

WILLINGHAM PARISH COUNCIL

Parish Council Office, Ploughman Hall

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Minutes of the Planning Committee meeting of Willingham Parish Council held on Monday 14th July 2025 at 7:30pm, in the Parish Council Office, Ploughman Hall, West Fen Road, Willingham.

Present:

Councillors: Harris, Law, McKee, Todd (Chair)

Parishioners: None

Deputy Clerk: Amy Rudderham

The meeting was opened at 19.34.

1. To receive apologies for absence

Apologies were received and ratified from Councillors Barratt and Watson, each due to prior personal commitments.

2. Declarations of interest

None.

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 1st July 2025.

Councillor Law proposed the Minutes be accepted as a true record of the meeting. This was seconded by Councillor Harris and **resolved** with three votes in favour and one abstention 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 1st July, not covered elsewhere on this agenda.

6. Planning Applications for consideration.

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

Councillor Harris proposed the Council recommend refusal of this application for the following reasons:-

- The previously approved application for this build, reference S/1947/11, had permission granted on 28th May 2013. This application shows the garage to be 6.5m to the ridge and 2.5m to the eaves, with the internal roof over 2m above floor for the central 3m only. The Council believes this effectively means the side walls are around 0.8m above the floor. From looking at the design plans, with the shower in the corner, the Parish Council questions the practical use based on these measurements. A further application, reference S/1565/13/FL, was submitted for the construction of a larger garage, was refused permission on 17th Sep

2013. Subsequently, following the appeal, reference APP/W0530/A/13/2207916, with a site visit on 19th May 2014, the application was dismissed on 13th June 2014.

- The Parish Council would raise its concerns that the garage was constructed to the higher level of 8.2m, as proposed in the latter application, without the relevant approved planning permission. The Council would note that without this extra height the plans provided, would not practically work or comply with building regulations. Willingham Parish Council would request the Planning Officer checks the measurements of the existing building as the Council do not believe the calculations for the measurements and the design add up.
- The Council would also note that the plans do not demonstrate any turning room for multiple vehicles.

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

Action: Clerk

(ii) CCC/25/082/VAR – Creation of wetland habitat following excavation and processing of sand and gravel – Brice Aggregates, Needingworth Quarry, Bluntisham Road, Needingworth, PE27 4TA
Councillor Harris proposed the Council support this application. Seconded by Councillor McKee and **resolved** unanimously.

Action: Clerk

(iii) Application for a mobile street trading consent – Verrecchia’s Ice Cream Van – Carl Verrecchia – Westfield, Balland Field, Pyrethrum Way, Saxon Way, Brickhills and Hereford Way
Councillor McKee proposed the Council support this application, seconded by Councillor Todd and **resolved** unanimously.

Action: Clerk

7. Correspondence

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

The Parish Council noted that the response received from Rebecca Smith had not addressed all points raised in its letter. The Committee requested the Deputy Clerk to respond to Rebecca Smith further.

Action: Clerk

(ii) Any other Correspondence
24/02416/FUL-43 Church Street Willingham-Notification of Permission Granted
Noted.

Action: Clerk

Items for future meetings

25/02533/HFUL – 65 Wilford Furlong Willingham Cambridgeshire CB24 5JJ – Single storey side extension & 2M close boarded fence (to replace existing hedge) – Mr P Bowman

8. To decide date of next meeting

To be determined at a later date.

Meeting closed at 20.10.