

WILLINGHAM PARISH COUNCIL

Parish Council Office, Ploughman Hall

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Minutes of the Planning Committee meeting of Willingham Parish Council held on Wednesday 28th May 2025 at 7:30pm, in the Parish Council Office, Ploughman Hall, West Fen Road, Willingham.

Present:

Councillors: Barratt, Harris, Hutchcraft, Todd, Watson, McKee

Parishioners: Two

Clerk: Mandy Powell

1. To elect a Chair for the Planning Committee

Councillor Harris proposed Councillor Todd be elected as the Chair of the planning committee, seconded by Councillor Watson and **resolved** unanimously.

2. To elect a Vice Chair for the Planning Committee

Councillor McKee proposed Councillor Harris be elected as the Vice Chair of the planning committee, seconded by Councillor Barratt and **resolved** unanimously.

3. To receive apologies for absence

Apologies were received and ratified from Councillor Law due to a prior commitment.

4. Declarations of interest

None declared.

5. 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.

A resident presented the background in relation to application 8(iii), detailing why there was now a need for an additional two dwellings.

6. To approve the minutes of the meeting held on 24th April 2025.

Councillor McKee proposed the Minutes be accepted as a true record of the meeting. This was seconded by Councillor Harris and **resolved** unanimously.

7. To deal with any matters arising from the minutes of the meeting held on 24th April, not covered elsewhere on this agenda.

None raised.

8. Planning Applications for consideration.

(i) 25/01630/HFUL – 75 Station Road Willingham Cambridgeshire CB24 5HG – Two storey side extension following the demolition of the existing garage and chimney and the construction of a detached cart lodge to the front – Mr James Maslin

Councillor Watson proposed the Council make no recommendation but express their concerns that the design appeared to indicate two dwellings as opposed to one. The council would request that

South Cambs District Council require that any planning approval requires the property to remain as one dwelling. Seconded by Councillor Todd and **resolved** unanimously.

(ii) 25/01567/FUL – 9 High Street Willingham Cambridgeshire CB24 5ES – Change of use from micro pub to chicken shop with minimal external changes – Emag Licensing Services

Councillor Harris proposed the Council object to the application for the following reasons:

- There was no/limited parking on site.
- There was nowhere for deliveries to stop without causing congestion on the very busy B1050.
- The application incorrectly showed the size of the building.
- The number of employees on the application was incorrect (there were currently employees onsite).
- Ownership of the building was incorrectly shown on the application.
- The company listed on the application was no longer registered with Companies House.
- The Parish Council would question whether there was a demand for additional fast-food outlets in the village.

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

(iii) 25/01936/OUT – Lyndhurst Storage Building Station Road Longstanton Cambridgeshire – Outline planning consent for the proposed demolition of an existing B8 storage and distribution building and removal of car parking area/hardstanding and the erection of four self-build dwellings

Councillor Hutchcraft joined the meeting

This item was taken before 8(i)

Councillor Harris proposed the Council object to the application for the following reasons:

As previously stated, –

- The application was background development.
- The application was for a development between Willingham and Northstowe and whilst the Council acknowledged that some development had taken place in this area, they had always insisted that a clear boundary should be retained between the areas.
- The Council believed that approval of the application would set a precedent for future similar developments.

In addition:

- Further development of the site would encroach even further back from the village envelope than the already approved application 24/04329/OUT.

If the officer was minded to approve the application the Council requested that the application be passed to committee for consideration.

This was seconded by Councillor Todd and **resolved** with five votes in favour and one abstention.

9. Licence Applications

(i) 140 Station Road, Willingham, Cambridgeshire, CB24 5HG - The Bushel Box Farm Shop – The sale by retail of alcohol for consumption off the premises

Councillor Todd proposed the Council support the application, seconded by Councillor Watson and **resolved** unanimously.

10. Street Naming

- (i) To receive correspondence regarding the Address allocation at 25-27 Green Street
Noted.

11. For Information

- (i) 25/01115/FUL – 21 Rampton Road Willingham Cambridgeshire CB24 5JG – Erection of 2 No. dwellings and modification of the existing highway access - Lindon Properties Limited – **Withdrawn**
Noted.

12. Correspondence

- (i) LBMMSGVV – 36/36A Church Street, Willingham, CB24 5HT - Application for a Pavement Licence

Due to a time constraint on the response time for this application, this item was considered prior to the meeting under delegated powers. Councillor Hutchcraft proposed the Council support the application, seconded by Councillor Law and **resolved** unanimously.

- (ii) Any other correspondence

None

13. Items for future meetings

25/01923/HFUL – 99 Rampton Road

25/02035/HFUL – 32 Hereford Way

14. To decide date of next meeting

Wednesday 11th June 2025

Meeting closed at 20:15