

CARLTON cum WILLINGHAM PARISH COUNCIL

Minutes of a Planning Committee Meeting of the Parish Council held in St Peters Church On Tuesday 1 April 2025

Present: - Kate Homan, Polly Fenwick, Paul Archer, Robert Foster, Edith Osborn as Clerk
Some residents.

A quorum was established.

1. **Apologies:** Robert Ensich, Gregory Franco, Henry Batchelor, Geoff Harvey

2. **Declarations of Interest**

There were no new Declarations of Interest.

3. **Open Forum for public participation**

Meghan Bonner from KWA Developments had been invited to the meeting to provide some background information on this planning application and the meaning of Permission in Principle (PIP).

She advised that PIP was a two stage process covering; the location, land use and technical details such as the elevation details.

The planning application itself would be submitted after the second stage when the parish council would have the opportunity to review and discuss.

The rural dwelling is proposed to be built to offer permanent accommodation to the owner's daughter and son in law. The owner's business is racehorse breeding and developing his business enterprises, with developments in Australia and Ireland.

Visitors to the Stud would stay in the newly built house across the road from the main house occupied by the Stud Manager.

PIP is similar to an outline planning application making the planning process quicker.

There are buildings on the Stud site but the owner would like separation of housing from the business.

The previous owner was unhappy about moving the horses across the road to the paddock where the new dwelling is to be sited.

There have been previous planning applications for a dwelling on the Stud site but they were not approved.

The District Council did not have its 5 year land supply finalised until 1 April so this PIP application was made ahead of this date. The National Planning Policy supports rural housing. There will be an agricultural tie on the property.

Residents raised the following points:-

It was queried how many other buildings would be added on.

The indicative layout of the property from the plans is that the dwelling is set back from the road so not in a linear line with the other houses on Willingham Green Road.

Will concerns about overlooking be taken into consideration.

There will be good security around the Stud as the horses will be high value horses.

Would there be other development on the lower paddock land, would horses be walked over the road to access that land?

The site of the new house extends to 0.25 hectares.

KWA will respond to the above points at a later date.

What is the size of the house - 4 bedrooms to include 1 or 2 guest bedrooms

The Stud Manager will be living in the main house.

Meghan Bonner confirmed that the PIP is open for 5 weeks for comments. The next stage will take 3 to 6 months to design the plan.

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Will there be any more planning applications? Meghan Bonner advised that Yulong Investments have purchased some more land so there could be further applications but that land would fall under East Cambs District Council planning department.

4. 25/00860/PIP Land on the south side of Willingham Green Road, Carlton - Erection of 1 No. rural worker's dwelling

The Chair thanked Meghan Bonner for answering the questions raised.

It was agreed that comments raised would be added to the parish council's reply to the PIP, those being: loss of privacy/overlooked.

Some of the planning considerations cannot be decided as yet - size of site, height of building, position. There is not enough detail so the planning committee agreed to select No Recommendation.

All further information would be sent by KWA to the Clerk.

The Chair thanked everyone for attending.

The Meeting closed at 8.45pm