

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 20th April 2022 at 7:30pm, in the Octagon, St Mary and All Saints Church, Church Street Willingham.

Present:

Councillors: Harris (Chair), Law, Watson, Todd, Rogers (arrived 19:34)

Parishioners: None

Compliance Administrator: Annika Osborne

1. To receive apologies for absence

Apologies received and ratified from Councillor McKee due to personal reasons.

2. Declarations of interest

Items 6(i), 6(ii) and 6(iii) 6(x) all Councillors declared a non-pecuniary interest as they know the applicants as being a Councillor or their partner.

Item 6(xi) Councillors Harris and Law declared a non-pecuniary interest as they are Willingham Parish Council representatives on the Board of Trustees for Willingham Combined Charity who own 31 Haden Way.

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.

No public present

4. To approve the minutes of the meeting held on 3rd March 2022

Councillor Watson proposed the minutes be accepted as a true record of the meeting, seconded by Councillor Todd and ratified unanimously. The Chair signed the minutes.

5. To deal with any matters arising from the minutes of the meeting held on 3rd March, not covered elsewhere on this agenda.

None

6. Planning Applications for consideration

(i) 22/01066/FUL– West Fen Farm West Fen Road – A H Farming - Erection of extension to existing cattle shed to provide covered cattle handling area and Erection of an extension to existing cattle shed to provide additional housing for bulls

The Parish Council make **no comment** as the application is from a Councillor's partner

(ii) 22/01065/FUL - West Fen Farm West Fen Road – A H Farming – Erection of an agricultural building to provide a covered manure shed

The Parish Council make **no comment** as the application is from a Councillor's partner

(iii) 22/01178/S73 - West Fen Farm West Fen Road Willingham – Mr and Mrs H Garner - S73 to vary condition 2 of ref: S/0848/19/F to read: The use of the land for the siting of the mobile home hereby permitted shall cease prior to 18 April 2024 and the land reverted to its former state in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority

19.34 – Councillor Rogers arrived.

The Parish Council make **no comment** as the application is from a Councillor

(iv) 22/01064/FUL– 82 Earith Road Willingham – Mr Matthew Gore – Single Storey rear extension following demolition of existing conservatory. Rooflight to front elevation and render to front and rear elevations

Parish Council Office, Ploughman Hall, West Fen Road, Willingham, Cambridge CB24 5LP
Telephone: 01954 261027
E mail: email@willinghampc.org.uk
www.willingham-pc.org.uk

Councillor Law proposed the Council support the application, seconded by Councillor Watson and **ratified** unanimously.

(v) 22/01131/S73 – Avalon Eco Farm Meadow Road Willingham – Christine Hertoghe – S73 removal of condition 8 (passing place) of prior approval application 21/01820/PRI03Q (prior approval for change of use of agricultural building of 2 No. dwellinghouses (class C3))

Councillor Law proposed the Council make no recommendation, seconded by Councillor Watson and **ratified** unanimously.

(vi) 22/01213/HFUL– 7 Aspinalls Yard Willingham – Mr and Mrs A Grindling – Single storey rear extension

Councillor Todd proposed the Council support the application, seconded by Councillor Watson and **ratified** unanimously.

(vii) 22/01490/PRIOR – Land adjacent to 2 Millfield Willingham - Millen Homes Limited – Change of use of existing barn to 1 No. dwellinghouse (Class C3)

Councillor Harris proposed the Council object to the application as it is outside the village envelope, due to the property being situated in the highest flood risk area, level 3, the site plan does not show the ownership of the adjacent land as in the previous application S/1376/19/OL for three houses which was refused and it does not comply with Highways requirement for a 2m x2m visibility splay to ensure safe exit from the site. Seconded by Councillor Todd and **ratified** unanimously

(viii) 22/01253/FUL – 130 Farm Shop Station Road Willingham – c/o Bushel Box Farm Shop – Relocation of farm shop, cold storage, delivery and packing facility to new facility on the farm, construction of new building to provide a farm shop, cold storage, packing area, delivery area cafeteria, admin area, outside seating and increased parking, existing area will revert to general farm usage

Councillor Harris proposed the Council support the application, seconded by Councillor Law and **ratified** with three votes in favour and two abstentions.

(ix) 22/01286/HFUL - 87 Saxon Way Willingham Cambridgeshire – Messrs Unwin - Demolition of existing conservatory. Single and two storey rear extension

Councillor Law proposed the Council make no recommendation, seconded by Councillor Todd and **ratified** unanimously.

(x) 22/01334/HFUL – The Bungalow Hygate Farm West Fen Road – Mr Simon Clark – Single storey front and side extensions and raising of ridge height to create first floor with rear dormer, front roof lights and balcony.

The Parish Council make **no comment** as the application is from a Councillor.

(xi) 22/01407/FUL – 31 Haden Way Willingham – Manor Farm Land Ltd – Erection of two detached dwellings and garages along with associated landscaping and infrastructure.

Councillor Harris proposed the Council object to the application, reiterating previous objections to application S/3664/19/FL including that the site remains very restrictive, the application does not have access rights to the footpath, the development is outside the village envelope, road access is reliant on the purchase of land from others, there will be a loss of privacy as the development will overlook neighbouring properties, nature conservation as there are known to be badgers and bats on neighbouring land and due to the concerns which have been previously raised by Highways. Seconded by Councillor Law and **ratified** unanimously.

7. Planning Appeals for consideration

(i) 21/04068/FUL – Land North East of 155 Rampton Road Willingham – Mr Luke Crisp – APP/W0530/W/21/3288507 – Demolition of redundant agricultural building and erection of two dwellings with associated development (amendments to application 21/02578/PRI03Q)

Councillor Harris proposed the Council object to the appeal as the application is outside the village envelope and encroaches on open countryside. The Council consistently object to residential development outside the village envelope but accepts that conversion of redundant buildings has to be allowed. This class Q prior approval insists on no material change to the existing building except for doors, windows etc. and that the external dimensions cannot extend beyond those of the existing building. This application for demolition and reinstatement clearly goes against that principle and is against the ideology that Permitted Development rights were to retain existing structures in the countryside which were otherwise not in use. The previous approval was in keeping with the rural character of the countryside and maintained this principle. An application for a new residential development outside the village framework would have been strongly objected to. The class Q application appears to be a device for this application which undoubtedly would have been refused as a stand-alone application. Seconded by Councillor Todd and **ratified** unanimously.

8. Planning application for information only

Parish Council Office, Ploughman Hall, West Fen Road, Willingham, Cambridge CB24 5LP
Telephone: 01954 261027
E mail: email@willinghampc.org.uk
www.willingham-pc.org.uk

(i) 20/02142/OUT – Northstowe Phase 3B Station Road Longstanton – outline planning application for the development of Northstowe Phase 3B comprising of 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 environmental statement.

Noted

(ii) 21/02770/NMA2 – 5 Station Road Willingham – Mr David Langdon – Non material amendment of planning permission 21/02770/HFUL (Removal of existing single story front extension, renew windows apply render to the lower section of the front of the house and cedar cladding to the top section) Change a smaller front window to a larger window to match the others on the front of the house, make an existing side window deeper and add in an obscured ensuite window and lock up an old toilet window all on the same north side elevation

Noted

(iii) 21/01820/CONDA – Avalon Eco Farm Meadow Road Willingham – Christine Herthoge – Submission of details required by condition 2 (contamination) 5 (surface water and foul water drainage) and 7 (scheme of biodiversity enhancement) of prior approval application

21/01820/PRI03Q

Noted

(iv) 21/04538/NMA1– 8 Westmeadow Close Willingham – Ms Laurence Millard – Non-material amendment of planning permission 21/04538/FUL (conversion and single-story extension to the existing garage to form an annex ancillary to the main house) change from vertical timber external cladding to horizontal hardy board

Noted

(v) S/3032/16/CONDA – 17-19A Green Street Willingham – E Garner and Sons – Submission of details required by conditions 8 (Contractor's arrangements), 9 (Contamination), 10 (Arboricultural impact assessment and tree protection strategy) and 15 (Traffic management plan) of outline planning permission S/3032/16/OL

Noted

9. To receive update following Needingworth Liaison Committee Meeting on 11th April 2022

Councillor Harris provided an update on the Needingworth Liaison Committee Meeting on 11th April 2022 advising questions were raised about the access from West Fen Road and cycle access, a right of way will be added around the perimeter. Birds are thriving in the area and work is going according to plan and is on target to finish in 10 years even with the additions. In due course the existing car parks will close as the new one opens.

10. Correspondence

(i) To receive and consider any response to the following TTROs:

a. TTRO – Meadow Road Willingham – Burmor Construction - Short Form s278 works to form temporary access into site for 25 Nr New Dwellings at Belsar Farm Willingham CB24 5JL – Planning reference 21/00146/S73

Noted, no comments were made

b. TTRO - Willingham Road Over – Sunbelt Rentals – to provide safe working area for engineers to access telegraph poles in order to provide fibre overhead cabling ROAD CLOSURE

Noted, no comments were made

c. TTRO – Hempell Road/Meadow Road – Essential highway maintenance

Noted, no comments were made

(ii) To receive correspondence and consider response in relation to the adoption of Waterbeach local neighbourhood plan

Noted, no comments were made

(iii) To receive correspondence and consider response in relation to the Greater Cambridge Housing Trajectory and Five year Housing Land Supply Report published – Housing Trajectory Briefing Note 2022

Noted, no comments were made

(iv) To receive correspondence and consider response in relation to the Westmere Site

Noted, no comments were made

(v) Any Other Correspondence

a. Notification of submission of draft Haddenham and Aldreth Neighbourhood plan
This was noted and no comments were made

b. Correspondence between parishioner and District Council regarding possible planning infringement at Haden Way development copied to Parish Council
This was noted and no comments were made

Parish Council Office, Ploughman Hall, West Fen Road, Willingham, Cambridge CB24 5LP

Telephone: 01954 261027

E mail: email@willinghampc.org.uk

www.willingham-pc.org.uk

11. Items for future meetings

APP/W0530/X/22/3296246 for reference 22/00455/CLUED – Blackberry Barn 4 Over Mereway Willingham Cambridge – Certificate of lawfulness under s191 for the continued use of land as domestic garden – Mrs Carole Jakes

12. To decide date of next meeting.

To be decided

Meeting closed at 20.20

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 under delegated powers on Wednesday 20th April 2022 at 8:20pm, in the Octagon, St Mary and All Saints Church, Church Street Willingham.

Present:

Councillors: Harris (Chair), Law, Watson, Todd, Rogers

Parishioners: None

Compliance Administrator: Annika Osborne

1. Planning Application for consideration

- 13.** 22/01385/HFUL - 25 Rampton Road Willingham CB24 5JG – Front extension to existing garage to create workshop – Mr Steven Streets
Councillor Harris proposed the Council make no recommendation, seconded by Councillor Law and **ratified** unanimously.

Meeting closed at 20.21