

WILLINGHAM PARISH COUNCIL

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Minutes of the Planning Committee meeting of Willingham Parish Council held on Wednesday 14th August 2024 at 7:30pm, in the Parish Council office, Ploughman Hall, West Fen Road, Willingham.

Present:

Councillors: Harris, Law, Watson, McKee, Todd (Chair), Barratt

Parishioners: None

Clerk: Mandy Powell

1. To receive apologies for absence

Apologies were received and accepted from Councillor Hutchcraft due to being unwell.

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 Wednesday 31st July 2024.

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

5. To deal with any matters arising from the minutes of the meeting held on 31st July 2024, not covered elsewhere on this agenda.

None raised.

6. Planning Applications for consideration.

(i) 24/01326/FUL – The Piggery, Haden Way, Willingham, Mr Rooney – retrospective change of use of land to use as a residential caravan site providing 8 gypsy/traveller pitches, including the stationing of 16 caravans of which no more than 8 shall be static caravans/mobile homes, together with the laying of hardstanding and erection of 3 amenity blocks.

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

- This application refers to the same location as a previous planning permission re The Piggery
Haden Way, S/2442/19/FL.

When that particular application was approved by South Cambs District Council various comments/conditions were applied including:

Item 10

"The use, hereby permitted, shall be limited to 1 pitch and comprise 1 mobile home and 1 touring caravan, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, and a dayroom only.

Reason: To protect the visual amenity of the area and minimise the visual intrusion on the countryside and to ensure the number of pitches provided is appropriate to

the site in accordance with Policies HQ/1 and H/22 of the South Cambridgeshire Local Plan 2018."

This condition is still relevant and should be enforced.

- The Cambridge, Kings Lynn, Peterborough and West Suffolk Gypsy and Traveller Accommodation assessment (2016) identified that between period 2016-2036, 20 pitches were needed for Gypsies and Travellers that meet the new definition under the Planning Policy Traveller sites (DCLG 2015) within the District. The assessment identified that this need could be met within existing sites or on pitches that had yet to be built. The assessment concluded that no new sites were required in the district for Gypsy and Travellers for the plan period.

Although the assessment is dated 2016, it is still valid and has not been superseded by anything else and should be adhered to.

- There is no mains drainage on the site and adding another seven pitches will compound any issues that may arise from that.
- The site is situated on an unmade road with no footpath which would be dangerous especially as there are children on site. The application would result in a significant increase in the number of vehicles travelling on an unmade road with no footpath.
- The site is within an agricultural area and the development would represent increased creeping urbanisation.
- A previous planning application for multiple pitches in a neighbouring field was refused.
- The site is located a long way from village amenities.
- The development is outside the village envelope and South of the crossroads which would set a precedent for others to build on open space between the village envelope and Northstowe. This open space is something the Council have always insisted should remain free of development encroachment and which was agreed by South Cambs District Council.
- The development is not to provide a need for settled Willingham travellers but for people coming from elsewhere, adding to the pressure on schooling/medical practice etc.
- The hardstanding will increase the risk to the 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.
- There are already over thirty-five traveller pitches in Willingham and this new development would increase that number by 20%.
- The full access to the development shown on the application is not owned by the applicant.
- The Parish Council request this application is passed to committee for consideration should the officer be minded to support it.

(ii) 24/02907/S73 – Alwyn Tourist Park, Willingham, Ian Waters Design Ltd – S73 to vary condition 2 (approved plans) of planning permission 24/00599/FUL (demolition of existing chalet and erection of a one and a half storey dwelling including roof dormers) construction of an additional roof dormer.

Councillor McKee propose the Council object to the application and reiterate their previous comments (below), seconded by Councillor Law, and **ratified** unanimously.

The Parish Council strongly object to the application due to the overdevelopment of the site as the proposal was requesting permission to change the plot from the original temporary two-bedroom dwelling now to a five-bedroom dwelling.

(iii) 24/0802/TTCA – 55 Church Street, Willingham, to fell 4x sycamore trees.

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

The Council would question why there is a need to fell these healthy trees (in a conservation area) that have always formed a part of the pub garden and have been historically pollarded and maintained regularly. If neighbours are unhappy with the size of the trees they should be pollarded as previously and not felled.

(iv) 24/0818/TTCA – 41A Church Street, Willingham – to reduce the height of walnut tree by 2m and the width in all directions by 2m.

The committee had no comment to make on this application.

7. Planning applications for Information only

(i) 24/02265/FUL – 106 Rampton Road, Willingham, Ms Dreuitt – demolition of existing garage and the creation of an annexe, roof extension to create first floor including front extension and the construction of a shed to the front – Withdrawn

Noted

(ii) 24/02071/FUL – Land adjacent to 155 Rampton Road, Willingham, Ms Ying Ying Li – erection of a self/custom build 3-bedroom dwelling and garage – Withdrawn

Noted

8. Correspondence

(i) To receive notification of street naming for 157 Rampton Road, Willingham.

Noted

(ii) To receive notification of Thriplow and Heathfield Neighbourhood Plan and consider any actions.

Noted

(iii) Any other correspondence

9. Items for future meetings

10. To decide date of next meeting

Meeting closed at 20:30