

## Little Wilbraham & Six Mile Bottom Parish Council

### MINUTES of the Extraordinary Parish Council Meeting at The Wilbrahams Memorial Hall, Great Wilbraham at 7.30pm on Wednesday 8<sup>th</sup> April 2026

#### Present:

Cllr Richard Lane (Chair), Cllr Claire Daunton, Cllr Allen Paul, Cllr Rob McCubbin, Cllr Eswar Rajendran and Cllr David Gill

3 members of the public

**1/26-27: Open Forum-** Some of the Open Forum attendees spoke from a detailed set of written objections, a copy of which had been provided to councillors. Whilst the Parish Council will submit its own comments in relation to the application, the Open Forum attendees were advised to submit their own comments to the Planning Authority.

**2/26-27: Apologies for Absence-** Hayley Livermore

**3/26-27: Declarations of Interest-** Cllr Gill declared an interest in item 4/26-27 as his property adjoins

**4/26-27: Proposal: Erection of detached annex for use as home office/gym. Brick and stone piers to driveway entrance. Installation of 1.8m timber fence to boundary and replacement of existing internal fence and gate with automatic gate and 1200mm high timber fence. Site address: The Mayfair London Road Six Mile Bottom Reference: 26/00881/HFUL**

Councillors discussed that there is also an application at the same property for a Certificate of Permitted Development but that this is for information only; the parish council has not been asked to comment. Councillors were concerned that permission for this may be granted if considered prior to the Planning Application 26/00881/HFUL.

Councillors expressed concern that the application 26/00881/HFUL should not be seen as wholly distinct from 26/00878/CL2PD, a permitted development application for a 'summerhouse' also on the Mayfair site.

It was resolved to write to the planning department to urge that no decision be taken on application 26/00878/CL2PD until LWSMBPC has submitted its comments on application 26/00881/HFUL.

There was also a concern that a Planning Officer might make a decision without fully considering the planning history of the site; therefore it was resolved that the Parish Council would ask for application 26/00881/HFUL

be referred to the Planning Committee and recommend a site visit for the case officer.

**It was resolved to object to planning application 26/00881/HFUL on the basis of below:**

a) Loss of privacy

The site elevation drawings imply that only sheds and a greenhouse are visible on the horizon but 1 and 2 Station Cottages and New Station House are affected. No 2 Station Cottages in particular will suffer from overshadowing. The windows of any new building must all face away from other properties (i.e. only facing the field and No. 7) to maintain privacy. On the plans both a ground floor and window and a skylight face back towards 2 and 3 Station Cottages and the garden of 2 Station Cottages.

b) Loss of light

In addition to No2 Station Cottages as a house suffering loss of light, the gardens of No2 and No3 will also suffer from loss of light and overshadowing.

c) Parking situation- The parking area is a concern as residents feel it is already cramped, and residents are concerned about emergency vehicle access and safety to pedestrians especially children. The proposed development could create more demands on the on-site limited parking.

- d) Layout and density-It is yet another extension to a dwelling on a site which is becoming cramped.
- e) Design and appearance-It appears to be what is essentially a 1-bedroom standalone residence, rather than an annexe. It is also very high for an annexe; the height is more in keeping with a house.
- f) Highway safety. -This is of concern already noting that the property exits onto a major road with close proximity to a railway crossing. The proposed gate could result in vehicles waiting on the road which could create more traffic
- g) Sustainable Transport: There appears no consideration of this in the application.
- h) Noise- There is already issues with noise from gravel in nearby houses. If the application was to be approved, please ensure noise cancelling gravel is used.
- i) If the application is granted we would ask that restrictions are imposed to a) minimise disruption to the nearby residents b) minimise the risk of the annexe being used for purposes other than those for which the permission is granted.

**5/26-27: Cambridge to Rede pipeline consultation response**

Cllr Daunton stated that she had attended a briefing event on this. The proposed pipeline runs approximately parallel to the A-14 so on the edge of the parish but there may be disruption during construction. There will be a community fund to provide benefits for affected parishes along the length of the pipeline. Anglian Water have indicated that they would be happy to attend a parish council meeting in the future to explain the proposals; Councillor Daunton will work with the clerk to organise this.

Meeting finished at 21:00

**DATE OF NEXT MEETING: 14<sup>th</sup> May 2026**

Signed \_\_\_\_\_ (Chair)

Date \_\_\_\_\_ **LITTLE WILBRAHAM & SIX MILE BOTTOM PARISH COUNCIL**