

WILLINGHAM PARISH COUNCIL

Parish Council Office, Ploughman Hall

West Fen Road, Willingham, Cambridge, CB24 5LP, Tel: 01954 261027

Email: clerk@willinghamparishcouncil.gov.uk Website: www.willinghamparishcouncil.gov.uk

Minutes of the Planning Committee meeting of Willingham Parish Council held on Wednesday 25th September 2024 at 7:30pm, in the Parish Council office, Ploughman Hall, West Fen Road, Willingham.

Present:

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

Parishioners: None

Clerk: Mandy Powell

1. To receive apologies for absence

Apologies were received and ratified for Councillors Todd, Law, and Barratt due to personal commitments.

2. Declarations of interest

None received.

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 14th August 2024.

Councillor McKee proposed the minutes be accepted as a true record of the meeting, seconded by Councillor Watson, 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 14th August 2024, not covered elsewhere on this agenda.

None raised.

6. Planning Applications for consideration.

(i) 24/03286/HFUL – 106 Rampton Road Willingham Cambridgeshire CB24 5JQ, Ms Dreuit – Demolition of existing garage and removal of chimneys. Single storey side and rear extension, and roof light to rear roof slope. Alterations to existing porch, application of external render, and alterations to fenestration.

Councillor Harris proposed the Council make no recommendation but with the following comments, seconded by Councillor McKee and **ratified** with three votes in favour and one abstention.

- Car parking should be increased given the number of bedrooms and potential vehicles needing access.
- Questions had previously been raised over the ownership of the passageway and the Council would ask South Cambs District Council to check this.

(ii) 24/03341/FUL – 49 Newington Willingham Cambridgeshire CB24 5JE, Mrs Lesley Howard – Single storey 1-bedroom self-build dwelling to the rear garden.

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

Although the development is smaller than previously applied for the Council would reiterate that:

- They object to any new development in the village until such time as the ongoing issues with surface water flooding in the village is addressed.
- This is background development which the Council has always objected to and would set a precedent for further development in the location.

- The application is over development of the site with over 30% of the site being taken up by the build.
- The application would result in the removal of several large trees.
- The application would result in the removal of outside storage space.
- The hard surfaces and building areas occupy nearly 90% of the site.
- The soak-away is close the boundary impacting on adjacent properties.
- The proposed two parking spaces do not have adequate turning space.
- The visibility splays documented are not within the site boundary.

The Council would request that if the officer is minded to approve the application that it is passed to committee for consideration.

(iii) 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 McKee 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.
- The Council would also point out that South Cambs District Council have previously made the serious error of not consulting the Parish Council on item S/1943/19/PA removing the Council's ability to comment on the various and full developments within the site. The Planning portal stated that no comments were received from Willingham when in fact the Council were never asked to comment. The Council had objected to the application previously.

The Council request that the application is heard by committee at South Cambs District Council despite the previous comments from the planning officer.

7. Planning applications for Information only

(i) 24/03315/CL2PD – Co-Operative 4 Hight Street Willingham Cambridgeshire – Certificate of lawfulness under S192 for replacement of existing slate roof covering with Spanish slate within a conservation area. Existing slates to be salvaged and re-used on the principal elevation. – **Information Only**

Noted.

(ii) 23/01363/FUL- Slawek Farm West Fen Road Willingham Cambridgeshire – Extension to existing barns and construction of 2no. new barns – **Granted Permission**

Noted.

8. Correspondence

(i) To receive notification of National Planning Policy Framework – Consultation

A response had been compiled by Councillor Hutchcraft and the office had submitted it.

(ii) To receive notification of Planning Trees Works

Noted.

(iii) To receive notification of Street Naming and Numbering notification

Noted.

(iv) To receive notification regarding Planning Committee – 24/02619/OUT – Avon Fields Haden Way

Noted. Councillor Law had also responded to District Councillor Hawkins regarding the application not being passed to committee.

(v) Any other correspondence

Notice of CBC community update invitation on the 23rd October 2024

previously circulated to the committee.

9. Items for future meetings

None received.

10. To decide date of next meeting

To be confirmed.

Meeting closed at : 20:10

