

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 10th December 2024 at 7:30pm, in the Parish Council Office, Ploughman Hall, West Fen Road, Willingham

Present:

Councillors: Barratt, Harris (Chair), Hutchcraft, Law, Mckee, Watson

Parishioners: None

Deputy Clerk: Amy Rudderham

1. To receive apologies for absence

None received.

2. Declarations of interest

6(iv) – All Councillors declared an interest as the applicant was a Parish Councillor.

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.

Two members of public were present, but did not wish to address the Council.

4. To approve the minutes of the meeting held on 20th November 2024.

Councillor Watson proposed the minutes be accepted as a true record of the meeting. This was seconded by councillor Law and **ratified** unanimously.

Action: Clerk

5. To deal with any matters arising from the minutes of the meeting held on 20th November, not covered elsewhere on this agenda.

None raised.

6. Planning Applications for consideration.

- (i) 24/04329/OUT – Oakhurst Station Road Longstanton Cambridgeshire – Outline Planning Consent for the proposed demolition of the existing B8 storage and distribution buildings and the erection of two self-build/custom build dwellings – Mr And Mrs Andrew And Mary Coe

Councillor Harris proposed the Council recommend refusal for this application based on the following reasons:-

1. The application was for back-land development
2. The application was for development between Willingham and Northstowe and whilst the Council acknowledge that some development has taken place in this area, they have always insisted that a clear boundary should be retained between the two areas.
3. The Council believed approval of the application would set a precedent for future similar developments.

This was seconded by Councillor Watson and **ratified** with five votes in favour and one against.

Action: Clerk

The members of the public left the meeting at 19:38.

- (ii) 24/03805/HFUL – 2 Berrycroft Willingham Cambridgeshire CB24 5JX – Two storey side/rear extension with rear facing dormer – Miss Sophia Covill

Councillor Law proposed the Council recommend approval. This was seconded by Councillor Hutchcraft and **ratified** unanimously.

Action: Clerk

- (iii) 24/04369/FUL – Land Adjacent to 155 Rampton Road Willingham Cambridgeshire CB24 5JF – Erection of a self/custom build 3 bedroom dwelling and garage – Miss Ying Ying Li

Councillor Law proposed the Council recommend approval, but if the application does go ahead, the Council would like it ensured that the suggested flood mitigation actions are upheld. This was seconded by Councillor Mckee and **ratified** unanimously.

Action: Clerk

- (iv) 24/04402/FUL – 20 Church Street Willingham Cambridgeshire CB24 5HT – Construction of a detached single garage. Removal of existing integral garage roller shutter door and installation of new windows and door to match existing – Mr Phil King

Willingham Parish Council did not wish to make a comment on this application, as the applicant was a Parish Councillor.

Action: Clerk

- (v) 24/04427/HFUL – 50 Long Lane, Willingham, Cambridgeshire, CB24 5LB – Single storey front extension and replacement fencing, gate and pillars to front boundary – Rachel and James Northfield

Councillor Hutchcraft proposed the Council recommend approval. This was seconded by Councillor Law and **ratified** unanimously.

Action: Clerk

- (vi) 24/04467/HFUL – 66 Station Road, Willingham, Cambridgeshire, CB24 5HG – Single storey rear extension – Mr and Mrs Michael and Eileen Hughes

Councillor Harris proposed the Council recommend approval. This was seconded by Councillor Law and **ratified** unanimously.

Action: Clerk

- (vii) 24/04516/HFUL – 49 Fen End, Willingham, Cambridgeshire, CB24 5LH – Single storey front and rear extensions, side porch and re-roofing – NGU Construction

Councillor Hutchcraft proposed the Council recommend approval. This was seconded by Councillor Barratt and **ratified** unanimously.

Action: Clerk

7. Correspondence

- (i) To receive correspondence from South Cambridgeshire District Council regarding the Greater Cambridge Supplementary Planning Documents Consultation.

Councillor Hutchcraft confirmed he would look into this and report back to the Council further.

Action: Councillor Hutchcraft

- (ii) Any other correspondence.

Correspondence received from Lise Jackson, Cambridgeshire Branch Secretary of SLCC.

Councillor Mckee thought the comments made were very valid and would like Willingham Parish Council to take a similar stance.

Correspondence received from South Cambridgeshire District Council Licensing department re New Premises Licence at Highgate, Willingham

The Planning Committee requested that their previous submitted comments be communicated again.

Action: Clerk

Fens Reservoir correspondence

Councillor Hutchcraft confirmed that he was looking into the consultation response and will report back to the Council further when he had had chance to review the documentation.

Action: Councillor Hutchcraft

8. Items for future meetings

- (i) 24/04425/FUL – Alwyn Tourist Park Willingham Road Willingham Cambridgeshire – Retention of dwelling without occupancy restriction and retention of the associated domestic curtilage – Mr and Mrs Paul and Dawn Pickering
- (ii) 24/03267/HFUL – 8 High Street Willingham Cambridgeshire CB24 5ES – Part two storey, part single storey side and rear extension – Mr Shaun Andrews
- (iii) 21/00915/CONDD – Land To The Rear Of 1B Over Road Willingham Cambridge – Submission of details required by condition 2 (sample panel of brickwork) of Reserved Matters application 21/00915/REM- Snowdon Homes
- (iv) 24/03796/FUL – 56-58 Church Street Willingham Cambridgeshire – Single storey rear extension – Mr S Sahota

9. To decide date of next meeting

TBC – Provisional Planning Meeting scheduled for 18th December 2024.

Meeting closed at 20.03

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Minutes of the Planning Committee meeting **held under delegated powers** of Willingham Parish Council held on 10th December 2024 at 8:04pm, in the Parish Council Office, Ploughman Hall, West Fen Road, Willingham

Present:

Councillors: Barratt, Harris (Chair), Hutchcraft, Law, Mckee, Watson

Parishioners: None

Deputy Clerk: Amy Rudderham

10. To receive apologies for absence

None received.

11. Declarations of interest

3(i) Councillor Law declared a non pecuniary interest and did not participate in the discussion nor did he vote on the application.

12. Planning Applications for consideration.

Due to time constraints over the Christmas break and the request for an extension to the consultation period being denied the following application was considered under delegated powers.

(i) 24/1397/TTCA Property: 4 Green Street, Willingham - 2no. Lawsons Cypress trees - Fell in sections to ground level.

Councillor Harris proposed the Council make no recommendation on the application. This was seconded by Councillor Hutchcraft and **ratified** with five votes in favour and one abstention due to a declaration of interest.

Action: Clerk

Meeting closed at 20.09