

WILLINGHAM PARISH COUNCIL

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Minutes of the Planning Committee meeting of Willingham Parish Council held on Thursday 24th April 2025 at 7:30pm, in the Parish Council office, Ploughman Hall, West Fen Road, Willingham.

Present:

Councillors: Harris, Law, Watson, McKee, Todd (chair), Barratt, Hutchcraft

Parishioners: None

1. To receive apologies for absence

None received.

2. Declarations of interest

None declared.

3. Public forum (*maximum 3 minutes per person, with an overall limit of 15 minutes*) All parishioners wishing to speak and who are on the Electoral register, must make their name known to the Clerk prior to commencement of the meeting. Maximum of five people to speak. Large groups will need to decide on a spokesperson representative.

None present.

4. To approve the minutes of the meeting held on 10th April 2025.

Councillor Watson proposed the Minutes be accepted as a true record of the meeting. This was seconded by Councillor Harris and **resolved** with five votes in favour and two abstentions due to not being present at the meeting.

5. To deal with any matters arising from the minutes of the meeting held on 10th April, not covered elsewhere on this agenda.

None raised.

6. Planning Applications for consideration.

(i) 25/0352/TTCA – 4 Church Street, Willingham, Tree works – to reduce cherry tree that stands 6m tall by 2m. To reduce silver birch that stands 8m by 3m. To reduce willow tree that stands 5m by 2m.

Councillor Law proposed the Council support the application, seconded by Councillor Harris and **resolved** unanimously.

Action: Clerk

(ii) 25/01281/HFUL – 50 Long Lane, Willingham, Mrs Northfield – single storey front extension, replacement windows, pedestrian gate and pillars.

Councillor Hutchcraft proposed the Council support the application, seconded by Councillor Barratt and **resolved** with six votes in favour and one abstention.

Action: Clerk

(iii) 25/01315/HFUL - 13 Rockmill End, Willingham, Mr & Mrs Taylor – demolition of existing garage and storage room and erection of single storey front and side extension. Alterations to fenestration.

Councillor Harris proposed the Council support the application, seconded by Councillor McKee and **resolved** unanimously.

Action: Clerk

(iv) 25/01428/PRIOR – Avon Fields, Haden Way, Willingham, Mr Flack – change of use of buildings on agricultural units and former agricultural buildings to 4 no. dwelling houses (class C3)

Councillor Watson proposed the Council object to the application for the following reasons:-

- The development looked nothing like an agricultural building conversion and appeared to remove significant structural elements of the existing building that would be required if it were a conversion.
- The Council should also reiterate their objections listed on S3344/18/PA as below:-
 - The inappropriate size of the development, situated in a remote location with no access.
 - The development would have little parking for the potential number of cars that would be associated with the size of the development. The Council would emphasise this point further as this new application is for more dwellings than the previously approved application.
 - The proposal is an encroachment onto open countryside.
 - The council would refer SCDC to planning application S2342/18/FL (previously refused) and the officers delegation report regarding access etc. The council would also reiterate these comments in relation to this development.
- The Council would like it noted that they would have objected to the application submitted in 2019 had they been consulted (Over Parish Council was consulted in error instead)
- The Council would also raise concerns of Surface Water Flooding experienced in the village in recent years. It was noted there was no provision of Surface Water Drainage on the application.
- The Council further note the lack of indication for the connection of amenities.

Should the Officer be minded to approve this application, the Council would request the application to be referred to the Planning Committee.

This was seconded by Councillor Law and **resolved** unanimously.

Action: Clerk

7. Correspondence

(i) Any other correspondence

Correspondence was received from Greater Cambridge Planning regarding Greater Cambridge Supplementary Planning Documents - Notification of Adoption and Revocation. This was noted by the Council.

8. Items for future meetings

None at present.

9. To decide date of next meeting

To be decided.

Meeting closed at 19.51