

WILLINGHAM PARISH COUNCIL

Parish Council Office, Ploughman Hall

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Minutes of the Planning Committee meeting of Willingham Parish Council held on Tuesday 1st July 2025 at 7:30pm, in the Parish Council Office, Ploughman Hall, West Fen Road, Willingham.

Present:

Councillors: Barratt, Harris (Chair), Hutchcraft, Law, McKee,

Parishioners: None

Clerk: Mandy Powell

1. To receive apologies for absence

Apologies were received and ratified from Councillor Todd due to a prior personal commitment and Councillor Watson due to being on holiday.

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 11th June 2025.

Councillor Barratt proposed the minutes be accepted as a true record of the meeting, seconded by Councillor Law and **ratified** with three votes in favour and two abstentions due to not being present at the meeting.

Action: Clerk

5. To deal with any matters arising from the minutes of the meeting held on 11th June, not covered elsewhere on this agenda.

None raised.

6. Planning Applications for consideration.

(i) 24/02416/FUL – 43 Church Street Willingham Cambridgeshire CB24 5HS – Part conversion to 6 person HMO (sui generis) and retention of existing Class E use at ground floor, single storey rear extensions, addition of car parking to the rear and cycle store to the side (Retrospective). – Mr Muzahidur Rahman – **Amendment**

Councillor Harris proposed the Council object to the application and reiterate their previous comments:-

The application is overdevelopment of the site which is situated in a conservation area.

The Council would question the need for additional staff accommodation when the building already has three rooms upstairs which should be sufficient for the size of the restaurant. The Council request that if the officer is minded to approve the application that it be passed to committee for consideration. This was seconded by Councillor McKee and **resolved** unanimously.

Action: Clerk

(ii) 25/02002/S73 – Land to the Rear of 1B Over Road Willingham Cambridge – S73 to vary condition 1 (approved drawings) of ref: 21/00915/REM (Reserved matters application for the approval of details of appearance, landscaping, layout and scale following outline planning permission S/2921/15/OL (Erection of 26 Dwellings including 10 Affordable Units & Ancillary Access Arrangements (All matters reserved apart from access)). The outline planning application did not seek permission for EIA Development) to alter the open space, hard and soft landscaping and associated works – Accent Housing Ltd

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

(iii) 25/01567/FUL – 9 High Street Willingham Cambridgeshire CB24 5ES – Change of use from micro pub to hot food takeaway with minimal external changes, including flue for cooking purposes – Emag Licensing Services

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

- There is no/very limited parking on the site.
- There is nowhere for deliveries to stop without causing congestion on the very busy B1050.
- The application incorrectly shows the size of the building.
- The number of employees on the application is incorrect (there are currently employees on the site)
- Ownership of the building is incorrectly shown on the application.
- The company listed on the application is no longer registered with companies house.
- The Parish Council would question whether there is a demand for additional fast-food outlets in the village.
- The development would create a potential issue with litter and cooking waste including fats.

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

7. Correspondence

(i) To receive and consider correspondence received from Brice Aggregates regarding the Planning Application in relation to Needingworth Quarry.

Noted. Councillor Harris agreed to attend the meeting on 17th September.

Action: N Harris

(ii) 25/00407/FUL – Land South of Bridge Farm Earith Road - To receive and consider correspondence received from Greater Cambridge Shared Planning

Correspondence had been received with regards the decision on the application. The committee agreed to write to the planning authority reiterating its concerns and seeking clarification on the process regarding the rationale behind deciding whether or not applications are passed to committee for consideration.

Action: Clerk

(iii) Any other Correspondence

An email correspondence chain was received regarding 25/01567/FUL and was noted by the Committee.

8. Items for future meetings

25/02365/FUL – Retrospective change of use of garage and workshop building to residential annex to Green Piece, 15a Green Street – Green Piece, 15A Green Street Willingham Cambridgeshire – Mr and Mrs Oviatt-Ham

9. To decide date of next meeting

Monday 14th July 2025

Meeting closed at 19:50