

WILLINGHAM PARISH COUNCIL

Parish Council Office, Ploughman Hall

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Minutes of the Planning Committee meeting of Willingham Parish Council held on Wednesday 31st July 2024 at 7:30pm, in the Parish Council office, Ploughman Hall, West Fen Road, Willingham.

Present:

Councillors: Harris, Watson, Todd (Chair), Hutchcraft

Parishioners: None

Clerk: Mandy Powell

Meeting started at 7:34pm

1. To receive apologies for absence

Apologies were received and accepted from Councillors Barratt, McKee, and Law all with prior commitments.

1. Declarations of interest

None received.

2. 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.

3. To approve the minutes of the meeting held on Monday 8th July 2024.

Councillor Watson proposed the minutes be accepted as a true record of the meeting, seconded by Councillor Harris, and **ratified** with three votes in favour and one abstention due to not being at the meeting.

4. To deal with any matters arising from the minutes of the meeting held on 8th July 2024, not covered elsewhere on this agenda.

None raised.

5. Planning Applications for consideration.

(i) 24/02619/OUT – Avon Fields. Land at Haden Way, Willingham, Cambridgeshire – Mr James Flack - Outline planning application (with all matters reserved except access) for the erection of up to 4no. custom build dwellings.

Councillor Harris proposed the Council object to the application for the following reasons, seconded by Councillor Watson and **ratified** unanimously.

- The development is outside the village envelope.
- The development is South of Over Road and would set a precedent for others to build on the open space between the village envelope and Northstowe which the Council have always insisted should remain free of development encroachment.
- The development is in an area that suffers from surface water flood risk and the Parish Council will not support new developments until the issue with surface water flooding in the village is resolved.

(ii) 24/02416/FUL – 43 Church Street Willingham Cambridgeshire CB24 5HS – Mr Muzahidur Rahman – Conversion to 6 person HMO (sui generis), single storey rear extensions, addition of car parking to the rear and cycle store to the side (Retrospective).

Councillor Todd proposed the Council object to the application and would reiterate their previous comments as below, seconded by Councillor Hutchcraft and **ratified** unanimously.

- The application is overdevelopment of the site which is situated in a conservation area.
- The Council would question the need for additional staff accommodation when the building already has three rooms upstairs which should be sufficient for the size of the restaurant.

(iii) 24/0731/TTCA – S211 tree works notice (conservation area) – 30 Church Street Willingham Cambridgeshire CB24 5HT

Councillor Harris proposed the Council make no comment on the application, seconded by Councillor Todd, and **ratified** unanimously.

6. Planning Application for Information only

(i) 24/02001/FUL – 33 Earith Road Willingham Cambridgeshire CB24 5LS – Mr Umberton Di palma – Construction of 1 No. self/custom build Bungalow on land to the rear of 33 Earith Road – **application withdrawn.**

Noted.

(ii) S/2921/15/CONDH – Land South Of 1B Over Road Willingham Cambridge Cambridgeshire CB24 5EU – Snowdon Homes – Submission of details required by condition 8 (Ecological Enhancement) of outline planning permission S/2921/15/OL – **Information only.**

Noted.

(iii) S/2921/15/CONDJ – Land South Of 1B Over Road Willingham Cambridge Cambridgeshire CB24 5EU – Snowdon Homes – Submission of details required by condition 10 (foul water drainage) of outline planning permission S/2921/15/OL – **Information only.**

Noted.

(iv) S/2921/15/CONDI – Land South Of 1B Over Road Willingham Cambridge Cambridgeshire CB24 5EU – Snowdon Homes – Submission of details required by condition 26 (Archaeological Work) of outline planning permission S/2921/15/OL – **information only.**

Noted.

(v) S/2921/15/CONDC – Land South Of 1B Over Road Willingham Cambridge Cambridgeshire CB24 5EU – Snowdon Homes – Submission of details required by condition 27 (scheme for the provision of on-site renewable energy 10%) of outline planning permission S/2921/15/OL – **Information only.**

Noted.

(vi) S/2921/15/CONDE – Land South Of 1B Over Road, Willingham Cambridge Cambridgeshire CB24 5EU – Snowdon Homes – Submission of details required by condition 22 (Construction programme) of outline planning permission S/2921/15/OL – **Information only.**

Noted.

(vii) S/2921/15/CONDB – Land South Of 1B Over Road Willingham Cambridge Cambridgeshire CB24 5EU – Snowdon Homes – Submission of details required by condition 19 (Cycle Parking) of outline planning permission S/2921/15/OL – **Information only.**

Noted.

(viii) S/2921/15/CONDG – Land South Of 1B Over Road Willingham Cambridge Cambridgeshire CB24 5EU – Snowdon Homes – Submission of details required by condition 28 (air quality impact assessment) of outline planning permission S/2921/15/OL – **Information only.**

Noted.

(ix) S/2921/15/CONDD – Land South Of 1B Over Road Willingham Cambridge Cambridgeshire CB24 5EU – Snowdon Homes – Submission of details required by condition 17 (Traffic management plan), 21 (programme of measures to minimise the spread of airborne dust) and 29 (Operational Noise Minimisation Management) of planning permission S/2921/15/OL – **Information only.**

Noted.

(x) S/2921/15/CONDB – Land to The Rear Of 1B Over Road Willingham Cambridge Cambridgeshire CB24 5EU – Snowdon Homes – Submission of details required by condition 4 (EV Charging) of planning permission 21/00915/REM – **Information only.**

Noted.

(xi) 21/00915/CONDA – Land to the Rear of 1B Over Road, Willingham Cambridge – Snowdon Homes – Submission of details required by condition 3 (Energy Statement) of reserved matters 21/00915/CONDA – **Information only.**

Noted.

(xii) S/2921/15/CONDF – Land South Of 1 B Over Road Willingham Cambridge Cambridgeshire CB24 5EU – Snowdon Homes – Submission of details required by condition 23 (artificial lighting scheme) of outline planning permission S/2921/15/OL – **Information only.**

Noted.

(xiii) S/2921/15/CONDA – Land South of 1B Over Road Willingham Cambridge Cambridgeshire CB24 5EU – Snowdon Homes – Submission of details required by condition 24 (Bin Storage) of outline planning permission S/2921/15/OL – **Information only.**

Noted.

(xiv) S/2921/15/CONDK – Land South of 1B Over Road Willingham Cambridge Cambridgeshire CB24 5EU – Snowdon Homes – Submission of details required by condition 25 (contamination) of planning permission S/2921/15/OL – **Information only.**

Noted.

7. Correspondence

(i) To receive correspondence from South Cambridgeshire District Council Democratic Services regarding the Parish Council/Cabinet Liaison

It was agreed that Councillor Todd would attend the meeting.

(ii) Any other correspondence

22/07940/FUL – Everetts Field, Meadow Road

Correspondence had been received and noted advising of the intention for the application to be heard by committee at South Cambs District Council.

8. Items for future meetings

9. To decide date of next meeting

To be decided.

Meeting closed at: 19:58