

Delegation meeting - Minutes

- **Date: 5 November 2024**
- **Time: 11:00 – 12:30**
- **Meeting held: via Teams**

Attendees: Cllr Anna Bradnam (Chair of Planning Committee), Cllr Peter Fane (Vice Chair of Planning Committee), Rebecca Smith (Delivery Manager), Phoebe Carter (Senior Planning Officer)

Apologies:

Minutes approved by: Cllr Anna Bradnam 08.11.2024

24/01326/FUL – The Piggery, Haden Way, Willingham

Retrospective change of use of land to use as 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 no amenity buildings.

Reason for Call-in Request:

Parish Council requested

Willingham Parish Council object to this application for the following reasons:

- 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Although the assessment is dated 2016, it is still valid and has not been superseded by anything else and should be adhered to.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.
- Amendment Comment: Willingham Parish Council object to the planning application due to the following reason:-

Although the Council are not technically qualified to understand the revised BNG metric and assessment, the Council cannot understand how the proposal will be more environmentally gainful than the existing site.

Key Considerations:

The Case Officer (PC) introduced the application outlining the details of the planning application, as well as the existing context of the site and surrounding area, together details of the site designations and planning history of the site. The case officer advised that the site is outside of the development framework, but noted surrounding recent planning history for residential development off Haden Way. It was also noted that there is some surface water flooding risk on the site, but that this could be mitigated by way of conditions on any permission relating to floor heights, and details of surface and foul water drainage.

The site is currently hard surface, but as part of previous planning permission and as proposed as part of this application this would be strengthened with additional tree and hedge planting. Given the existing and proposed planting the case officer advised that there would be minimal wider public views of the site.

It was also noted that there are no objections to the proposal from any of the internal and external specialists that have been consulted as part of the assessment of the proposal, including the local highways authority, ecology officer, environmental health officer and the gypsy and traveller liaison officer. It was also noted that there are no objections to the proposal from third party consultation – a site notice had been erected on Haden Way and immediately adjoining neighbours consulted.

The Parish Council's comments and objections, following their public meeting, were noted, along with the planning application history of site. It was acknowledged that the nature, scale and complexity of the proposed development is not in itself significant, there is also no public interest from the formal planning application consultation on the scheme. It is not considered the proposal gives rise to significant policy implications and the proposal does not give rise to any significant planning concerns. consequently, in consultation with the Chair and Vice Chair of the Planning Committee, the Delivery Manager considered, on balance, the proposal should not be referred to the planning committee

Decision

Do not refer to Planning Committee