

## WILLINGHAM PARISH COUNCIL

Parish Council Office, Ploughman Hall

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Minutes of the Planning Committee meeting of Willingham Parish Council held on Tuesday 6<sup>th</sup> June 2023 at 7:30pm, at the Parish Council Office, Ploughman Hall, West Fen Road, Willingham

### Present:

Councillors (committee members): Harris, Law, Watson, Todd (Chair)

Councillors (non-committee): Gibbs

Parishioners: None

Clerk: Mandy Powell

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### 1. To receive apologies for absence.

Apologies were received and accepted from Councillor McKee due to holiday.

### 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.**

None present.

### 4. To approve the minutes of the meeting held on 22<sup>nd</sup> May 2023.

Councillor Harris 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 22<sup>nd</sup> May 2023, not covered elsewhere on this agenda.

None

### 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 -Amendment

Councillor Harris proposed the Council object reiterating their previous comments and emphasise that the Council remain very concerned at the potential loss of parking provision in the area as a result of the development. The area is already short on parking spaces for the numbers needed and the development could result in a loss of eight to ten spaces.

Previous comments:

- 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.

Seconded by Councillor Law and **ratified** with three votes in favour and one abstention.

(ii) 23/01958/PRIOR – 107 Rampton Road Willingham Cambridgeshire CB24 5JF – Ground Floor rear extension  
Councillor Todd proposed the Council support the application, seconded by Councillor Law, and **ratified** unanimously.

(iii) 23/01953/FUL – The Old Nursery Black Pit Drove Willingham Cambridge – Single storey side extension with PV solar panels to the roof.

Councillor Harris proposed the Council object for the following reasons:

- The development is outside the village envelope.
- The application would see a significant increase in the size of the development.
- The original approval for change from agricultural property showed a development of the same layout and size (as a conversion application requires). Had the original application shown the new layout and size the parish council would have objected at that time.
- If SCDC officers are minded to approve the application the Parish Council request it be passed to committee.

Seconded by Councillor Watson and **ratified** unanimously.

(iv) 23/01895/FUL - West Fen Farms West Fen Road Willingham Cambridgeshire – Erection and siting of fibre exchange telecommunications infrastructure to provide a full fibre (gigabit) to the premises service

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

## **7. Planning Appeals**

(i) 22/01131/S73 – Avalon Eco Farm Meadow Road Cambridge – S73 removal of condition 8 (Passing place) of prior approval application 21/01820/PRI03Q (Prior approval for change of use of agricultural building to 2 No. dwellinghouses (Class C3))

The Committee had no additional comments to make.

## **8. Street Trading Applications for consideration**

(i) 263837 - Buffalo Joe's – The Bank, Willingham – Friday and Saturday 17:00 – 20:00

Councillor Todd proposed the Council support the application provided the van remains in its current location in front of the post office. Seconded by Councillor Harris and **ratified** unanimously.

## **9. Correspondence**

(i) To receive correspondence regarding XHQPLSFZ – 36 Schole Road, Willingham, Cambridge and consider an actions.

Noted – no comments made.

(ii) To receive correspondence regarding 23/01085/FUL – Land East of 26-35 Haden Way CB24 5HB and consider any actions.

Noted.

(iii) To receive correspondence regarding Greater Cambridge Housing Trajectory and Five-Year Housing Land Supply Report and consider any actions.

Noted.

(iv) Any other correspondence.

None

## **10. Items for future meetings**

23/02103/FUL – 30 Rockmill End, Willingham

## **11. To decide date of next meeting**

To be decided.

*Meeting closed at 20:20*