

WILLINGHAM PARISH COUNCIL

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Minutes of the Planning Committee meeting of Willingham Parish Council held on Thursday 15th July 2021 at 7:30pm, in the Octagon, St Mary and All Saints Church, Church Street Willingham.

Present:

Councillors: Harris, Law, Watson, McKee,

Parishioners: None

Compliance Administrator: Annika Osborne

1. To receive apologies for absence

Apologies were received and agreed from Councillor P King due to holiday and Councillor Hutchcraft for personal reasons.

2. Declarations of interest

None

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 approve the minutes of the meeting held on Wednesday 30th June 2021

Councillor McKee proposed the minutes be accepted as a true record of the meeting, seconded by Councillor Law and agreed unanimously.

5. To deal with any matters arising from the minutes of the meeting held on Wednesday 30th June, not covered elsewhere on this agenda.

None

6. Planning Applications for consideration

(i) 21/02669/HFUL – 168, Station Road, Willingham, Mr & Mrs Annells – demolition of existing garage and outbuilding. Single storey side/rear extension.

Councillor Law proposed the Council recommend approval. Seconded by Councillor Todd and **agreed** unanimously.

(ii) 21/02770/HFUL – 5 Station Road, Willingham, Mr D Langdon – removal of existing single storey front extension, renew windows apply render to the lower section of the front of the house and cedar cladding to top section.

Councillor McKee proposed the Council recommend approval. Seconded by Councillor Todd and **agreed** unanimously.

(iii) 21/02777/FUL – Poplar Farm, West Fen Road, Willingham, Mr R Holland – Creation of pond complex

Councillor Todd proposed the Council recommend approval. Seconded by Councillor Watson and **agreed** unanimously.

(iv) 21/02718/FUL – Land adjacent to 155 Rampton Road, Willingham, Mr D Peacock – erection of 1 x self-build three bedroom dwelling.

Councillor Harris proposed the Council recommend approval. Seconded by Councillor Law and **agreed** unanimously.

(v) 21/02767/HFUL – 80 Long Lane, Willingham, Mr Papworth - single storey side extension

Councillor Law proposed the Council recommend approval. Seconded by Councillor Harris and **agreed** unanimously.

7. Planning applications (for information only)

(i) 21/02508/PRI06A – Highgate Farm, Willingham Road, Willingham, Mr Papworth – prior approval for the erection of a steel portal framed due pitch agricultural building

The above was noted.


8. Planning decisions (information only)

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 2/8/2021

- (i) 21/01676/FUL – Avalon, Station Road, Willingham (Longstanton) Demolition of existing private stables, erection of replacement stable yard and manege, Change of use to equine – **Approved**
- (ii) 21/01977/FUL - Avalon, Station Road, Willingham (Longstanton) - Demolition of existing dwelling, garage, and greenhouse and erection of replacement dwelling and adjoining garage - **Approved**

The above was all noted.

9. Planning Appeals

- (i) To consider representations to planning appeal APP/W0530/W/21/3274489 in relation to planning application 20/01499/OUT – Land North of Westfield, Westfield, Willingham, Mr C Handley – outline planning permission for 4 x self-build dwellings with all matters reserved except for access.

Councillor Harris proposed the following be sent:

The Council recommended refusal previously and nothing has changed. It is still out of keeping, out of place and outside the village envelope. The Council would like to re-iterate its previous comments in this respect and in particular the following:

1. The proposal comprises an area of "back-land", development against which Willingham Parish Council has consistently campaigned.
2. The residents of Westfield have indicated to the Parish Council their strong disapproval of the development which will increase traffic along the narrow road with parked vehicles and a potentially more dangerous access Station Road.
3. Unlike the appeal APP/W0520/W/20/3261308 in Willingham dismissed by the inspectors, this site is not virtually surrounded by other developments but is in open countryside and has only the existing access road development nearby.
4. It has been a longstanding agreement that there should be no development south of the village to maintain a rural buffer zone from the development of the new town Northstowe. Although this is some distance from the main road, approval will be used by others as a precedent which would make the refusal of similar applications more difficult.
5. Willingham Parish Council has no evidence of a local need for self-build housing. If there was such a demand, we would prefer it nearer the heart of the village to use the local facilities.
6. The appeal references 2.25 and 2.26 claim the site is very close to the guided busway and facilities of Northstowe where there are already references to self-build schemes in place. This proposal will not do anything to add to Willingham and demonstrates a lack of involvement in the village.
7. The appeal reference 2.32 refers to the 'semi-rural' character of the site with housing on the southern and western boundaries. On the western side the proposed houses are at least 120m from existing dwellings. The statement that it is not visible from local road or footpaths shows how it is in an inappropriate location.
8. Willingham Parish Council objects as, should there be a demand for self-build homes in the village, this is the wrong location too far from the village facilities. It also represents back-land development, is far outside the existing village envelope and falls in the area agreed to be a rural buffer zone between Willingham and Northstowe.

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

10. Correspondence

- (i) To receive notification of consultation on draft Isleham Neighbourhood Plan and consider any response.

Noted, no response required.

- (ii) Any Other Correspondence

Correspondence from South Cambridgeshire Share Planning regarding Delegation Meeting held on 29.06.21 - 21/02215/S73 - 130 Rampton Road Willingham

Noted

11. Items for future meetings

- (i) 21/02999/LBC - 47 Church Street Willingham, Mr Adam Wake – Single storey rear extension and alterations including an additional front dormer window to the roof.

12. To decide date of next meeting.

Monday 2nd August 2021

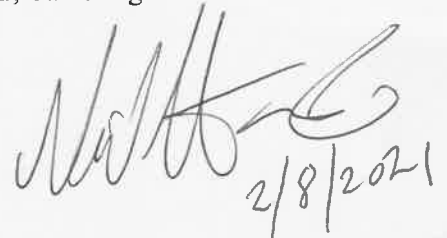
Meeting closed 19:49

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Handwritten signature and date: 2/8/2021