

# WILBURTON PARISH COUNCIL

## PLANNING COMMITTEE

**Minutes of the meeting on 20 February 2017 at St Peter's Hall, Wilburton at 9.30am**

**Present:** Cllr A Dodson, Cllr H Upton, Cllr R Howard

**PC16-060: Apologies, Acceptance of apologies and declarations of interests**

Cllr G Parish tendered his apologies

**PC16-061: To approve any minutes from any previous meetings**

It was resolved that the minutes of the Planning Committee meeting held on 30 December be confirmed as a correct record and signed by the Chair of the Committee.

**PC16-062: Matters arising not covered elsewhere in the Agenda (from previous meeting) - None**

**PC16-063: Public Participation – to accept questions and comments from members of the public and councilors with a prejudicial interest - None**

**PC16-064: Response to the Draft Local Plan**

The following was agreed for submission:-

### **Wilburton Parish Council Response to East Cambridgeshire Local Plan 2015**

#### **General Comments**

Wilburton has many community facilities including three schools, pre school nursery, pub, social club, shop and post office, garden centre and two churches. Also a wide range of clubs and societies including a social club, cricket club, theatre group, annual fireworks display, annual beer festival, children's groups including brownies, rainbows, scouts, beavers and visiting junior football clubs.

All these contribute to and support Wilburton as a vibrant community.

We challenge the statement and assumption within the Local Plan 2015 that there are existing infrastructure constraints. For example, The only reason the school is near capacity is because many of the children travel in from neighbouring parishes, and their parents do this because of its excellent educational reputation. There is also the opportunity to move the pre-school which is on the site to a new location using the benefits of the SWCLT to provide a purpose built building if the village decides it is appropriate to do.

The Stretham and Wilburton Community Land Trust (SWCLT) is recognised as an innovative partnership between the local community and developers to deliver the

housing mix that this community requires. Wilburton Parish Councillors are active board members contributing to this initiative and believe that the SWCLT should be the primary means of housing development in Wilburton because:

1. it delivers the required mix of affordable owned, share ownership and rental housing that local people have asked for in our parish community plan.
2. SWCLT driven housing development can be phased in a planned and sustainable way.
3. It has been set up to enable local people who work in and/or who have a family link to the village, enhancing and promoting social and community cohesion.
4. Several houses have already been successfully built in Stretham, proving that the concept works and serves the need of local communities.
5. It enables the village to have an input into the design and use of the space.

Wilburton Parish Council believe that the parish is at capacity to absorb any more housing and fixed planning applications from the traveller community. We already have a disproportionately high number of traveller sites within our parish boundary and the ability to have more is unsustainable..

### **Comments on Proposed Site 32/04 Station Road**

This site proposes 35 new houses. However, the new reduced area on the Further Local Plan amendment does not include site 32/06 which included two old barns, one of which is listed.

The reduction in area due to the listed barn and other buildings, the drainage problems due to springs, and several listed trees, mean that this reduced site area is insufficient to build even 30 houses. If this is the only site approved, then Wilburton will not meet its target number of new houses built.

### **Sites Originally Proposed by Wilburton Parish Council but not currently on the Local Plan 2015**

#### **Proposed Site 32/02 Stretham Road**

ECDC has already approved ribbon development along the south side of Stretham Road, so there is a precedent here.

Although this is a green field site, the landowner has local connections and is keen to work with the SWCLT to promote a phased housing development. Additionally, the site is sufficiently large to allow the development of the required mix of executive owned, affordable share owned and rental and housing. We believe that for safety reasons there will have to be infrastructure improvements including new footpath on the south side of Stretham Road, and a new zebra crossing, and traffic order changes limiting the speed to 30mph but all of this is achievable.

#### **Proposed Site 32/01 behind Clarkes Lane**

This site is in a central village location and is not a green field site.

Twenty five houses are proposed. Again the landowner is a local man and is keen to work with the SWCLT to promote appropriate planned housing development.

**Wilburton Parish Council believe that these two sites should be included in the revised East Cambridgeshire Local Plan 2015 to allow measured growth of a good mix of houses in the village enabling it to grow and thrive. The three plots**

**identified enable the village to have an input into what that growth is and is important to community cohesion.**

**PC16-067: Business not covered above**

None

**PC16-068: Councillor's questions**

None

**PC16-069: Date of next meeting: tbc**

Signed:

Date: