

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 Tuesday 26th July 2022 at 7:30pm, in the Octagon, St Mary and All Saints Church, Church Street Willingham.

Present:

Councillors: Harris, Law, Rogers, Todd

Parishioners: None

Clerk: Mandy Powell

1. To receive apologies for absence

Apologies were received and ratified from Councillor McKee for personal reasons and Councillor Watson for Council business.

2. Declarations of interest

Item 6(iii) and 6(iv) – Councillor Rogers declared a non-pecuniary interest as the applicant is a relative. Councillor Rogers did not take part in the debate 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.

No members of the public present.

4. To approve the minutes of the meeting held on 28th June 2022

Councillor Harris proposed the minutes be accepted as a true record of the meeting, seconded by Councillor Rogers, and **ratified** with two 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 June, not covered elsewhere on this agenda.

None.

6. Planning Applications for consideration

(i) CCC/22/075/VAR – Willow Hall Farm, Hillrow Causeway, Haddenham – Construction of irrigation reservoirs by the extraction, processing and export of sand and gravel; widening vehicular access onto the A1123 (Hillrow Causeway) at Doles Drove; mineral processing plant, weighbridge and three 6 metre x 3 metre temporary office buildings: Informative – section 73 planning application seeing to vary conditions 3 and 7 of planning permission E2002/18/CM to allow dewatering year round through the entire construction phase of the development.

Councillor Harris proposed that the Council respond reiterating their concerns regarding the volume of traffic from the development and its strong objections to any traffic from the site coming through Willingham. This was seconded by Councillor Law and **ratified** unanimously.

(ii) 22/02626/FUL – 24 Church Street, Willingham, Mr Masters – Change of use of a single dwelling into 2 No. separate 2 bedroom dwelling, erection of two storey rear extensions, internal alterations, new front doors and removal of existing chimney.

It was noted that this application has been withdrawn and was no longer on the consultation portal.

(iii) 22/02747/FUL – Merles, West Fen Road, Willingham, Hales Farms – Erection of extension to existing cattle shed to provide covered cattle handling area.

Councillor Todd proposed the Council support the application, seconded by Councillor Law, and **ratified** with three votes in favour and one abstention due to a declaration of interest.

(iv) 22/02746/FUL - Merles, West Fen Road, Willingham, Hales Farms – Erection of building to provide a manure store.

Councillor Todd proposed the Council support the application, seconded by Councillor Law, and **ratified** with three votes in favour and one abstention due to a declaration of interest.

(v) 22/02780/LBC – 13 Green Street, Willingham, CB24 Developments Ltd – internal and external alterations together with first floor flat roof link extension.

Councillor Law proposed the Council support the application with a note that the Council had previously notified SCDC with concerns over an adjoining barn/shed which was in a poor state and presented a risk to pedestrians and the Council would ask that this is rectified regardless of the outcome of the planning application. This was seconded by Councillor Todd and **ratified** unanimously.

(vi) 22/02779/HFUL – 13 Green Street, Willingham, CB24 Developments Ltd – internal and external alternations together with first floor flat roof extension.

Councillor Law proposed the Council support the application with a note that the Council had previously notified SCDC with concerns over an adjoining barn/shed which was in a poor state and presented a risk to pedestrians and the Council would ask that this is rectified regardless of the outcome of the planning application. This was seconded by Councillor Todd and **ratified** unanimously.

(vii) 22/03191/PRIOR - Avon Fields, Haden Way, Willingham, Partners In Planning and Architecture Ltd – Change of use of agricultural building to 1 No. dwellinghouse

Councillor Harris proposed that the Council object to the application for the following reasons:

- the development looked nothing like an agricultural building conversion and appeared to remove significant structural elements of the existing building that would be required if it were a conversion. The Council should also reiterate their objections listed on S3344/18/PA as below:
- The inappropriate size of the development, situated in a remote location with no access.
- The development would have no parking for the potential number of cars that would be associated with the size of the development.
- The proposal is an encroachment onto open countryside
- The council would refer SCDC to planning application S2342/18/FL (previously refused) and the officers delegation report regarding access etc. The council would also reiterate these comments in relation to this development also.

In addition, the Council would like it noted that they would have objected to the application submitted in 2019 had they been consulted (Over Parish Council was consulted in error instead) This was seconded by Councillor Todd and **ratified** unanimously.

7. Planning application for information only

(i) 20/04934/CONDA – 15A High Street, Willingham, Mr Rose – submission of details required by conditions 6 (water efficiency), 7 (traffic management plan), 13 (Eastern boundary treatment plan) and 17 (aboricultural impact assessment) of planning application 20/04934/FUL

(ii) 20/04934/CONDB - 15A High Street Willingham, Mr Rose - Submission of details required by conditions 5 (Carbon saving) and 10 (Surface and Foul Water Disposal) of planning permission 20/04934/FUL

The above were noted.

8. Correspondence

(i) To receive correspondence regarding Swaffham Bulbeck neighbourhood plan and consider any comments.

It was agreed not to comment on the plan.

(ii) Any Other Correspondence.

Greater Local Plan – Site information

Correspondence had been received from South Cambs District Council regarding a survey on new or amended sites. Councillor Harris agreed to complete the survey on behalf of the Parish Council.

9. Items for future meetings

None listed.

10. To decide date of next meeting.

To be decided

Meeting closed at 19:59