham, Mr C Handley – outline planning permission for 4 self-build dwellings with all matters reserved except for access.

This was deferred to the next meeting.

(iv) Any Other Correspondence

Correspondence from SCDC regarding street naming and numbering for 61 dwellings at Haden Way

Noted

Correspondence from SCDC regarding street numbering at Melrose Farm

Noted

10. Items for future meetings

(i) To receive notification and consider written representations of planning appeal for 20/01499/OUT, Land North of Westfield, Willingham, Mr C Handley – outline planning permission for 4 self-build dwellings with all matters reserved except for access.

(ii) 21/02770/HFUL – 5 Station Road, Willingham

(iii) 21/02669/HFUL – 168 Station Road, Willingham

(iv) 21/02508/PRI06A – Highgate Farm, Willingham Road, Willingham

11. To decide date of next meeting.

15th July at 7.30pm

Meeting closed at 19:15

Post meeting note: Following consultation via email it was agreed to return the start of planning meetings to 7.30pm