

WILLINGHAM PARISH COUNCIL

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Minutes of the Planning Committee meeting of Willingham Parish Council held on Monday 5th September 2022 at 7:30pm, in the Octagon, St Mary and All Saints Church, Church Street Willingham.

Present:

Councillors: Harris, Watson, McKee, Todd

Parishioners: Two

Clerk: Mandy Powell

1. To receive apologies for absence

Apologies were received and ratified from Councillor Law due to a personal commitment

2. Declarations of interest

None declared

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.

Two members of the public present both raised concerns regarding item 6(i), in particular, concerns regarding the proximity of foundations to a neighbouring wall and the potential of damage to the wall structure. Parking was also a concern as they did not believe there was an adequate turning circle meaning vehicles would either encroach on private land to turn, potentially damage neighbouring fencing during manoeuvres or have to park on Church Street which is already congested with parked vehicles.

4. To approve the minutes of the meeting held on 17th August 2022

Councillor Watson proposed the minutes be accepted as a true record of the meeting, seconded by Councillor McKee, and **ratified** with three 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 17th August, not covered elsewhere on this agenda.

None raised.

6. Planning Applications for consideration

(i) 22/03300/FUL – 24 Church Street, Willingham, Cambridge, CB24 5HT, Mr David Masters - Change of use of a single dwelling into 2 No. separate two-bedroom dwellings, erection of two storey rear extensions, internal alterations, new front doors, rebuild existing chimney.

Councillor Watson proposed the Council object to the application due to:

- Overdevelopment of the site
- Parking – The parking arrangements on site appear to be unsuitable for the development and is likely to have a negative impact on vehicular access for neighbouring properties as well as potentially adding to the congestion already on Church Street caused by parked cars. This was seconded by Councillor Todd and **ratified** unanimously.

(ii) 22/03317/FUL – Alwyn Tourist Park, Willingham Road, Willingham, Cambridgeshire, Mr and Mrs Drummond – Demolition of existing Chalet and erection of a two-storey dwelling at Plot 1.

Councillor Harris proposed the Council object for the following reasons:

- The development is outside the village envelope
- The Council do not feel that permanent dwellings should be permitted on the site as this would set a precedent for future development.
- The development is in an area of single storey buildings and the proposed property would be out of keeping with the surroundings.

This was seconded by Councillor Todd and **ratified** unanimously.

(iii) 22/03316/FUL – Alwyn Tourist Park, Willingham Road, Willingham, Cambridgeshire, Mr and Mrs Drummond – Demolition of existing Chalet and erection of a bungalow at Plot 1

Councillor Harris proposed the Council object for the following reasons:

- The development is outside the village envelope
- The Council do not feel that permanent dwellings should be permitted on the site as this would set a precedent for future development.

This was seconded by Councillor Todd and **ratified** unanimously.

(iv) 22/03191/PRIOR – Avon Felds, Haden Way, Willingham, Cambridge, 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.

(v) 22/03342/FUL – Land to the rear of 13 Green Street, Willingham, CB24 Developments Ltd – construction of 2 detached 3-bedroom dwellings, demolition of the existing derelict shed/ outbuilding to the front of the site and replace it with a single storey cart lodge.

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

7. Planning application for information only

- (i) 22/02780/LBC – 13 Green Street, Willingham, CB24 Developments – internal and external alterations together with first floor flat roof link extension – application withdrawn
- (ii) 22/02779/HFUL - 13 Green Street, Willingham, CB24 Developments – internal and external alterations together with first floor flat roof link extension – application withdrawn

The above were noted.

8.

(i) To receive an update on Greater Cambridge Planning Local Plan – Site Information Survey

Councillors Harris and Watson had visited a location that had been added to the proposed sites. Following some discussion, it was agreed that Councillor Harris would complete the survey stating that the Council had no objection with development up to the village boundary but would have concerns with development beyond that point.

9. Correspondence

(i) Minutes from Previous Hanson RSPB Liaison Meeting held in April, various RSPB updates and the agenda for the next meeting to be held

Previously circulated. Councillor Harris agreed to attend the next meeting.

(i) Any Other Correspondence.

None received.

10. Items for future meetings

22/03488/HFUL, Red, Fen End – first floor side extension over garage

11. To decide date of next meeting.

Tuesday 20th September 2022

Meeting closed at 20:23