

WILLINGHAM PARISH COUNCIL

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Minutes of the Planning Committee meeting of Willingham Parish Council held on Monday 17th April 2023 at 7:30pm, in the Parish Council Office, Ploughman Hall, West Fen Road, Willingham.

Present: Councillors: Harris, Law, Watson, McKee, Rogers (19:33)

Parishioners: None

Clerk: Mandy Powell

1. To receive apologies for absence

Apologies received and ratified from Councillor Todd due to a personal commitment.

2. Declarations of interest

6(i) – Councillor Watson declared an interest as his property neighboured the development site. Councillor Watson did not vote on this item.

6(ii) – Councillor Rogers declared an interest as a relative of the applicant. The Council did not comment on this application.

6(iii) – Councillor Rogers declared an interest as a neighbour of the applicant and did not vote on this item.

6(iv) – Councillor Law declared an interest as he knew the applicant well. Councillor Law did not vote on this item.

6(vi) – Councillor Rogers declared an interest as a neighbour of the applicant and did not vote on this item.

3. Public forum (*maximum 3 minutes per person, with an overall limit of 15 minutes*)

None present.

4. To approve the minutes of the meeting held on Monday 6th March 2023.

Councillor McKee proposed the minutes be accepted as a true record of the meeting, seconded by Councillor Watson, and **ratified** unanimously.

5. To deal with any matters arising from the minutes of the meeting held on 6th March 2023, not covered elsewhere on this agenda.

None raised.

Councillor Rogers joined the meeting (and declared her interests)

6. Planning Applications for consideration.

(i) 23/01085/FUL – Land Northeast of 35 Haden Way Willingham Cambridge - Erection of two detached dwellings and garages with access, landscaping, and associated infrastructure

Councillor Harris proposed the Council object to the application for the reasons below, seconded by Councillor McKee and **ratified** with four votes in favour and one abstention due to a declaration of interest.

As with applications 22/01407/FUL and S/3664/19/FL:

- The development is outside the village envelope.
- The site remains very restrictive.
- Road access is reliant on the purchase of land from others.
- There will be a loss of privacy as the development will overshadow neighbouring properties.
- Nature conservation is a concern as there is known to be badgers and bats on neighbouring land.
- Previous concerns raised by highways regarding access still apply.

The application will also result in the loss of parking spaces which are all regularly in use.

The application is in breach of the Design Principles HQ/1 including inappropriate scale, is overbearing, does not have ease of access and overshadows adjacent bungalows.

The Council would also point out that application S/3664/19/FL was dismissed at appeal due to pedestrian safety and the loss of privacy for nearby residents. Both these points still apply with the current application.

Should the planning officer be minded to approve the application the Council request that the application is sent to committee for consideration and the Council are notified of the meeting date so that they can attend.

(ii) 22/03343/FUL – Merles West Fen Road Willingham Cambridgeshire – Erection of a detached dwelling

In line with the Council's general practice, it was agreed not to comment on this application as the applicant is a relative of a Parish Councillor.

(iii) 23/01190/FUL – Poplar Farm West Fen Road Willingham Cambridgeshire – Erection of agricultural building to provide additional cattle housing.

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

(iv) 23/01178/FUL – 50 High Street Willingham Cambridgeshire CB24 5ES – Minor alterations to internal layout to restore two adjoining semi-detached residential dwellings into one property, remodelling of internal walls, removal of one staircase, alterations to principal façade including removal of one external door and alteration of window openings.

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

(v) 23/01065/FUL – Land adjacent to 74 Station Road Willingham Cambridgeshire – Development of 2 detached passive 4-bedroom dwellings on land on the west side of Station Road, Willingham

Councillor Harris proposed the Council support the application, seconded by Councillor Rogers, and **ratified** unanimously.

(vi) 23/01264/OUT – Poplar Farm West Fen Road Willingham Cambridgeshire – Outline application for the erection of an agricultural Workers Dwelling with some matters reserved except for access and scale.

Councillor Harris proposed the Council support the application provided approval is issued with an agricultural tie, seconded by Councillor Law, and **ratified** with four votes in favour and one abstention due to a declaration of interest.

(vii) 23/01017/HFUL – 1 Over Road Willingham Cambridgeshire CB24 5EU – Second floor rear extension over existing ground floor extension; two storey rear extension; replacement of existing carport with oak framed pitched roof carport.

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

7. Planning applications for information only

None received.

8. Correspondence

(i) To receive correspondence regarding Fulbourn Neighbourhood Plan

Noted.

(ii) To receive correspondence from a resident regarding Haden Way

Noted.

(iii) Any other correspondence

None received.

9. Items for future meetings

None received.

10. To decide date of next meeting.

To be decided

Meeting closed at 20:02