

**Minutes of Oakington & Westwick Parish Council Planning Meeting held at  
Oakington Sports Pavilion, Queens Way, Oakington  
Monday 24 April 2023 at 9.50pm**

<b>Agenda No:</b>		<b>Action</b>
	Present: Cllrs S Moore (Chair), T Starling, J Bailey, D Reeves, R Pinter, M Davidson Clerk: L Lawrence. 24 members of the public.	
23/P1	<b>APOLOGIES FOR ABSENCE</b>  Cllr J Grove (personal)	
23/P2	<b>DECLARATIONS OF INTEREST AND DISPENSATIONS</b>  None declared.	
23/P3	<b>PUBLIC OPEN SESSION</b>  16 Manor Farm Close resident spoke about his objections to outline application 23/01207/OUT including; inadequate width of the proposed single one-way traffic entrance road via an existing 3.5 track with no separation between pedestrians and cyclists as well as properties abutting both sides, unsuitable through-route via Manor Farm Close, environment impact with potential loss of wildlife habitat, flooding risk. The land is also outside the village development framework and therefore the plan is unacceptable as it does not include affordable housing. Other members of the public reiterated these comments and concerns.	
22/P4  4.1	<b>APPLICATIONS REQUIRING A DECISION</b>  <b><u>23/01207/OUT – Land at Manor Farm Close</u></b> Outline application for Self-build/Custom Build development comprising 9 No. serviced plots with some matters reserved except for access.  Proposed by Cllr Reeves that the Parish Council <u>objects</u> to this application and requests that it be considered by the District Council Planning Committee rather than being determined by a case officer. Seconded by Cllr Bailey. RESOLVED unanimously. Response comments to include; narrow width of planned one-way access road (3.5 metres wide) with no footway provision making it unsafe for pedestrians and cyclists and unsuitable for larger vehicles. According to Building Regulations 2010 (inc. amendments) Approved Document B, Section 13 (Provision and design of access roads) this clearly states that the minimum width requirement between kerbs is 3.7 metres. Therefore, an access of total width 3.5m does not meet the legal minimum requirements. The site is also located outside of the village development framework. Therefore, in accordance with Policy H/11 of the South Cambridgeshire Local Plan (2018) the site can only be bought forward as a rural exception site for 100% affordable housing to meet a locally identified housing need. Additional comments - extra traffic generation in Manor Farm Close, potential loss of ecological habitat and drainage/flooding issues. If the Planning Committee is minded to approve the application, the Parish Council requests that an archaeological investigation is undertaken before any development commences.	
22/P5  5.1	<b>APPLICATIONS TO NOTE ONLY</b>  <b><u>23/01437/CLUED – 10A Orchard Way</u></b>	

5.2	Certificate of lawfulness under S191 for the existing use of property as a separate residential unit. <b>23/0367/TTCA – Westwick fields</b> 5 Day Notice to remove 2 dead Ash trees from bank of Beck Brook.	
22/P6	<b>APPLICATIONS DECISIONS RECEIVED</b>  None received.	
22/P7	<b>DATE OF NEXT PLANNING MEETING</b>  Monday 22 May 2023– if required	
	<b>The meeting was declared closed at 10.03pm</b>	