

## WILLINGHAM PARISH COUNCIL

Parish Council Office, Ploughman Hall

West Fen Road, Willingham, Cambridge, CB24 5LP, Tel: 01954 261027

Email: [clerk@willinghamparishcouncil.gov.uk](mailto:clerk@willinghamparishcouncil.gov.uk) Website: [www.willinghamparishcouncil.gov.uk](http://www.willinghamparishcouncil.gov.uk)

Minutes of the Planning Committee meeting of Willingham Parish Council held on Monday 28<sup>th</sup> July 2025 at 7:30pm, in the Parish Council office, Ploughman Hall, West Fen Road, Willingham.

**Present:**

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

Parishioners: Fourteen

Clerk: Amy Rudderham

---

### 1. To receive apologies for absence

Apologies were received and noted from Councillors Hutchcraft, Law and Watson, due to prior personal commitments.

**Action: Clerk**

### 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.

Residents of Westfield attended the meeting to raise their concerns and objections regarding 25/02405/PIP. The residents had, prior to the meeting, elected one of them to act as the spokesperson, and they addressed the Committee.

It was raised that there had been previous applications, which had been refused, and very little had changed, in the latest application.

The most prominent concern raised by the residents was the issue of safety. It was noted by the residents that Station Road is a very busy road. It was confirmed there were currently twenty houses in Westfield and on average, each property had two vehicles and Westfield itself was an unadopted highway. It was also pointed out that there was an area of Westfield, which used to be part of the garden of No. 6 but was purchased by South Cambridgeshire District Council, as a designated parking area for a few properties and a turning space for vehicles. The current application stated an accessway via Westfield, but there was no such accessway.

Contributing to the concern of safety, the residents noted the footpath on Station Road was not fit for purpose, because of the state of the paths themselves and overhanging hedges, concern was raised for more foot traffic and users' safety.

Residents confirmed that delivery vehicles struggled with the narrow turning space and this would therefore be unsuitable for large construction vehicles.

Councillor Todd thanked the residents for raising their concerns with the Planning Committee and encouraged all objections to be logged with the Planning Officer directly, to provide as much information as possible.

### 4. To approve the minutes of the meeting held on 22<sup>nd</sup> July 2025.

Councillor Harris proposed the minutes be accepted as a true and accurate record of the meeting, seconded by Councillor McKee, 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 22<sup>nd</sup> July, not covered elsewhere on this agenda.**

None raised.

**6. Planning Applications for consideration.**

- (i) 25/02405/PIP - Erection of up to 4no self/custom dwellings – Land North of Westfield, Westfield Willingham Cambridgeshire

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

- The Parish Council was aware of a number of self-build sites within the village and were not aware of a requirement for more, outside of the village envelope.
- The Parish Council would also reiterate the comments raised in the appeal APP/W0530/W/21/3274489, and would strongly agree with these.

Should the Officer be minded to approve the application, the Parish Council would request that it be considered by the Committee.

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

**Action: Clerk**

All members of the public left the meeting at this point.

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

Councillor Harris proposed the Parish Council make no recommendation. However, the Parish Council would note that the adjacent footpath appeared to be owned by South Cambridgeshire District Council and the proposal forms part of the boundary.

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

**Action: Clerk**

- (iii) 25/02751/S106A – Modification of planning obligations contained in a S106 Agreement dated 18 August 2017 made between (1) South Cambridgeshire District Council (2) Cambridgeshire County Council, (3) Rosina Mable Grant, John Rupert Wynn, Raymond Kenneth Wynn and Ernest John Wynn and (4) Lloyd Frank Tibbitt to allow the whole scheme to be delivered as affordable housing – Land to the Rear of 1B Over Road Willingham Cambridge – Accent Housing Limited

Councillor Tood proposed the Parish Council make no recommendation provided the S106 contribution to the parish was not reduced and the expectation of the Parish was not compromised.

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

**Action: Clerk**

- (iv) 25/02618/FUL – 130 Rampton Road, Willingham, Mr Webster – change of use of an existing annexe to create a separate dwelling.

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

- The Parish Council objected to the original overall building application on the ground that the Parish Council felt the annex could be used as a separate dwelling.
- If the annex is no longer required as per the intentions of the original application, the Parish Council would recommend that it should not be allowed to become a separate dwelling but instead should be removed and the area landscaped.

If the Officer is minded to approve the application, the Council would request that it is considered by the Committee.

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

**Action: Clerk**

## **7. For Information**

- (i) 25/02667/CLUED-Certificate of lawfulness under S191 of the Town and County Planning Act 1990 (as amended) to confirm that material operations undertaken on site constitute lawful implementation of planning permission ref. S/0710/04O and S/1874/07/RM – 17-19 Green Street Willingham Cambridgeshire CB24 5JA – E Garner and Sons

Noted.

- (ii) 25/02666/CLUED-Certificate of lawfulness under S191 of the Town and County Planning Act 1990 (as amended) to confirm that material operations undertaken on site constitute lawful implementation of planning permission ref. S/3032/16/OL and S/4529/19/RM – 17-19 Green Street Willingham Cambridgeshire CB24 5JA – E Garner and Sons

Noted.

## **8. Correspondence**

- (i) To receive notification of the upcoming Parish Forum on the 23<sup>rd</sup> September 2025 and consider attendance.

Councillor Todd confirmed he would be willing to attend the Forum and asked the Deputy Clerk to find out if the concerns previously raised by the Parish Council with regards to the allocation of numbering at the Piggery could be added to the agenda for discussion.

**Action: Clerk**

- (ii) To receive correspondence from South Cambridgeshire District Council regarding the Neighbourhood Plan for Thriplow and Heathfield and consider any actions.

Noted.

- (iii) Any other Correspondence

Correspondence was received and previously circulated from Rebecca Smith.

It was agreed by the Committee that a response would be formed between them, over email, and sent to Rebecca Smith.

**Action: All Committee Members**

## **9. Items for future meetings**

25/02842/HFUL – Front porch, single storey rear extension, alterations to fenestration and erection of garden room to rear – 3 Conference Close, Willingham, Cambridgeshire, CB24 5JZ – Mr Seb Mills

## **10. To decide date of next meeting**

Monday 11th August 2025

*Meeting closed at 20:42.*